



“Bungalows by Bus” Tours Showcase the Evolution of Chicago’s Neighborhoods

Are you interested in learning about the history of Chicago’s neighborhoods? Do you want to know the about Chicago bungalows in the early 1900s? Then join us on the 2006 “Bungalow by Bus” tours. Guests of the spring “Bungalows by Bus” tours will learn about the history of Chicago’s neighborhoods and the impact Chicago bungalows had on the City between 1910 and 1940. Although walk-ins are often allowed, past tours have drawn upwards of 40 participants so organizers urge interested residents to make reservations early to secure their spot.

These four-hour tours offer bungalow and other enthusiasts an educational tour of the evolution of the Chicago bungalow and will highlight the historic significance of the homes and neighborhoods. CAF Docents will discuss the importance of immigration to the growth of Chicago and the early 20th century housing boom.

The **North Route Tour** (May 7th) provides guests with a look into the Ravenswood Manor, the Villa, Portage Park, and Galewood communities. The **South Route Tour** (June 4th) covers five neighborhoods including Bridgeport, McKinley Park, Gage Park, Chicago Lawn and Chatham.

Interested bungalow enthusiasts are asked to call the Chicago Architecture Foundation at 312-922-3432 to reserve a seat.

WHAT: HCBA and Chicago Architecture Foundation “Bungalows By Bus” Tours

WHEN: Sunday May 7, 2006, 9am-1pm (North Route) Sunday, June 4, 2006, 9am-1pm (South Route)

WHERE: Throughout the Historic Chicago “Bungalow Belt,” tours meet at ArchiCenter Shop in Santa Fe Building, 224 S. Michigan Ave.

COST: \$30; \$25 for HCBA and CAF members

INFO: www.chicagobungalow.org; www.architecture.org or 312.922.3432

Auburn Gresham Makes Strides Towards Green Living First Green Model Bungalow is Nearly Complete

Steady progress is being made on the City of Chicago’s Between the Parks program, which is designed to provide energy efficient remodeling and to bring green homes to the South Side Auburn Gresham community. The 7600, 7700, and 7800 blocks of South Throop have been selected for this innovative demonstration program, which is funded, in part, by the Illinois Clean Energy Community Foundation and is a collaboration of the Historic Chicago Bungalow Association (HCBA), the City of Chicago, Neighborhood Housing Services of Chicago (NHS), and the Auburn-Gresham CDC.

The NHS Redevelopment Corporation, which completed development of four Green Bungalows on the 6400 block of Fairfield in 2002, is applying similar principles to the new Green Bungalow project on South Throop.

“We’ve got one ‘test bungalow’ well underway,” said Annette Conti, Project Manager with the NHS Redevelopment Corporation (NHSRC), a division of NHS that acquires, buys, and redevelops properties. Like the first Green Bungalow project, Conti is overseeing the rehabilitation of two model bungalows on the 7700 block of South Throop. “We’ve evaluated and tested the first structure using the ‘Green Check List’ developed by the City of Chicago Department of Environment. We’re installing solar panels that will provide up to 90 percent of the hot water for the home, plus supply the heat for about one-third of the living space. We’re still in the planning stages on the block’s second building, but we’ll be working on that soon.”

In addition to the solar panels described by Conti, the first home includes other green technologies that can be easily replicated such

as foam insulation, a rain garden to improve water conservation, and energy efficient windows that are HCBA approved.

Although these two model bungalows are receiving the most extensive rehab work to serve as the block’s centerpiece, all owner-occupied homes located on the 7600, 7700, and 7800 blocks of South Throop are eligible for up to \$10,000 in grant funding for rehabilitation work. Over 30 homeowners on the blocks are currently participating in this program. Once rehab work on the blocks are completed, bungalow owners and potential owners can tour the two model bungalows to see new energy efficient technologies up close and gain new ideas for their own homes.



“We want to show Chicagoans what a green and healthy home looks like,” explained Conti. “Improved indoor air quality, energy efficiency, water conservation in the home, and recycling an entire housing structure – these are our goals for promoting healthy and affordable living throughout the City.”

“This is our dream,” says Carlos Nelson, GAGDC’s Executive Director. “We also helped residents form a block club and provided them with some technical assistance from the partnering organizations and grant providers who will help fund roof work, tuckpointing and other masonry work, new gutters, as well as window and door improvements.”

Others involved in the collaboration are Alderman Latasha Thomas (17th); the City of Chicago Department of Housing; the City of Chicago Department of Environment; the Illinois Housing Development Authority; the Illinois Clean Energy Community Foundation; and the Department of Public Health.

First Annual Arts & Crafts Show and Sale

Homeowners looking to find the appropriate furnishings for an Arts and Crafts home, including Chicago bungalows, and to learn more about the Arts & Crafts Movement should not miss the First Annual Arts and Crafts Show and Sale in Chicago.

The show will feature furniture and accessories from the American and English Arts and Crafts Movement (1890-1920) focusing on mission furniture and accessories from art dealers and furniture makers across the country.

You’ll find furniture, metalwork, pottery, textiles, art and lighting; everything from Stickley, Limbert, Roycroft, Rookwood and much more. High quality reproductions will be for sale as well.

Those interested in learning about the history and proper furnishings of the Arts & Craft Movement should attend this show. Over 40 of the nation’s leading dealers as well as professionals from Eastwood Gallery, organizers of the show and sale, will be on hand to answer questions.

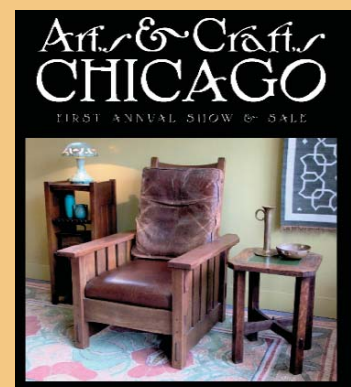
WHEN: Saturday May 13, 2006 9am-5pm

Sunday, May 14, 2006 11am-4pm

WHERE: Concordia University Geiseman Gymnasium North Gym 7400 Augusta St. River Forest, IL 60305

COST: Admission is \$6.

For more information on the show please call 615-695-1902 or visit www.artsandcrafts-chicago.com



HISTORIC CHICAGO BUNGALOW ASSOCIATION

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HCBA Grant Incentives at a Glance

Name of Grant	Maximum Grant	Amount Type	Eligible Improvement	Income Restrictions
*Energy Savers Grant 1	Up to \$1,000	50% match	Windows, doors	No
*Energy Savers Grant 2	Up to \$2,000	50% match	Furnace, water heater, air conditioning system, solar thermal system, insulation	No
*Energy Efficient Appliance Voucher	\$500	Voucher to be used as cash	Any substantial exterior or interior rehab work of at least \$5,000 or the purchase of a Certified Chicago Bungalow	No
*IHDA Restricted Income Grant	Up to \$3,000 or \$5,000	100% match	General rehab work on existing house only. Roof, electrical, plumbing, gutters, furnace, water heater, windows, doors, etc.	Yes

Benefit	Type	Financial Benefits	Type of Benefit	Income Restrictions
Mortgage	TaxSmart Mortgage	Up to \$2,000 a year for life of loan	Reduces amount homeowner owes for Federal Income Taxes	Yes
Rehab	TaxSmart Rehab Loan	Up to \$2,000 a year for life of loan	Supplies homeowner with tax credit when they have rehab or home equity loans	Yes

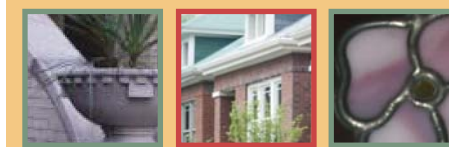
*Project must be reviewed before work is done.



INSIDE THE BELT

SPRING/SUMMER 2006

The Historic Chicago Bungalow Association



Green Bungalow Expo 2006

No, we don’t want to paint all the bungalows in Chicago shades of green, but we do want homeowners to know how going ‘green’ can both promote healthy living and add value and long-term affordability to their homes.

With that in mind, the 5th Annual Bungalow Expo, to be held in the Fall of 2006, will be called the “Historic Chicago Bungalow and Green Home Expo.” Joining the ever-exciting array of vendors and workshops devoted to bungalow restoration, will be new ones that focus on environmentally sound and energy saving methods that can be employed at every stage of rehab.

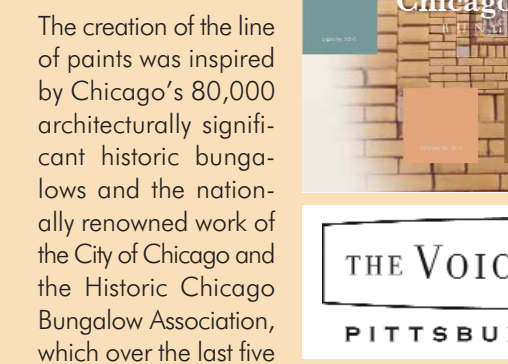
The green vendors and workshops will help bungalow rehabbers find ways to limit costs, recycle waste, and make use of solar and other innovative technologies to ensure that homes are healthy to live in and will be more affordable over time through significant heating and cooling cost savings.

To make sure you don’t miss this event, visit our website or join the email list and we will let you know as soon as a date and location are set.

www.chicagobungalow.org

Pittsburgh Paints Now Offers *Chicago Bungalow* Interior and Exterior Paint Colors Nationwide

Looking for the perfect color of paint for your historic Chicago bungalow? Your search is over. Pittsburgh Paints and the Historic Chicago Bungalow Association (HCBA) have joined forces to create a Chicago bungalow paint palette. The *Chicago Bungalow* interior and exterior palette is a collection of nine colors that reference the earth toned colors of the historic Chicago bungalow and are part of Pittsburgh Paints newly unveiled *Historic Interior and Exterior Color Statements*.



The creation of the line of paints was inspired by Chicago’s 80,000 architecturally significant historic bungalows and the nationally renowned work of the City of Chicago and the Historic Chicago Bungalow Association, which over the last five

years, have provided thousands of Chicagoans with the financial and technical resources through the Historic Chicago Bungalow Initiative. Dee Schlotter, Marketing Communications Manager of PPG Industries said, “The colors come from our existing palette of more than 1,800 colors, but we brought them forward to help our customers achieve the most authentic historic style they are looking for. And, being authenticated by the historic societies we are providing our customers even more confidence in the colors they choose.” The palette was inspired primarily by the shades found in the bricks, clay tile roofs and limestone details that characterize the historic Chicago bungalow.

With over 2,000 independent dealers in the United States and Canada, Pittsburgh Paints *Chicago Bungalow* line is available to anyone. The earth toned colors complimented by bold trim hues respectfully represent the historic Chicago bungalow. The colors not only com-

plement the traditional and modern designs of today’s bungalow but are representative of the Arts and Crafts Movement as well.

Tannys Langdon, President of Langdon Associates, LLC Architects and a member of the HCBA Board worked with the HCBA in deciding which Pittsburgh Paints colors would best represent the historic Chicago bungalow.

“It’s an important line not only for bungalow owners, but for designers and architects as well. The color palettes offer selections in light, medium and dark hues, and provide the user with several color schemes that can be used as a single trim color, or mixed and matched in a myriad of ways,” said Langdon.

Pittsburgh Paints is known for their high quality products. Their exterior paint can handle not only the below freezing temperatures of Chicago’s winter, but the humid summers as well. The interior paints are 100% acrylic latex, they come in three different sheens – flat, eggshell and semi-gloss and are all easy to clean.

The Historic Chicago Bungalow Association is pleased with the national recognition they have gained through partnering with Pittsburgh Paints. Charles Shanabruch, Executive Director of the HCBA said, “Pittsburgh Paints is a quality company that we were happy to work with to create a paint palette specifically for Chicago bungalows. This is one more way we are distinguishing and preserving these historic buildings.”

For a Pittsburgh Paints retailer near you please visit www.ppg.com or for more information on the Historic Chicago Bungalow Association call 312-642-9900 or visit www.chicagobungalow.org



Special Feature

Residents of North Mayfair Bring Community Together With Chicago's Fifth Historic Bungalow District

After many months spent researching and documenting their bungalows, the North Mayfair community has become the fifth Historic Bungalow District to be listed on the National Register of Historic Places. The District, which includes approximately 700 homes, is one of five Bungalow Historic Districts listed on the Register in the past two years and the second to be initiated by a community organization.

Lou Krueger, himself a bungalow owner of 49 years said, "I am proud of the North Mayfair community. All of the time and research was conducted by neighborhood volunteers. Being listed as a Historic District is an honor and very significant to our community. I am proud of what we accomplished."

Homeowners in a National Register Historic District gain more than just recognition – they are also eligible for the State of Illinois Property Tax Assessment Freeze when completing an approved rehabilitation project, equal to at least 25% of the market value of the property. If approved, property taxes are frozen at current levels for the next eight years, then, over the next four years, the property tax assessment is gradually increased to current levels.

The nomination of the North Mayfair Bungalow Historic District was truly a community effort. Over a dozen members of the North Mayfair Improvement Association (NMIA), led by NMIA President Lou Krueger, volunteered their time. With guidance from the HCBA, they learned how to pull original building permits and census records, took photographs, and gathered historic photos and family histories from longtime North Mayfair residents. Alderman Margaret Laurino showed her support by putting members of her own staff in charge of organizing the mountains of information uncovered by North Mayfair residents.

Alderman Laurino (Ward 39) said, "The listing of North Mayfair on the National Register of Historic Places not only brings prestige to our community but a great incentive for neighbors to preserve and restore their homes. We are confident that the designation of North Mayfair will inspire other communities to follow through with the nomination process as well."

After the research was completed and a written nomination was prepared, the community still had a long way to go before formally being recognized as a National Register Historic District. Nominations to the National Register must pass through city, state, and federal approval processes, which can take several months. The North Mayfair nomination was presented to the City of Chicago's Landmarks Commission and to the Illinois Historic Sites Advisory Council in December of 2005.

On February 1, 2006, the Keeper of the National Register formally approved the North Mayfair Bungalow Historic District.

LEFT: The 4500 block of W Argyle in 1922.

RIGHT: The 4900 block of N Kostner in 2006



FOCUS ON HOMEOWNERS

Yesenia Perez

Yesenia Perez loves her wonderful, red brick, octagon bungalow with gracious stained glass windows. The deceptively roomy bungalow suits her family's needs perfectly.

Like many historic Chicago bungalows, Perez's is a still work in progress. The refinished hardwood floors are strikingly warm, as well as much of the finished

able from IHDA through the HCBA for 'limited income grants' to bungalow owners. The grant program is funded at a \$750,000 level this year and bungalow owners earning 50% or 80% of the area median income may qualify for a grant of \$5,000 or \$3,000 respectively.

"It was easy," she said. "I saw on the website that I met the income limitation requirements, so I certified my bungalow, then applied for the grant. I received a letter stating that I qualified for the program, and that I needed to submit an estimate for the HCBA to review. I did have to pay up front, but I received the check in less than three months. They were all very nice and helpful people."

What is Perez's next project? "The furnace, she answers. "If we're really going to be green and efficient, we need a new furnace."

"I love this place," she concludes, referring not only to her home but the Belmont-Cragin neighborhood, a mixture of Polish and Latino working-class Chicagoans. "We've got the library, the high school, the elementary school – all within a few blocks. There's the church on the corner, the Jewel nearby, and all the neighbors work together to keep things up. And this house – it has room to grow. I know we'll be here for a long time."



wood trim in the living room and dining room. "The wood is the hardest," she says. "It's beautiful underneath, but sometimes it's so hard to get through the layers of paint from earlier owners. We're still working on the kitchen."

Perez had nothing but praise for IHDA and the Historic Chicago Bungalow Initiative. Last year, \$375,000 was avail-

"It's so big!" said Perez, when asked about what she liked most about the building she bought five years ago. Indeed, her spacious home – with a basement apartment for her mother and four bedrooms on the main and second floors – is a model of efficient interior design. "Let's see, we've got a living room, dining room, play room for my six-year-old son, kitchen, one-and-a-half baths, all these bedrooms and even a small computer room for me in the back."

Getting her bungalow certified and becoming a member of the HCBA has made it even more attractive and efficient. It enabled her to obtain a \$4,900 grant from the Illinois Housing Development Authority (IHDA) to install new windows with the intent of keeping the heating bill in check.

"Except for the stained glass there in front," she explained, pointing to the wonderfully crafted gold and green art glass windows in her living room. "We purchased new storm windows to help with energy efficiency.

Historic Chicago Bungalow Association Seminar Series

All seminars (unless otherwise noted) are held from 7 to 8:30 p.m. on the first Tuesday of each month at the Woodson Regional Library, 9525 S. Halsted and the first Thursday of each month at Sulzer Regional Library, 4455 N. Lincoln. All seminars are free of charge.

Renovations and Additions

Discover how to balance design and construction guidelines with your personal vision, codes and pitfalls. Learn how to maximize your bungalows potential.

May 2 (T) and May 11 (Th)

The Energy Efficient Bungalow

Start planning now! This seminar will talk about the most common places where energy is lost and give you suggestions on how to improve the efficiency of your bungalow.

June 6 (T) and June 1 (Th)

Make your reservations early, seminars fill up quickly.

For reservations call 312-642-9900 or email bungalow@chicagobungalow.org

Other Calendar Items

May 7

Bungalows By Bus: North Side Tour, 9am Reservations Required

Visit www.architecture.org for more info

June 4

Bungalows By Bus: South Side Tour, 9am Reservations Required

Visit www.architecture.org for more info

A full schedule of events can also be obtained at www.chicagobungalow.org

Join the HCBA email list!

Receive up to date information on news, events and new benefits.

To sign up please email the HCBA at bungalow@chicagobungalow.org or go to www.chicagobungalow.org

From the Historic Chicago Bungalow Association:

Take a moment to look at your most recent gas bill. You cannot reduce the cost of the units of gas burned, the primary reason for the whopping increase. However, you can take actions to reduce the size of your bill by reducing the number of units burned through use of energy efficient furnaces and reducing the opportunities for warm air to escape.

Don't let the fact that Spring has officially arrived deter you from acting on your energy consumption issues now. Don't let the glimmers of warmer weather announced in the crocus in the garden and the greening of your lawn distract you from dealing with the chance to save on your energy bills.

The Historic Chicago Bungalow Initiative has programs to help you reduce heat loss with matching grants for windows and doors. You can get 50% of the cost, up to \$1,000, rebated on their restoration or replacement. Also, the Initiative has programs to help purchase new energy efficient furnaces and other technology to more efficiently use the fuel you consume. Purchases are matched 50% up to \$2,000. Also included are weatherization measures such as insulation and caulking.

The grants are easy to use and will most assuredly leave more money in your wallet at the end of the year. As an added bonus, these energy efficiency home improvements now qualify for between \$150 and \$500 in federal tax credits, which can be taken directly off the amount of federal taxes you owe. To learn more about these tax credits, contact the HCBA or visit www.energystar.gov.

In July, HCBA will announce the winner of the 2006 Richard H. Driehaus Foundation Awards. I encourage you to nominate your own bungalow or that of your neighbor or friend. Last year's winners not only won prizes but recognition and their projects inspired other owners to take on deferred projects. When you nominate your project or that of a fellow bungalow owner, you will be giving other owners good ideas that they can consider for their home or garden. To view last years winners log on to http://www.chicagobungalow.org/owners/driehaus.shtml.

Charles Shanabruch

Charles Shanabruch Executive Director