



Modern Features Can Help Environment And Pocketbook

The four renovated bungalows on South Fairfield Avenue employ a wealth of new technology and products that are friendly to the environment and can significantly reduce energy costs. Consider them for your Bungalow.

Geothermal heating and cooling system: This system replaces conventional heaters and air conditioning to take advantage of the constant 55-degree temperature below the earth's surface. Fluid circulated through underground coils is used to help cool the home in the summer and warm the home in the winter. While not inexpensive to install, geothermal systems can save hundreds of dollars a year in energy costs.

Cotton insulation: Made from recycled denim and manufactured by Bonded Logic of Chandler, Ariz., cotton insulation is more dense than fiberglass and reduces air leakage and exterior noise. For the do-it-yourselfer, cotton insulation is far easier to work with than fiberglass, which contains fibers that irritate the skin and lungs.

Cork flooring: This naturally occurring renewable resource is not only environmentally friendly, it's friendly to your feet and home, providing warmth and comfort.

Four "Green" Renovations Demonstrate Innovative Updates On The Traditional Bungalow

Four long-abandoned bungalows on Chicago's Southwest side were reborn in the summer of 2002 as examples of the best in Chicago housing when they were purchased, renovated and ultimately sold in a unique collaboration between the City of Chicago's Departments of Housing and Environment, the Historic Chicago Bungalow Association, Southwest Home Equity Assurance Program, Neighborhood Housing Services of Chicago, the Chicago Chapter of the American Institute of Architects and the Greater Southwest Development Corporation.

The four homes, on a classic Chicago Bungalow Neighborhood Block, were chosen both because of the need to reclaim this valuable housing and to demonstrate various models for adapting and rehabbing these classic houses to modern family needs while maintaining the architectural integrity of the Historic Chicago Bungalow.

The renovations reflect the variety of demands placed on homes by today's homeowners. One bungalow was renovated to be accessible for people who use wheelchairs. A second renovation includes a spacious rear addition to be used as a home office or family room. And a third house, geared towards younger professionals, employs a wide-open, lofted design with vaulted ceilings. The fourth home was restored to its original elegance, with refinished woodwork and art glass windows.

All the homes were renovated to demonstrate a variety of energy efficient techniques and work was done in environmentally sensitive ways. For instance, one bungalow features a geothermal system that reaches 150 feet below ground, where the earth is a constant temperature, to help heat and cool the home. Recycled tires were used to create the flooring for the basement of one home. Shredded blue jeans insulate the attic of a third. All paint and materials used are non-toxic and native plants are used in the landscapes throughout.

In addition to the individual home improvements, more than twenty other families on the block utilized City grants to make improvements to their own homes. As a result of the renovation process, the neighbors have formed a strong block club that reflects the coherence that the Bungalow neighborhoods were intended to promote.

Today the homes are filled with the sounds of new residents. But before they were sold more than 2,500 people toured them to learn how they could employ similar techniques in their own homes throughout Chicago.

As Mayor Daley said as he addressed a crowd at the opening of the Green Bungalow Block, "Chicago has once more demonstrated that we have the capacity and the will to adapt ourselves to changing times and needs and strengthen the fabric of our city in the process."

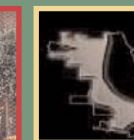
The Historic Chicago Bungalow Initiative is a joint effort of the **City of Chicago**, the **Historic Chicago Bungalow Association** and the **Chicago Architecture Foundation**. The program provides financing and technical assistance to existing and prospective owners of Historic Chicago Bungalows.



HISTORIC CHICAGO BUNGALOW ASSOCIATION

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The Historic Chicago Bungalow Association



Bungalow Revival Means Business For Home Improvement Vendors

Chicago residents are not the only ones demonstrating renewed and unending enthusiasm for the Historic Chicago Bungalow. Manufacturers of home supplies are catching 'bungalow fever' too.

When the HCBA and its partners renovated the four bungalows on the "Green Bungalow block" they used bungalow-appropriate windows. The company was so impressed by the results that Marvin marketing materials and ads now feature one of the "Green Bungalows".

Similarly, in response to the Historic Chicago Bungalow Initiative, the Simpson Door Company is exclusively marketing their already existing line of Arts & Crafts doors to Chicago Bungalow homeowners. These doors were also used in the Green Bungalow Block with art glass similar to that found in Chicago bungalows.

And at Chicago Statuary and Welding, owner Bob Zimny created a line of window boxes almost identical to those originally found gracing the bungalows.

Why have these and many more manufacturers and craftsmen turned their attention to the Bungalow?

"There are 80,000 bungalows in the City of Chicago," says Zimny. "That is a huge market for a small business." "Our work with the HCBA has broadened our customer base considerably," said Greg Piech, a sales representative for Simpson. "Participating in the Bungalow Expo allowed us to reach thousands of people that otherwise would have been off our radar screen."

Contact information on these and other vendors can be found at the HCBA website and Bungalow owners and purchasers can meet them personally on May 3rd at the 2nd Annual Historic Chicago Bungalow Expo at the University of Illinois, Chicago.

HCBA Expands Financing Program, Adds Two New Partner Banks

More Chicago homeowners than ever will be able to take advantage of favorable financing to purchase or rehab a Historic Chicago Bungalow thanks to an integrated Bungalow financing program announced by Mayor Daley on November 14.

Families of three or more that earn as much as \$104,000 and who purchase or rehab homes of up to \$240,000 will now be eligible for the Historic Chicago Bungalow Mortgage or the Bungalow Rehab Tax Credit, two products from the City of Chicago to encourage home ownership and restoration. On the other hand, families of four that earn less than \$54,000 per year will now be eligible for grants of up to \$5,000 for home rehab.

The Historic Chicago Bungalow Mortgage provides great mortgage rates and an upfront gift equal to 4% of the loan, which can be used for down payments, closing costs or home improvements. The Historic Chicago Bungalow Rehab Tax Credit Loan, which can be used for home improvements lets users REDUCE their federal taxes by an amount equal to 50% of the yearly interest paid on the loan up to \$2,000 per year for the next twenty years. For buyers and rehabbers not eligible there are still great incentives including energy-efficient appliance vouchers, matching grants for energy-efficiency home improvement work, expedited permitting and architectural assistance.

In another development of importance, two new banks - Bank One and LaSalle have become Bungalow Partner Banks, joining Parkway Bank and Founders Bank who have been partners since the beginning.

In addition, the Mayor announced all those who purchase an Historic Chicago Bungalow through partner banks or spend at least \$5,000 for rehab will receive a \$1,000 voucher to purchase an energy efficient appliance through three Historic Bungalow Partner vendors: ABT Appliances, Home Depot or Sears.

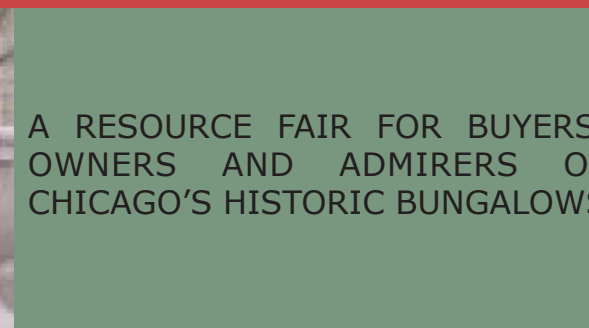
Said Mayor Daley "Over the past year the Bungalow Initiative has sparked unparalleled purchase and restoration of bungalows throughout our city—helping blocks and neighborhoods achieve the beauty and stability they deserve. Our hope is that through this expanded Bungalow financing, we can encourage similar activity in every one of our city's bungalow neighborhoods and restore the bungalow to its rightful place as the affordable jewel in the city's outstanding housing portfolio."

For more information on the bungalow financing program and for contact information for the Bungalow Partner Banks and Bungalow Partner Vendors please check the HCBA website: www.chicagobungalow.org

SAVE THE DATE

HISTORIC CHICAGO BUNGALOW EXPO '03

AT THE UNIVERSITY OF ILLINOIS CHICAGO



A RESOURCE FAIR FOR BUYERS, OWNERS AND ADMIRERS OF CHICAGO'S HISTORIC BUNGALOWS

SATURDAY, MAY 3, 2003



Bungalow News and Events

Driehaus/LPCI Award: The Historic Chicago Bungalow Initiative was recently awarded the Richard H. Driehaus Foundation Preservation Project of the Year Award from the Landmarks Preservation Council of Illinois.



HCBA Web Site: Two features of the HCBA web site are making it easier for bungalow owners to learn about how to update and restore their homes. The Bungalow Briefs provides practical information on various how-to topics, such as Window Restoration and How to Work with a Contractor. The Bungalow Forum is an on-line bulletin board on which homeowners can post questions and exchange ideas and information about all things bungalow. Another new feature to the HCBA website now makes it possible for everyone to certify their bungalows online.

Successful Seminars Continue: This successful monthly series begins again this March as John Beaudry, Senior Horticulturalist at the Chicago Botanic Garden, discusses Bungalow Garden Design. All seminars take place on the first Tuesday of the month at the Woodson Regional Library and on the first Thursday of the month at the Sulzer Regional Library. They begin at 7pm. Additional information is available at www.chicagobungalow.org. Please make reservations by email or phone.

From the Historic Chicago Bungalow Association:

It's been more than two years since Mayor Daley announced the Historic Chicago Bungalow Initiative. We've come a long way since then, and 2002 has been a very busy year for the HCBA.

In May, more than 3,000 people gathered at Harold Washington College for the first Historic Chicago Bungalow Expo: a special information fair for owners and potential owners of bungalows interested in renovation and restoration. Here the HCBA brought together home repair experts, financial counselors, city representatives and dozens of vendors under a single roof to provide a one-stop shop of bungalow resources. Many bungalow owners who attended the Expo registered their homes with the HCBA on the spot, and hundreds of people took part in a wide range of home repair and financial seminars. We are currently making plans for an even larger Expo in 2003, which will be held on May 3rd at the University of Illinois at Chicago.

A month after the Expo, Mayor Daley joined us to unveil four newly renovated bungalows on the 6400 block of South Fairfield Avenue (see article). The restorations inspired neighborhood pride and drew thousands of Chicago-area bungalow fans during open houses this summer. And this fall, the Department of Housing and the HCBA acted to ensure even broader access to the resources of the Historic Bungalow Initiative with the expansion of financing tools and the addition of Bank One and La Salle Bank as Bungalow Partner Banks (see article).

With all that's happened last year, perhaps the most important thing we've learned is that Chicago's collective love for bungalows is even greater than we imagined. This year HCBA's challenge will be to ensure that every Bungalow owner and neighborhood knows of and has access to the many resources and programs that are available. With the interest in Chicago bungalows growing every day, it is a welcome challenge.

Charles Shanabruch
Executive Director
Historic Chicago Bungalow Association

Focus on Homeowners

Dan and Michele Miller

When Dan and Michele Miller's landlord announced he was selling the two-flat where they were living, the couple decided it was time to purchase their own home. The Millers looked at an unimpressive stucco house before a newspaper ad led them to a brick bungalow in the 6700 block of North Talman Avenue in West Ridge.

"I remember telling Michele as we came in that this is the house we've got to have," Dan says. "We scraped together every dime we could and borrowed what we needed for the down payment. We took possession of the house with virtually nothing in our savings, but we had our house."

That was in 1978. Today, the Millers still have their house — a beautiful Historic Chicago Bungalow with a curved front featuring six pairs of French-door windows that capture the morning light. "This house is so livable," Michele says. "This living room in the morning is just astounding."



The Millers, who raised three daughters here and now play host to visiting grandchildren are just the fourth family to occupy the bungalow which, built in 1920, sits on a quiet, tree-lined block. The excellent condition of the home's original features is evidence of the care given to it by the families who have lived there.

The first floor includes three bedrooms and one-and-one-half bathrooms. The master bedroom and dining room each feature bowed outside walls: a unique touch that adds character as well as several usable feet to the middle portions of the rooms. Two of the windows in the master bedroom are set high, providing privacy while still supplying light. The dining room features stunning wood paneling that the Millers believe is original. A door in the kitchen leads to a partially finished two-room attic, where the Miller daughters slept and where Michele, a freelance artist, now works.

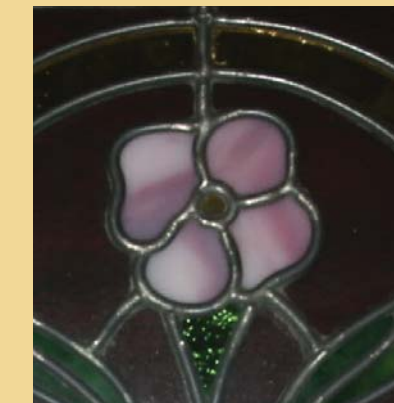
Growing up in the home, Miller daughters Nicole, Jennifer and Rebecca and their friends had the run of the entire upstairs, as well as a toy room in the basement and a "clubhouse" under the back stairs. Today, grandchildren Zachary, Sarah and Charlie have become the third generation in the Miller family to fall in love with the bungalow. "At the time I could never understand why everyone liked our house so much," recalls the Millers' youngest daughter, Rebecca. "All my friends remarked on how big it was. It's so roomy that we were never on top of each other."



The Millers love their West Ridge neighborhood and its amenities. Dan, the business editor for the Chicago Sun-Times, catches the El to work at the Morse Avenue station. The Miller daughters attended Daniel Boone Elementary School, visible from the back yard. And Dan and Michele have each taken classes at nearby Indian Boundary Park.

Despite having grand intentions when they purchased it, the Millers have never undertaken substantial renovation. Through the HCBA, however, the Millers are making a five-year plan to update their kitchen and bathrooms and repair the roof and windows.

But the Millers say it's not an improvement in water pressure or a modernized kitchen that will continue to make their bungalow so comfortable. It's the feeling they get each time they walk in the front door. "I am so delighted and happy to come home to this house everyday," says Dan. "We love the place. There's no place we'd rather be."



Restore Your Bungalow's Authenticity With Help From These Area Stained Glass Specialists

Have the original art glass windows in your home been removed or broken? These businesses can help you restore the historic charm and elegance of your Chicago bungalow by repairing or replacing stained glass windows.

Artisan's Stained Glass
847-647-9470

BNG Stained Glass Studio
773-843-6754

Gianni & Hilgart Stained Glass
773-276-0951

Signature Stained Glass
312-421-5810

Sarah King-Stained Glass Ltd.
708-383-3376
www.bungalowartglass.com

Special Features

Stained Glass: An Enduring And Unique Feature Of Chicago Bungalows

Among the most beautiful original features of many Chicago bungalows are art glass windows. Along with fireplaces and finely finished woodwork, stained glass windows provide elegance to the Historic Chicago Bungalow and remain a prominent and distinguishing component. Stained glass windows, however, require special care to ensure that they will endure the second century of their decorative grace.

To prevent problems, the Stained Glass Association of America recommends minimal cleaning of stained glass windows. Simply dust or, when needed, wipe the windows with a soft cloth dampened with distilled water (hard water could spot the glass). A professional pH neutral cleaning solution such as Triton X-100 may also be used. When cleaning stained glass windows, do not spray the glass, use a soaking wet cloth or allow water to leak between the glass panes and window seams. Never use scouring pads or powders, steel wool, vinegar, ammonia or abrasive cleansers.

Common problems include accumulation of dirt, dust and other contaminants, broken, missing or loosening of the lead, deterioration of waterproofing putty and corrosion or cracking of glass. If problems do occur, know that windows that are damaged can often be repaired. Sarah King, owner of Sarah King-Stained Glass Ltd. in Oak Park, says many original art glass windows in Chicago bungalows need to be re-soldered or re-leaded. If undamaged, the glass itself will last indefinitely. Not so for the metal holding the glass in place. "After 80 years of expanding and

contracting with the heat, the lead just sort of times out, whereas the glass will last forever," says King.

In addition to repairing art glass, King also custom-makes replacement stained glass windows using designs common to Chicago bungalows. King purchases glass for her windows from two manufacturers that have been in business for a century and likely supplied the original stained glass installed in many Chicago bungalows -- Kokomo Opalescent Glass in Indiana and the Paul Mismatch Glass Co. in West Virginia.

The cost for replacing stained glass windows typically runs between \$75 and \$100 per square foot, King says. The cost for repairs varies as well, but could typically run between \$150 and \$200 per window. While expensive to repair or replace, the decorative windows of the Historic Chicago Bungalow are clearly one of their signature elements.

