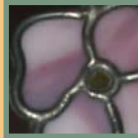


The Historic Chicago Bungalow Association



More than 8,000 Attended the 3rd Annual Bungalow Expo

Prepare Your Bungalow for Winter with a Grant from the HCBA

With cold weather just around the corner, owners of certified Bungalows should think about taking advantage of a new HCBA energy grant that can provide them with great comfort and great savings.

A grant of up to \$2,000 is available to make homes more energy efficient through improvements in windows, doors, insulation, fixtures, heating and cooling systems or innovative measures such as the installation of solar systems. No income restrictions apply but homes must be HCBA certified and homeowners must spend an amount equal to or more than the grant to be eligible. Those owners who spend more than \$5,000 on their projects are also eligible for a \$1000 voucher for purchase of an energy efficient appliance from Abt Appliances, Home Depot or Sears.

This exciting grant program was made possible through a \$3.5 million grant to the HCBA from the Illinois Clean Energy Community Foundation, which was established in 2000 to support innovative energy conservation projects throughout the state.

Peter P Peters, Chairman of Illinois Clean Energy Community Foundation said, "By partnering with the City of Chicago and the HCBA on this initiative, our funding will enable thousands of Chicago homeowners to reap the financial and environmental benefits of energy efficiency."

"With this grant, we're helping homeowners transform these historic homes into homes of choice for the 21st Century," explains HCBA Executive Director Charles Shanabruch. "In fact, it is these kind of partnerships that lay at the heart of this exciting initiative."

Bungalow owners can apply to the HCBA for certification, which is free and provides access to incentives, including energy assistance for their homes. Contact us at 312-642-9900 or go to the website at www.chicagobungalow.org.

With 80,000 Historic Chicago Bungalows in the city and growing interest in them, the Bungalow Expo was created to be a yearly event where people could find all the resources and information needed to purchase, restore or update their historic homes.

The concept is working. This year, more than 8,000 people gathered at the Illinois Institute of Technology on May 1st for the Third Annual Bungalow Expo.

The Historic Chicago Bungalow Association's table was crowded the entire day. Helping homeowners certify their bungalows was the main attraction. Hundreds of homeowners brought pictures of their homes and applications with them or asked the HCBA about current programs. Pattern drawings were also sold at the HCBA table and many homeowners took advantage of this time and money saving measure.

The 90 exhibitors were diverse in displaying their ideas for both restoring and purchasing bungalows. Visitors were able to learn about different technological opportunities, finance options, grants, and interior and exterior

or improvements that they could make to their homes. Over three dozen workshops were held ranging in subjects from energy conservation, kitchen rehab, stained glass restoration, and landscape design from industry experts. These were held numerous times throughout the day so people would be able to attend as many as they wanted.

Bob Yapp, the PBS "House Doctor," engaged audiences for a second year with his inspiring talks on wood window restoration and roofing. Bruce Bradbury of Bradbury & Bradbury Art Wallpapers, and Diane Maddex, the author of Bungalow Nation, also joined the 2004 Expo to help homeowners learn about their historic homes and how to restore them.

To keep restoration and remodeling going throughout the year, the HCBA is offering continuing workshops. These include Heating & Cooling 101, Refinishing Woodwork & Window Restoration and the Vintage Bungalow Interior. For convenience, seminars are held on both the north and south side. See inside side bar for specific information or contact the Bungalow Association at 312-642-9900.



Woodwork- Restore Its Elegance and Warmth

Along with the leaded and stained glass windows or the wonderful brick work that characterize the Historic Chicago Bungalow, another Arts and Crafts feature of these homes is the beautiful and enduring hardwoods that were used for built-ins, doors, windows or floors.

While time may have taken its toll on the wood in your home, you can restore its elegance and warmth – and maintain it as well – by using the right techniques and tools.

The most challenging project for bungalow owners is usually the floors. While bungalow floors are usually sound they may have years of built up finishes that must be removed before they are refinished. Take heart, old finishes, paint, even dents and scratches can be repaired.

The first step is to decide what type of finish you will want on your refurbished floor – what color stain, if any and whether you want to use a polyurethane or wax finish. Each have their merits, discuss them with your contractor, or if you are doing it yourself, with your hardware or paint store supplier.

Once that decision has been made, you can decide how to remove the accumulated grit and wear marks. Old finishes can be removed by sanding. Sanding a floor provides the most thorough removal because it removes the top layer of wood as well as varnishes or wax. Scraping and chemical stripping are two other possible methods for removing old finishes, particularly useful if you wish to retain the patina of the original stain. Your local paint store has both water-based (slower but more user friendly) and chemical (faster but more hazardous) products.

As floors should be even and without stains before applying a new finish, be sure to repair all dents and gaps. To lift minor dents use water or alcohol on the wood; for gouges, use wood putty. As the floor should be even, a second sanding may be necessary after wood putty is applied.

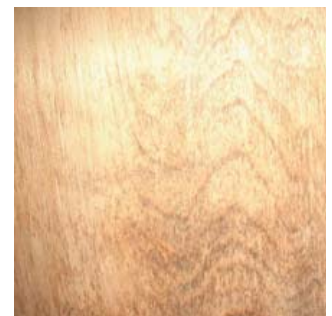
After the natural wood is exposed and the floor is even and without stains or dents, the wood is ready to receive either a stain or sealer and then be finished. The

best finishes for floors are pro rated and oil based. One step down from those are finishes that are water based. Whatever products you decide to use for stripping and finishing, be certain to follow all directions for the product and processes you have chosen.

While floors are the largest concern, many of the same rules apply to woodwork, cabinets and trim. Strippers, wood putty and alcohol are the choices for non-floor wood elements in your home. And there are oil, lacquer and water-based products for refinishing. While all these products are readily available and can be used by homeowners as well as professionals, they are strong chemicals and you should protect your work area and yourself while engaged in any stripping, sanding or refinishing.

According to Gary Dulock, a restoration professional with 30 years experience in historic restoration, refinishing wood is within the grasp of every bungalow owner, "Homeowners definitely have the ability to easily restore the woodwork in their homes. The most important step is for them to carefully read the directions and follow them. With a little guidance, this process can be simple and stress-free. Homeowners will be amazed with their results."

Dulock, whose Oak Park-based company Touches of Illusion (T.O.I.) specializes in historic restoration with wood, plaster, decorative finishes and creating new finishes for homes, will join the HCBA in October at our seminar "Refinishing Woodwork and Window Restoration" to be held at the Woodson Regional Library on October 5 and Sulzer Regional Library on October 7.



Chicago Architecture Foundation Offers Bungalow Tours

Want to find out how the Bungalow Belt emerged during the first half of the century? Now you can through a great tour being offered by the Chicago Architecture Foundation (CAF) – "Bungalows by Bus." Chicagoans and visitors alike will find this is a great way to both see the homes and neighborhoods of the Bungalow Belt that was formed when streetcar lines extended the reach of the city and prosperity expanded the reach of would-be homeowners.

Two "Bungalows by Bus" tours are being offered. The northern route will be on September 19 and the southern route will be on October 17. Tour participants will have time to walk through bungalow neighborhoods and view the interior of one bungalow.

"Our tour creates a sense of the way the city developed and the distinctive architectural styles that are incorporated within each neighborhood," said Tom Drebenstedt, "Bungalows by Bus" creator and CAF docent.

Both tours are from 9 am to 1pm, leaving from the CAF ArchiCenter Shop in the Santa Fe Building, 224 S. Michigan Avenue. The cost is \$30, or \$25 for members of the CAF or the HCBA. Reservations are required. Call 312-922-3432, ext. 240, to reserve a spot.



**HISTORIC CHICAGO
BUNGALOW ASSOCIATION**
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HCBA Grant Incentives at a Glance

Name of Grant	Maximum Grant	Amount Type	Eligible Improvement	Income Guidelines
Energy Savers Grant	Up to \$2,000	50% match	Windows, doors, insulation, furnaces, water heater, air conditioning systems, solar thermal systems	No
Energy Efficient Appliance Voucher	\$1,000	Voucher to be used as cash	Any substantial exterior or interior rehab work up to \$5,000 or the purchase of a Certified Chicago Bungalow	No
Bungalow Restricted Income Grants*	\$3,000 or \$5,000	100% match	General Rehab Work on existing house only	Yes

Benefit	Type	Financial Benefits	Type of Benefit
Mortgage	Historic Chicago Bungalow Mortgage	Gift of 4% of purchase price	To be used for down payment or closing costs
Mortgage	Tax Smart Mortgage	Up to \$2,000	Reduces amount homeowner owes for Federal Income Taxes
Loan	Bungalow Rehab Tax Credit Loan	Up to \$2,000	Supplies homeowner with Tax Credit when they have rehab or home equity loans

*New round of funding to begin in December 2004.

FOCUS ON HOMEOWNERS

Thomas and Georgia Ozanic

After raising eleven children in their home on Chicago's Westside, homeowners Thomas and Georgia Ozanic can testify that bungalows are spacious homes. Thomas and Georgia were living in an apartment with six children in 1964 when they decided that they needed more space. The Ozanics found the space and their dream home in an Historic Chicago Bungalow.

While their bungalow on Wrightwood Boulevard originally had two bedrooms on the first floor, they transformed the upstairs space into a large dormitory style bedroom and created two bedrooms in the basement to accommodate their growing family.

For the Ozanics, who are now retired, the Historic Chicago

Bungalow Initiative has allowed them to make needed improvements. The Ozanics have used the HCBA's partnership with the Illinois Housing Development Authority and Energy Grant program to install a new furnace and a new water heater. In addition, they were able to purchase a new washer and dryer from Abt using the HCBA \$1,000 energy efficient appliance voucher that is given to all owners who purchase a bungalow or spend more than \$5,000 in rehab or energy work.

Georgia read about the Historic Chicago Bungalow Association in 2000 and decided that she wanted to be a part of the program. "I thought it was a good idea for homeowners," Georgia stated. "Tom and I did it for the grants and vouchers. I just think the pro-

gram is great. People should really take advantage of this."

The Ozanic's neighbors seem equally inspired and together are supporting the addition of their neighborhood to the list of National Historic Places – a designation that brings both prestige and potential property tax benefits to these bungalow homeowners.

While their children have grown and formed families of their own, the Ozanics want to stay put. "We will never move from here," Georgia said. "I love my bungalow and my neighborhood." And inspired by their parents' experience, two of the Ozanic children, all of whom are now adults, are raising their families in HCBA certified bungalows.





Homes Receive Special Honor - Northwest Side area waiting for federal approval

Last March, Chicago made history when two physical communities, the Schorsch Irving Park Garden District and the South Park Manor District, and one thematic community' won designation on the National Register of Historic Places. Now more communities are poised to join this prestigious list.

The Wrightwood Boulevard Community, which includes fifty-five homes on the 4600 and 4700 blocks of West Wrightwood in Hermosa, is currently waiting to be added to the National Park Service's list. Several other community organizations in North Mayfair, Rogers Park and West Ridge are working to put together historic district nominations for their bungalow communities. The bungalow owners in these communities have been going through original building permits, census records, and other documents to create nominations for their neighborhoods. While consultants and businesses put together most National Register nominations, bungalow owners in these communities have made this a special process that brings together the whole community. These owners have figured out a way to bring honor to their community and have the possibility to receive benefits.

Owners of contributing homes in designated National Register Historic Districts are eligible for an eight-year tax freeze when they spend 25 percent of the value of their homes for approved rehabilitation. The property tax assessment of the house is frozen at the pre-rehabilitation level for the eight years and gradually increases from year nine through twelve to its true post-rehab assessment. Listing on the National Register is however completely honorary and does not restrict the current or future owners from renovating, remodeling or adding on to their homes.

Home Depot - A Neighborhood Bungalow Resource

Beginning this fall, Chicago Bungalow owners will have a new resource in their neighborhoods to help them with restoration and repair of their homes. Home Depot will now be a partner to the HCBA in offering 'how to seminars' and in-home and in-store consulting services to Historic Chicago Bungalow owners throughout Chicago.

Home Depot has long been a partner with the HCBA, being present at all our Expos and is one of three sites, along with Abt Appliances and Sears, where the HCBA's \$1000 appliance vouchers can be used. Now, however, Home Depot will play a much more active role in helping homeowners.

The HCBA will expand its seminar series by joining with Home Depot to offer spring and fall seminars on a variety of topics from energy efficiency to home rehabilitation with

or without help from professionals. HCBA materials will also be available at all of the stores so homeowners will know the full extent of their financing options before beginning a project.

Although all Home Depot stores in Chicago will be HCBA partners, having information and holding seminars, the store at 1232 W. North Avenue will be the main bungalow information location. There, Ken Meister will be ready to assist people in updating their homes.

This is a great move for both the HCBA and Home Depot. Home Depot's six locations throughout Chicago will make it easier for homeowners to find the information and help from remodeling professionals that they need. Watch for seminar times and locations in the Newsletter and on our Web Site.

Chicago Home Depot Locations:

North Avenue
1232 W. North Ave.
Chicago, IL 60622
773-486-9200

Elston & Leavitt
2570 N. Elston Ave.
Chicago, IL 60647
773-289-4615

Brickyard
2555 N. Normandy
Chicago, IL 60707
773-745-9900

Lincoln Park
2665 N. Halsted St.
Chicago, IL 60614
773-472-7740

Kimball & Addison
3500 N. Kimball
Chicago, IL 60618
773-463-6306

Dan Ryan
200 W. 87th St.
Chicago, IL 60620
773-602-1301



The Home Depot booth at the 3rd Annual Bungalow Expo.



From the Historic Chicago Bungalow Association:

When most of us think about energy costs, we talk about gas for cars, trucks and travel. This however is only 25% of the nation's energy consumption. Fully 49% of the nation's energy goes into making materials for buildings and for heating and cooling the structures – homes, office and factories.

As the heating season approaches, you may be wondering how you will reduce your utility costs. I'd like to suggest you take a careful look at the interior and exterior of your bungalow with an eye directed toward the most common sources of energy loss – inadequate insulation, air infiltration and outdated heating and cooling systems.

If your inspection reveals you have major work to do to prevent energy loss, the Historic Chicago Bungalow Initiative likely has grants for you. The major projects that improve the building envelope (installing insulation and repairing or installing new windows and doors) are all eligible for matching funds up to \$2,000. Also, if you want to reduce energy costs by adding a new boiler or furnace or by installing solar thermal hot water heat, you may receive \$2,000 toward their purchase and installation.

Begin in the attic where most heat escapes. Do you have adequate insulation? If you have an unimproved attic, insulation under the flooring is fine as long as it reaches the eaves. Improved attic space should be insulated between the roof joists. Both should give a R-value of 35 to 40. The R-value is the standard measure used to note the heat blocking capacity of insulation. Fiberglass batting, cellulose batting and blow-in fibers are the most common forms of insulation.

The windows and doors are the second greatest source of energy loss. Make sure the windows don't rattle in their tracks and that they close tightly at the sills. Also, storm windows are essential to prevent heat loss. Or you might take the alternative course of installing replacement windows that have thermal pane glass. And while you are at it, make sure that you maintain the architectural integrity of the historic windows. Check the design guidelines for details so your project will be eligible for matching funds.

Energy efficiency in heating your house is also very important. If your heating system is over 20 years old, you may want to consider an updated version that affords greater energy efficiency. Here too, matching funds are available through a grant by the Illinois Clean Energy Community Foundation. Replacing an older system that has an efficiency of 65% with one that has an efficiency of 85-90% can cut energy costs by 23-27% and will pay for itself in 4 to 7 years. The matching grant makes it a much faster payback and will save you funds you can reinvest in your bungalow.

Finally, your bungalow is a masterpiece of architecture with thousands of dollars of embodied energy costs – the energy that went into making the bricks, nails, cutting and drying the wood and transporting these materials to the building site. Preserving your home is the best way to save energy.

Charles Shanabruch

Charles Shanabruch
Executive Director

Historic Chicago Bungalow Association Presents 2004 Seminar Series

All seminars (unless otherwise noted) are held from 7 to 9 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.

Refinishing Woodwork and Window Restoration Oct. 5 (T) and Oct. 7 (Th)

Tips on stripping painted woodwork and how to restore your wood windows.

The Vintage Bungalow Interior Nov. 3 (W)* and Nov. 4 (Th)

A homeowner's guide to salvage and vintage hardware, plumbing fixtures and accessories and lighting for Chicago Bungalows, in comparison to reproduction products.

*Please note that this seminar is on Wednesday, November 3 at the Woodson Regional Library, 9525 S. Halsted.

**Make your reservations early,
seminars fill up quickly.**

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