

# SAUGANASH WORKBOOK

A GUIDE FOR BUILDING AND  
RENOVATING IN SAUGANASH

## SAUGANASH DESIGN COMMITTEE MISSION:

To promote , preserve and protect the scale and integrity of the Sauganash neighborhood

A home with curbside appeal is one that presents an attractive face which fits in with the spirit of the neighborhood. Curbside appeal is made up of all the things someone outside the home would see, including windows, doors, roofline, walkway and landscaping.

## INTRODUCTION

The majority of homes in a developing neighborhood tend to be built within a certain period of time, giving them distinctive characteristics.

Established neighborhoods across the country, especially older ones, are struggling with redevelopment and challenges to their existing character. Due to its premiere status as a Chicago neighborhood, concerns are being expressed by residents throughout the Sauganash Community. Unlike most other neighborhoods, Sauganash (an 8 block by 8 block area) is set apart from its neighboring communities by Bryn Mawr, the Edens Expressway, Devon Avenue and the Valley Line Trail. Residents want it to maintain its identity and value.

The Sauganash Community Association (SCA), The Sounds newspaper and community members with varied areas of expertise formed the Sauganash Architectural

Design Committee to address these neighborhood concerns. Historically, the SCA has carefully watched zoning and has been at the forefront of issues that would affect the neighborhood.

The Committee's booklet, "A Guide for Building and Renovating in Sauganash", is intended as an educational tool to advise and provide ideas and resources prior to beginning the design process. It focuses on the exterior of the home, mainly its curbside appeal.

Published by the SCA, it is a source of information for strengthening an already strong community. It was compiled in order to educate current and prospective residents, real estate agents and builders to the challenges of building in an established neighborhood. It should inspire dialog about local concerns while focusing efforts on positive involvement.



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## HISTORY OF SAUGANASH

"The Sauganash neighborhood remains a distinctive area of handsome single-family houses built mostly between the 1920s and early 1950s as Chicago continued to develop and expand on the Northwest Side. Listing on the National Register of Historic Places and design guidelines identifying the typical architectural vocabulary of the neighborhood will help recognize and reinforce the unique character of the area."

-Brian Goeken  
City of Chicago,  
Department of Planning  
and Development



Treaty Elm Marker



Sauganash Community Church

The origins of our neighborhood began with the Treaty of St. Louis in 1816 in which northern and southern boundaries of a twenty mile wide corridor were ceded to the United States. The northern boundary known as "Indian Boundary Line" begins at the shore of Lake Michigan near the junction of Evanston and Chicago and travels southwest to the Fox River. It touches Indian Boundary Park in Rogers Park and is called Rogers Ave. in Chicago as well as Forest Preserve Drive. The large area to the north was owned by Indian tribes including the Potawatomi.

The individual that gives our area its title was born in 1780 of a Mohawk mother and an Irish father, William Caldwell, Sr., a British army captain serving in Canada. His original name was Thomas but changed to Billy due to family/Indian traditions and in adult life acquired the name "Sauganash" meaning "English-speaking or Englishman". He was educated in Detroit by Jesuits and able to speak two languages and a number of Indian dialects. In 1803 he moved to the village of Chicago working for the Kinzie family. From this time on he also acted as a go-between for the British, U.S. Government and the various tribes helping to settle treaties and disputes.

In recognition of his services to the U.S. Billy Caldwell was rewarded in 1828 with the first frame house to be built in Chicago located on what is now the southwest corner of Wabash and Chicago Avenues later occupied by Holy Name Cathedral facilities. He also received a 1,600 acre land grant along both sides of the Chicago River, diagonally shaped, which accounts for the street pattern in our area and Edgebrook. To assist in negotiations in 1829 the U.S. authorities sponsored him to serve as a Potawatomi "Chief" to which the Indians agreed and that was his Indian title thereafter. Having married the daughter of an Indian chief assisted in this decision. The children of Chief Sauganash were baptized by a Holy Cross Missionary, Father Badin, the founder of Notre Dame University. Local lore has Sauganash offering some of this land to Fr. Badin for a school that he was planning but Fr. Badin had already chosen Indiana. Stained glass windows in Queen of All Saints Basilica reflect this baptism.

The center of the Caldwell Reservation appears to be what is now the intersection of Rogers, Caldwell and Kilbourn Avenues. About fifty feet north of this point on Kilbourn Ave stood a stately Elm tree under which agreements were arranged and disputes were settled. An important path from this junction was Indian Trail (now Caldwell Ave) which led to another trading post located at Big Foot Lake (now Lake Geneva). Even Fontana, Wisconsin at the foot of Lake Geneva has a Sauganash Drive. Since part of the Caldwell Reservation was marsh the Indians walked along higher ridges and their trails might be found today such as at the intersection of Forest Glen, Keating and Kercheval Avenues.

In 1835 the U.S. Government forced various Indian Tribes to give up five million acres of land east of the Mississippi River and this included land that Billy Caldwell and his tribe owned. This was area where they had built their homes and farmed but it was Chief Sauganash who was responsible for the Indian's acceptance of the government's terms and payments. A meeting was held on Sept. 26, 1835 and a treaty was signed under their Elm tree known now as "Treaty Elm". A small monument marks this location on Kilbourn Ave. Chief Sauganash, his wife and family and 3,000 Indians departed for lands near Council Bluffs, Iowa where he died Sept. 28, 1841.

In 1840 Charles Johnson arrived from Sweden and purchased part of this land building a farmstead near the corner of Peterson and Cicero Avenues where it remained into the early 1950's. In 1912 a small portion of the of the Billy Caldwell Reserve was purchased by the real estate firm Koester and Zander for a distinctive real estate development. This area was bounded by Cicero, Devon, Rogers and Caldwell Avenues and the Chicago and Northwestern Railway on the east.

Much consideration was given to the name for this development and with the support of The Chicago Historical Society the name "Sauganash" was selected to perpetuate the name of one of the most important figures in Chicago's early history. Street improvements along with the installation of public utilities began in 1919. Construction on the first eight

## HISTORY OF SAUGANASH

homes (on Kostner Avenue between Peterson and Rogers Avenues) began in 1923 and completed the following year. A community building was constructed in 1927 at Forest Glen and Peterson Avenues. Home construction was brisk with the first hundred homes built and occupied by 1928 and another hundred homes completed by 1930.

The development of Sauganash from the completion of its first home in 1924 to its present position as an outstanding residential development is the result of careful planning and years of preparatory work. The strict adherence to an established policy of appealing solely to discriminating prospective home owners has also been an important factor.

*Michael J. Kelly  
28 June 2008*

## ARCHITECTURAL SIGNIFICANCE



From the smaller, early houses (due largely to the Depression), Sauganash became the ideal of the developers, Koester and Zander, a unique community of individually built houses of varied architectural significance.

The high standard of homes has been kept by the hard work of the people living there and their cooperation with their Community Association.



"Working on this project has given me such an increased awareness of the unique aspects of our architecture and the reason why it works so well. Instead of just driving or walking, really look at the homes with the ideas given on the Bulk and Mass page. Each home will show the care and attention given by the architect and builder to make that home look comfortable in its setting and with its neighbors."

*-Nyra Gay  
Community Association Member  
and Sauganash resident*



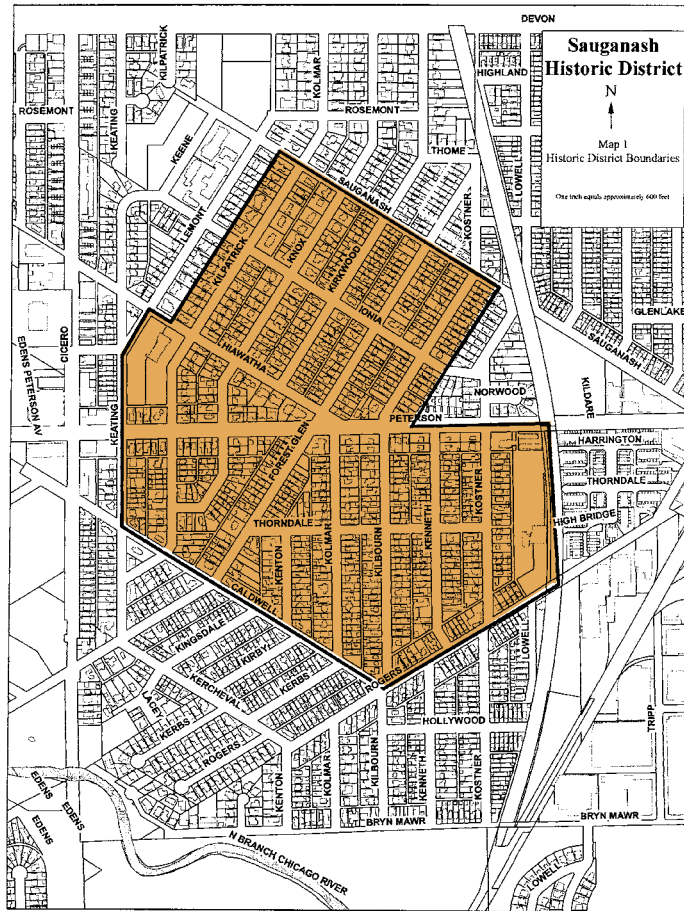
*Queen of All Saints*



*War Memorial*

# HISTORY OF SAUGANASH

## NATIONAL HISTORIC REGISTER



“The National Register of Historic Places is a distinguished collection of historic buildings, districts, and objects that collectively contribute to the physical documentation of American history. In the case of Sauganash, the proposed district recognizes a distinct and important phase of the development of Chicago, one of the nation’s great cities. While there are properties on the national register that have to do with the great men and great deeds that dominate “textbook history,” the Sauganash District tells a more subtle story of the aspirations and accomplishments of upwardly mobile middle class Chicagoans who together created a beautiful and unique section of the city.”

“The National Register of Historic Places provides federal recognition for historic properties, it does NOT impose federal restrictions on property owners.”

- Professor Theodore Karamanski  
Loyola University

Sauganash is in the process of being studied for inclusion in the National Historic Register, the nation’s official list of places recognized for their historical or architectural significance and considered worthy of preservation. Sauganash represents a unique and well preserved Chicago residential development from the early 20<sup>th</sup> century. It includes beautiful examples of many styles of architecture not found anywhere else in the city.

While a National Register listing is not restrictive like Landmark status, it provides limited protection and makes property eligible for certain financial benefits. It also increases a community’s awareness of its cultural importance and promotes a sense of pride in the community.

The initial work has been done by a group of Loyola University graduate students as a class project. Their survey has categorized the many architectural styles and has established the final boundaries of the historic district: North—Sauganash Avenue, South—Rogers and Caldwell Avenues, West—Lemont and the east side of Keating, East—the old Chicago and Northwestern railroad bed (now the new Valley Line Bike Trail). The period of significance is 1912, when developers Koester and Zander, purchased the land that became Sauganash to 1945, the end of World War II and the beginning of 20<sup>th</sup> Century urban development.

The National Register of Historic places can be found at [www.nps.gov/nr](http://www.nps.gov/nr)

To find out more about the Property Tax Assessment Freeze Program write or call:

Local Government Services Coordinator  
Illinois Preservation Agency  
Old State Capitol  
Springfield, Illinois 62701  
217-785-4512  
[www.state.il.us/hpa](http://www.state.il.us/hpa)

# HISTORY OF SAUGANASH

## THE NEIGHBORHOOD



“One of the compelling reasons for living in Sauganash is that there is a community identity and a shared neighborhood spirit. That is reflected in the character of our homes. We cannot allow that wonderful uniqueness to be overshadowed by construction that is wholly out of character with that which makes our community a place we want to live.”

-Kelly Leggett

“Each home is different. Each home is special and has its own uniqueness and character. There is a certain serenity and magic walking down our streets. It is beautiful. It is Sauganash. It is a community of people with a shared vision and extra special homes.”

-Richard Zulkey

“A persons pride in their home is so much more meaningful and shared by neighbors when their home is a reflection of the spirit and values of our community.”

-Elaine Fitzgerald

"While the city's Zoning Code protects the character of established residential neighborhoods like Sauganash, the **Guide to Building and Renovating** encourages responsible development practices and preserves the overall quality of life for its residents."

-Patti Scudiero  
City of Chicago,  
Department of Zoning,  
Zoning Administrator

## HOW TO USE THIS WORKBOOK

We hope this will help you with planning and preparation that should precede each project. We present the early history of Sauganash for the background of how the neighborhood was established. Those interested in additional information should reference our 'Resources' section.

The main section specifically addresses new construction, renovation, and issues exclusive of zoning regulation and building code.

The first part will walk you through a series of questions that will help you identify the unique challenges that will be present in your building or remodeling site. It will also show you how the design process should proceed.

The second part identifies possible solutions to these challenges. While recognizing that the individual owners need flexibility to build, expand or remodel to meet their own needs, it also offers considerations for blending your project with the surrounding characteristics of the neighborhood, block and adjacent homes. This booklet should also be helpful to builders who may not know our neighborhood well. A house that looks at home with its neighbors is always more valuable.

In the last section are examples and suggestions for tasteful renovation alternatives for the different housing styles in Sauganash.

You are responsible for the future of your own neighborhood. This workbook is meant to encourage individual resident responsibility and participation within the community. It is intended for all professions related to renovation and building and is not intended exclusively for architects and builders.

The following groups can benefit from using the work book:

### **HOMEOWNERS** interested in Building and Remodeling

- Use this guide as a literal workbook to help you identify the context in which you are contemplating building and to help you form the design principles of your new construction
- Use this for a greater awareness of ideas, opportunities and design possibilities
- Use this to communicate more efficiently with your builder by conveying concepts and ideas early in the design stage

### **NEIGHBORS**

- Use this resource when your input is sought; when you are asked to comment on a neighbor's renovation
- Review decisions against recommendations in the guide book

### **REAL ESTATE AGENTS**

- Use this to familiarize yourself with local neighborhoods and redevelopment issues
- Use this to inform and educate your clients. Don't market the tear down
- Have this guide book with you when showing houses. It will only reinforce that Sauganash is a community that cares about itself enough to publish such a work book.
- Use this book to work with builders/architects who are aware of Sauganash's characteristics

### **LOCAL GOVERNMENT AND BUSINESS**

- Use the historical research as a platform to get federal incentives into the historic districts of your ward
- Use this to facilitate more positive citizen input/participation

## BEST PRACTICES

**B**est practices address the individual responsibility of the people who affect the community. Maintaining the quality of your neighborhood is a community effort. Communicating and being sensitive to the needs of each other will foster mutual respect. These best practices are different from the guidelines in this book and are suggested ways to help improve the community through your actions. What can each of us do to better the community?

### HOMEOWNERS

- Use an architect who is sensitive to building in an established neighborhood when designing your new home/ addition. Visit the site with your architect; have him show you how tall and close your project will be relative to the adjacent homes.
- Discuss your plans with your neighbors; show them perspective renderings of your project
- Leave ample room in your budget for landscaping
- When selling your home, discuss your marketing strategy with your real estate agent; avoid marketing your home as a teardown
- Ask your real estate agent to market your home to builders who have been sensitive to your neighborhood in the past

### NEIGHBORS

- Respect that the construction site is someone else's property
- Communicate directly with the owner in a positive way if you have concerns about what is being built in your neighborhood
- Call the builder or the responsible party to deal with any problems
- Try to be patient; construction is noisy and messy

### BUILDERS

- Respect that you are building in an established and quiet neighborhood
- Let people know what you are building; Post a perspective rendering on site
- Make yourself available; post contacts for the site
- When you send your demolition letter, add a copy of the rendering to the mailing
- Protect as much existing landscape as possible, especially larger, older trees
- Work with an arborist or landscape architect/designer
- Pay special attention to the codes concerning safety, noise, and keeping the site, streets and alleys clean
- Deal with construction complaints from neighbors quickly and fairly
- Do whatever possible to lessen the disruption to the neighborhood
- Advise those that need to know about the dangers of the construction site

### ARCHITECTS

- Visit the site and complete the site evaluation or your own comparable form of site analysis prior to beginning the design process
- Visit the site with your client and describe to them how tall and how close the new home will be relative to the existing home
- Illustrate and discuss the benefits of building a home that blends into an established neighborhood
- Illustrate and discuss benefits of a smaller, well-designed home

### REAL ESTATE AGENT

- Avoid marketing homes as teardowns
- Familiarize yourself with building professionals who show sensitivity in established neighborhoods

### LOCAL GOVERNMENT

- Deal with construction complaints quickly and fairly

*"There are no two homes that are alike in Sauganash. We are a wonderfully unique community. There is no conformity in our architecture. There is a wonderful and appealing character that weaves its way down each of our streets. It is comfortable. It is a good place to live. With that in mind we have developed this booklet. We hope that this book will assist you in developing any plan you may have for remodeling your home."*

*-Arlene Zoeller*

# GUIDE FOR BUILDING AND RENOVATING

## PART 01: IDENTIFYING YOUR CONTEXT (EXISTING CONDITIONS)

### THE STREET

While a house should be true to itself, it also contributes to the character of a street and neighborhood, and owes something to the environment in which it belongs. It is important to relate to your street.

Relating your house (and any alterations to it) to its surroundings does not mean that you have to sacrifice your need for self-expression or originality. Nor does it mean that all houses on a street must be identical or be of the same style. There is room for individuality and variety. A neighborly house can be *harmonious* with other houses by sharing a common trait, such as scale, proportion, or use of certain materials. It can, at the same time, differ from them in its window treatments, details, or landscaping.

The *streetscape* will help you identify the pattern of the houses that line the street. Elements include:

- Height of structures
- Building materials
- Pattern of roof lines
- Pedestrian entryways
- Orientation of garages
- Location of driveways
- Street trees and landscaping

The questions below will help you determine the predominant block pattern.

Is there an obvious pattern formed by the heights of the existing homes on the block? Describe. \_\_\_\_\_

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What architectural features do you see repeated? \_\_\_\_\_

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How are garages treated? Where are they located? (attached, detached, recessed, side entry, etc.) \_\_\_\_\_

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How are the homes aligned along the streetscape? Describe the *spatial distinction*. \_\_\_\_\_

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What characteristics dominate the homes along the street? (the main home footprint, the entry porch, garage, etc.) \_\_\_\_\_

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What landscaping features characterize the street? (tree types, maturity of trees, amount of shade, variety, spacing, bushes, etc.) \_\_\_\_\_

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### Streetscape

Most simply described as the visual appearance of the homes and landscaping on a street.

### Spacial Distinction

Refers to the open space around, over, and between homes. Spacial distinction will vary from block to block.

### Easy tools

An aerial view of your street can help identify street conditions. Maps like this can be found at 'Mapquest' and 'Terraserver' on the internet. All you need is your address.

# GUIDE FOR BUILDING AND RENOVATING

## THE NEIGHBORS

In settings like Sauganash, it is important to note how your house and any alterations or additions to it relate to its neighbors. By following good design principles, you can make your new home a great asset to your neighborhood. To do so, you must respect the architectural qualities of your neighbors' home.

A new home or addition will impact the adjacent homes. Make sure you make every effort to design a home that does not dominate or overshadow your neighbors' home. Look at the adjacent homes in relation to your project and answer the following questions to help you identify qualities in the adjacent homes that should be respected.

What type of home sits on either side of the property? Use your own words to describe. \_\_\_\_\_

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Where are the adjacent home's garages and driveways situated? (attached, detached, on an alley) \_\_\_\_\_

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How are the homes situated on their lots? Close to the street? Or very near lines/setbacks? \_\_\_\_\_

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List any features of the adjacent homes that you may be able to incorporate into your design. \_\_\_\_\_

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What type of roof lines do these homes have? \_\_\_\_\_

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What landscaping features are adjacent to your property, and do landscape features on your property affect your neighbors? (shade trees, etc.) \_\_\_\_\_

"A survey is like a map of a single property. It shows your property lines, as well as where your house, garage, and other structures/features, such as fences, driveways and sheds, are located. This information is especially important when you or a neighbor decides to build an addition."

-Tom Green  
Gremley & Biedermann

# GUIDE FOR BUILDING AND RENOVATING

## 'Design a home to fit your site, not a site to fit your home'

Remember good design includes taking into account and building within the existing conditions.

### Plat of survey

Owner's legal document and legal description visually depicting the exact boundaries and all the buildings on the property

### Topographical survey

More detailed than a plat of survey. Shows land contours, and usually shows adjacent homes and structures.

### Covenants

Covenants are restrictions attached to the deed which limit what can be done with the property. Check with your title company to see if there are any covenants attached to your deed.

### Setbacks

The distance from the property lines that defines the buildable area. Setbacks can be different for different zoning areas and underlying covenants

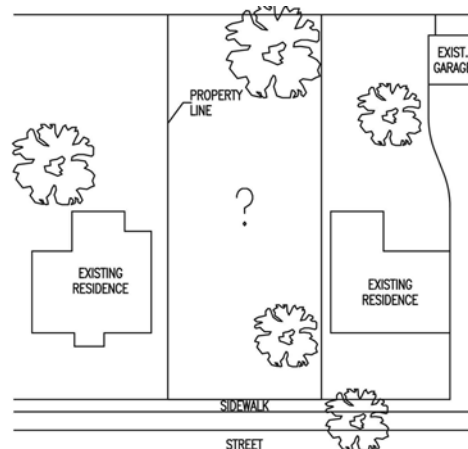
## SITE CONDITIONS

No two sites are exactly the same. Since Sauganash is an established community, new homes will be built on sites that cannot be significantly changed or modified without adversely impacting adjacent properties. Your new home should be designed to fit into existing conditions. Given Sauganash's character and lot sizes, there is not much room to change a site without affecting those around you. It is discouraged to artificially mound a site or substantially regrade a site to fit a house.

Grading should be kept to a minimum and should be performed in a way that respects significant natural features and blends visually with adjacent properties. Foundations should disturb natural contours as little as possible. Alterations to natural land forms should be minimized. Factors to be considered are:

- The natural features of the site
- Slope and soil characteristics
- Vegetative cover
- Access to the site
- Drainage
- Orientation and visibility of both the site and the proposed development

The site governs size, orientation, light quality, etc.. You and your architect/builder should visit the site in person before designing your project.



These questions will help you determine the site conditions of your lot and that of the overall neighborhood.

List the unique features of your property \_\_\_\_\_

\_\_\_\_\_

What is the buildable area of your lot? \_\_\_\_\_

\_\_\_\_\_

Is this consistent with surrounding property? \_\_\_\_\_

Where does the property sit on the block? On a corner, mid-block? \_\_\_\_\_

Is there alley access? \_\_\_\_\_

Are there any site conditions that affect your project's setback lines, garage and driveway placement, and/or landscaping challenges? \_\_\_\_\_

How can you best locate, shape, and size the house, garage and driveway to be complimentary to the adjacent house? \_\_\_\_\_

\_\_\_\_\_

Where does the majority of the storm water on the site drain? To the street, property corner, etc.? \_\_\_\_\_

How many sizable trees are on the lot and where are they? \_\_\_\_\_

\_\_\_\_\_

What is the best location for your garage and driveway? \_\_\_\_\_

\_\_\_\_\_

What are the zoning requirements and square footage? \_\_\_\_\_

\_\_\_\_\_

Are there underlying covenants? \_\_\_\_\_

# GUIDE FOR BUILDING AND RENOVATING

## PART 02: DESIGN PRINCIPLES

### BULK AND MASS

Proper scale, proportion, and details are essential to blending any home or addition into an established neighborhood. Today's homes are typically larger. These are some ideas for helping a larger home or addition fit in.

The design of your new home should not dominate, tower above, or overshadow your neighbors.

Dormers, gables, turrets and balconies break up the mass of the roof

Stepping back portions of home breaks up front mass and also eliminates long flat side walls

Horizontal detail adds scale and proportion

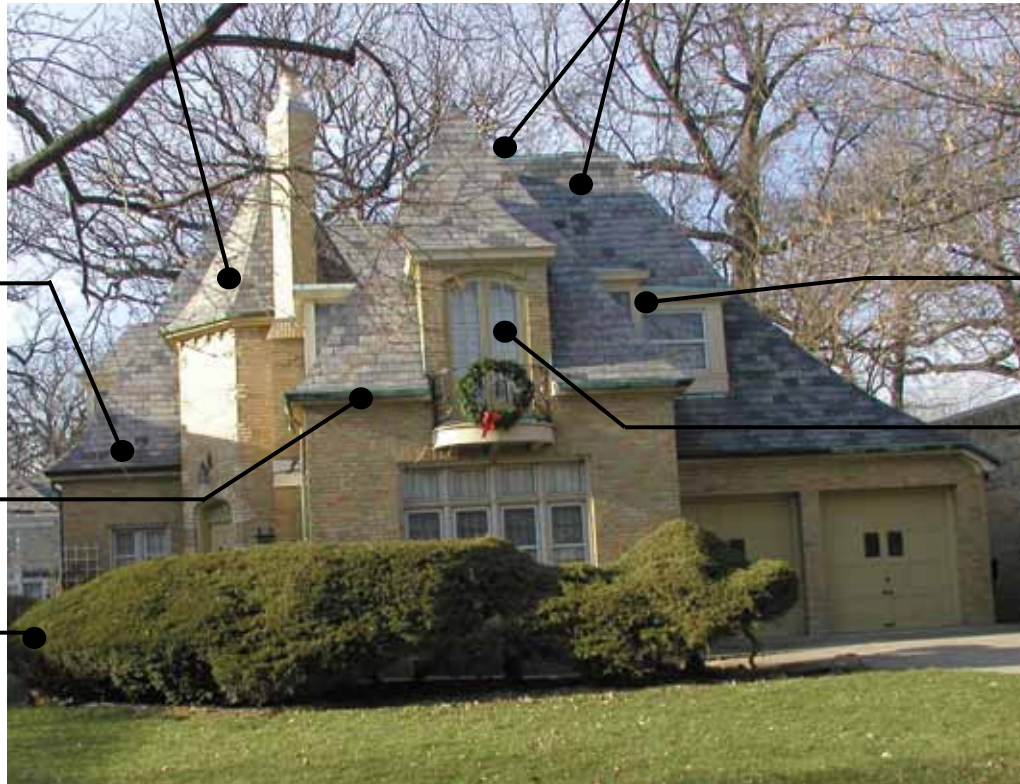
Front porches add interest, scale and outdoor living spaces

Combination of roof heights and pitches

Forward and backward progression of roof changes image of bulk

Covered entries and bay windows increase the perception of depth

Exterior details add interest, scale and dimension



"Sauganash has an eclectic mix of architecture with high quality examples of revival, bungalows and modern raised ranches."

-Eleanor Gorski  
City of Chicago,  
Department of Planning  
and Development

### HEIGHT

Generally, the height of a new building and renovation should fall within a range set by the highest and lowest contiguous buildings if the block has relatively uniform heights

### MASS

'Mass' does not simply mean the size, though the size of your new home or addition is an important element. Mass, more importantly, refers to the appearance of your home or addition as compared to your neighbors.

# GUIDE FOR BUILDING AND RENOVATING

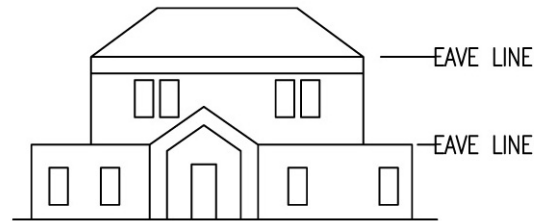
## HUMAN SCALE, PROPORTION AND ELEVATION ARTICULATION

### HUMAN SCALE

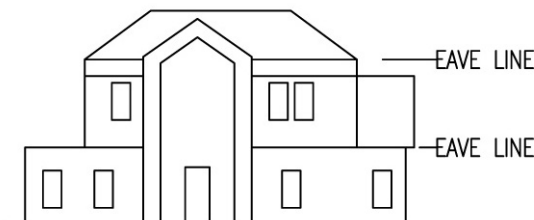
The term 'human scale' refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity.

Consider the following elements to achieve human scale:

- pedestrian-oriented open space such as a courtyard, garden, patio, or other unified landscaped areas
- bay windows extending out from the building face that reflect an internal space such as a room or alcove
- individual windows in upper stories that are approximately the size and proportion of a traditional window
- include a trim or molding that appears substantial from the sidewalk
- windows grouped together to form larger areas of glazing can have a human scale if individual window units are separated by moldings or jambs
- design windows with small multiple panes of glass
- upper story setbacks
- a porch or covered entry
- pedestrian weather protection in the form of canopies, awnings, arcades or other elements wide enough to protect at least one person
- visible chimneys



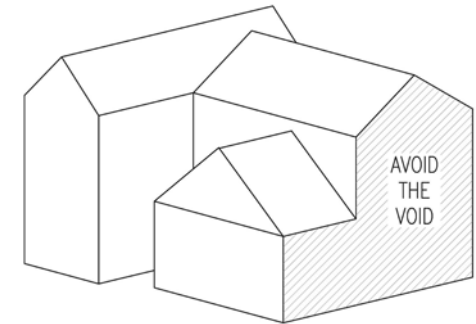
Appropriately scaled entry feature



Entry feature out of scale for building

### PROPORTION

The proportions should compliment the style of the existing house. If the addition has a sloping roof, it should have the same pitch as the existing roof. The goal of a proportional system is to produce a sense of coherence and harmony among the elements of a building. Proportion describes the relationships between elements of a design.



### ELEVATION ARTICULATION

A good home and renovation design pays equal attention to all four building elevations: the front, two sides and rear.

You don't see the sides or back of your home from the inside of your house, but your neighbors do! Remember to address basic design on the sides and rear of your home. Good architectural design includes design features and articulation—walls that include elements of architectural interest, not a blank wall.

Consider the following when designing an elevation:

- building width
- building articulation
- building mass
- avoid the void (i.e. avoid a blank wall with no windows or features)
- ban the bland
- keep all four sides interesting
- design a home on all four sides

"Respecting the scale of surrounding homes when building an addition is actually respecting your neighbors and neighborhood."  
-James Goodwin

## Helpful Hints When Doing Your Planning

Study the appearance of your house, particularly if you are considering altering it during the remodeling or adding on to it in some manner. If drawings of the exterior are not available, take photographs of each side of your house and enlarge the prints to an appropriate scale. You can use photocopies of these prints to trace or draw over.

# GUIDE FOR BUILDING AND RENOVATING

## ROOFS

Your roof lines should not be the dominating architectural theme of your new home. Instead, the roof line can be used to help your home *harmonize* with the roof patterns of the street without calling attention to itself.

Consider some of the following elements of roof design:

### FORM AND HEIGHT

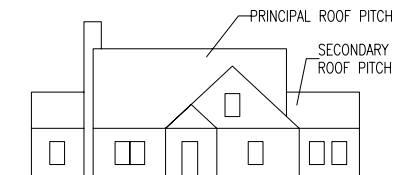
Roof types and roof shapes should be generally the same over all parts of a single building. Exceptions are roof styles or architectural styles that traditionally involve varying slopes, such as gambrel roofs, or architectural styles that sometimes mix flat and sloped roofs. In addition, gable and hip roof elements are often used in combinations and very small gable or shed roof elements used over dormers or to highlight or shield a prominent window are generally appropriate.

### MATERIAL

Roof material should be appropriate to the style of the house, except for flat roofs or flat roof portions, should be of the same product for the entire roof system. New materials (composition or concrete products) designed to look like wood shingles or shakes) are appropriate as long as they replicate traditional materials.

### ROOF PITCH

Consider both principal roof pitches and secondary roof pitches.



#### DESIGN TIPS:

- Sloping the roof pitch away from adjacent homes created the impression of greater spacial distinction.
- Combination of lines with varying heights and pitches creates interest and softens the impact on adjacent homes.
- Consider house styles with lower roof pitches (prairie style, some four-squares and other).
- Try to select roof styles that are appropriate for the style of the house. The style of your existing home may help you determine the roof pitch and govern the height of the home.

#### GABLED

A gable roof is very common and has two sloping planes that meet in a central ridge. Front-gable houses have a gable roof and the front door is under the gable.



#### GAMBREL

Gambrel roofs have a shallow slope over a steep slope. It is typical of the Dutch colonial architectural style and also frequently seen on barns.



#### HIPPED

Hipped roofs slope in four directions. The "hip" is the angle formed where two sloped sides meet. This roof is used with many different architectural styles and is said to stand up to hurricane winds better than a gable roof.



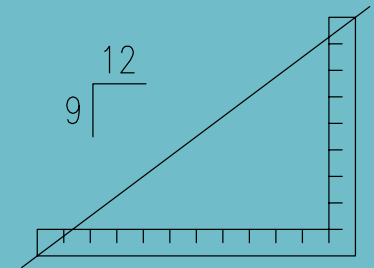
#### MANSARD

French Revival roofs have four sloping sides, like a hipped roof, and each side has a shallow slope, similar to a gambrel roof. There are almost always dormers in a mansard roof.



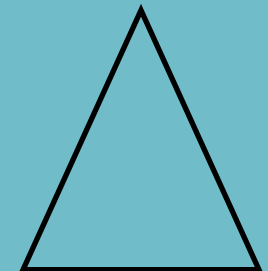
#### CAPE COD

Side gable is descriptive word for a house with its front door under the side of a gable roof.



#### ROOF PITCH

The angle or 'pitch' of a roof is expressed in inches of rise (vertical) for every 12 inches of run (horizontal).



STEEP



SHALLOW

# GUIDE FOR BUILDING AND RENOVATING

## What to do with the cars?

Garages are for storing cars, tools, and lawn equipment.

A well designed home's primary architectural feature is not a garage projection or door. Instead, place your garage around the back and show off your beautiful home!



## GARAGES

Many of the same concepts presented in the section on 'Bulk' (p. 9) can be used to lessen the impact of the garage from the street.

Many of the original blocks were built with the four or five houses at each end of the block having alley garages while the mid-block houses had street entry. At that time most garages were single car. Understanding that the modern day family has at least two vehicles, the design for indoor off-street parking should be sensitive to the fact that garages in Sauganash should not be the dominant architectural feature of a home's elevation and do not dominate the streetscape of our neighborhood.



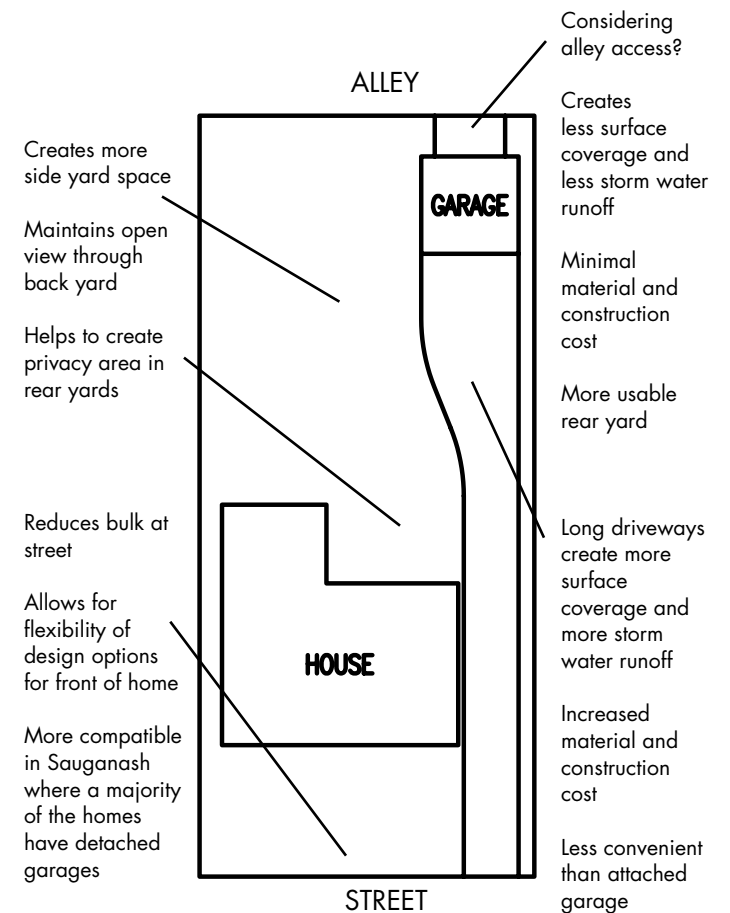
Oversized garages, front entry garages and those with double width doors call negative attention to a home. Two separate doors, along with architectural features, will soften the look and decrease the mass. Even more, a garage that projects beyond the main front building plane toward the street centers attention on the garage and not the home.

If your neighborhood has mostly detached garages, here are some things to consider:

- neighborhood and block compatibility
- amount of bulk facing the street
- storm water runoff
- lot coverage convenience maintenance

Some ideas for successful garage designs:

- Add exterior trim details for interest, scale, and dimension (wide casing around the garage door opening)
- Step back doors, separate garage doors, or curve the tops and combine roof types to soften the impact
- Step back the second story space to reduce visual impact
- Consider adding a tandem third car garage bay behind the two car garage (one bay in front of the other)



# GUIDE FOR BUILDING AND RENOVATING

## MATERIALS

To reflect the quality of the Sauganash community, building materials should be of the highest quality, reflecting the material use and patterns of the neighborhood. The preference is to see an elegant, well-constructed pallet of materials used in the neighborhood.

Take a look around at the homes in Sauganash. The variety of materials used is vast.

When remodeling or altering the exterior appearance of your house, allow the original style or character of the house to serve as a guide in selecting roofing and siding materials and deciding on details and trim. After the remodeling or addition has been completed, the new and old portions should look as if they belonged together.

### *Elegant Use of Materials*

Limiting the number of materials makes it easier to harmonize colors and textures.

### *Complex Use of Materials*

The more materials used, the harder it is to make them look good together.

Consider the following elements when choosing building materials:

- brick and stone
- siding, including wood or aggregate substitutes such as hardi-plank or restoration grade vinyl siding
- painted wood trim



Brick



Stucco



Brick Design



Rough Brick



Stone



Stone & Brick



Painted Siding



Cedar Siding



Brick Pattern



Stone



Stone Balustrades



Columns



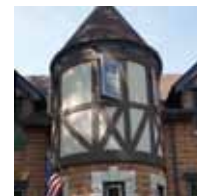
Doorway Arch  
Corbels



Painted Brick



Turret Design



Turret Design



Shake Roof



Tile Roof



Slate Roof



Timbering

“When a homeowner is considering adding onto an existing home, or building a new home, it is imperative to work with a licensed architect. Architects have the vision and knowledge to design homes that are in harmony with the contextual character of a specific neighborhood, which creates an identity for each client that is personal to them, and blends in with the existing context. This type of approach leads to additions that virtually appear seamless to the original character of the home, and new homes that are well suited for the neighborhood makeup in which they have been created. An added benefit to working with an architect is their knowledge of the building codes, so the health, safety, and welfare of the clients are always a top priority.”

-Steve Besch  
Besch Design, Ltd.

# GUIDE FOR BUILDING AND RENOVATING

## SITE, GRADING AND LANDSCAPE

### SITE DESIGN

Resolve any existing site drainage problems as part of your project. Ignoring drainage patterns or increasing the amount or velocity of storm-water runoff to adjacent properties is not encouraged.

### GRADING

Remember, good design means taking advantage of existing grades. Too much grading on a site can alter the character of the lot and severely and negatively affect neighbors. **Do** design your house for the lot. **Don't** alter the lot for the house.

### LANDSCAPING

Landscaping can soften the visual impact, accent key areas (such as the front door) and add to the curb appeal of your home. Consider curved plant beds, walks and drive-ways to add interest to your design. Privacy screen and visual barriers should be thought of as design opportunities. Reference section on human scale. There is plenty to contribute to a house's human scale when planning your landscaping.



### Trees

Protecting the existing trees and other landscaping can drastically minimize the impact of new construction. Protect the root zone. The root zone is usually defined by the area directly below the outer branches. Install fencing and avoid heavy equipment in this area. Cut roots cleanly to minimize damage and promote root regeneration. If the original grade has to be changed, take into consideration the grade so as to not impact your neighbor. If this is not possible, create a retaining wall to protect the tree.

Planting trees in the front of your yard provides shade and softens the views from the properties across the street.



In the last 10 years, many home owners have removed the stark concrete of walkways and driveways and replace that with the paver bricks. This adds considerable ambiance to the overall look of the house and reduces storm water run-off.

### Plant materials

Upright plant material and ground cover can make quite an impact if properly selected. Varying your plant material adds interest. Try layering your landscape with varying height and texture to soften the scale of your home.

Consider the following elements of a sight design:

- topography
- top of foundation
- storm-water discharge
- existing and proposed grades
- downspouts
- neighborhood property lines
- street accessibility
- landscaping, trees and shaping
- tree preservation

### TERRACING/TIERING THE FRONT WALKWAY



Too many steps (6 or more at the front door of a house) tend to make a house look top heavy. The solution to this is to terrace the front and walkway at several places up to the stoop of the house. This also gives an excellent

chance to enhance the walkway with landscaping. This creates a soft and gradual incline.

Some examples are shown here.



## SAUGANASH STYLES

### ART MODERNE

#### Characteristics:

- 1 Horizontal orientation
- 2 Flat roof
- 3 Cube-like shape
- 4 Smooth white or light walls; Sleek streamlined appearance
- 5 Glass block windows
- 6 Aluminum and stainless steel window and door trim
- 7 Little or no ornamentation



### About the Style

Art Moderne truly reflected the spirit of the early twentieth century. Expressing excitement over technological advancements, high speed transportation, and innovative new construction techniques, Art Modern design was highlighted at the 1933 World Fair Chicago. For homeowners, Art Moderne also proved to be a pragmatic style because these simple dwellings were so easy and economical to build.

## SAUGANASH STYLES

### About the style

The original Cape Cod homes were built in New England from the late 17th century until about 1850. Architects rediscovered the Cape Cod house in the early 1930s and it became a popular style in suburban developments, especially after World War II when returning GIs needed affordable homes for their growing families. It remains a very popular style today and remains one of America's most archetypal cottage-style house.

### CAPE COD

#### Characteristics:

- 1 Steeped roof
- 2 Square or rectangular footprint, story-and-a-half with gabled ends
- 3 Multi-paned windows
- 4 A ridge-centered chimney
- 5 It may have a 'shed' dormer (a dormer whose roof is sloped at a shallower angle than the main house roof) in the back and/or 'dog house' (a dormer whose roof rises to a point) dormers and shutters in the front
- 6 Absence of decorative exterior trim or ornamentation except for small window hoods and transom windows above the entry door
- 7 Siding is usually clapboard or brick



## SAUGANASH STYLES

### COLONIAL REVIVAL

#### Characteristics:

- 1 Symmetrical facades, often with side porches
- 2 Red brick or wood clapboard walls
- 3 Entrances decorated with sidelights, transoms, columns, and pediments
- 4 Either hip or gable roofs, often with dormers
- 5 Windows with double hung sashes and usually with multi-pane glazing in one or both windows
- 6 Windows frequently in adjacent pairs or triples



#### About the Style

The Colonial Revival style began after the American Centennial in 1876, when the public developed a new fascination with their colonial roots. The style combines elements of both Federal and Georgian architecture. In its early phase, through the early 1900s, the Colonial Revival style tended to involve grandiose structures that incorporated design characteristics of the original Colonial style: Palladian windows, gambrel roofs, pedimented porticos, columns, and classical detailing such as swags and urns. The style evolved in the 1940s and 1950s into a simpler design that suggested, rather than replicated, their colonial predecessors.

## SAUGANASH STYLES

### About the Style

The style originated in homes built by German settlers in Pennsylvania in the 1600s. Early homes were a single room, and additions were added to each end, creating a distinctive linear floor plan. This style enjoyed a revival during the first three decades of the 20th century.

### DUTCH COLONIAL REVIVAL

#### Characteristics:

- 1 Symmetrical facades
- 2 Doorway ornamented with columns, sidelights and transoms
- 3 Gambrel roofs (i.e. curving roof with a shape similar to a barn roof) with flaring eaves
- 4 Double-hung sash windows with outward swinging wood casements
- 5 Dormers with shed-like overhangs



## SAUGANASH STYLES

### GEORGIAN

#### Characteristics:

- 1 Square, symmetrical shape
- 2 Hipped roof
- 3 Main entrance sometimes emphasized with columns, pilasters, and broken pediment
- 4 Decorative crown over front door
- 5 Paired chimneys
- 6 Windows with double-hung sashes, usually with six - twelve panes per sash
- 7 Cornice sometimes emphasized by decorative moldings, most commonly with tooth-like dentils



### About the Style

The style is named after several King Georges who ruled Britain throughout most of the 18th century. They were modeled after the more elaborate homes of England and became the dominant style in the British colonies in the 1700s. The Georgian house is a formal, dignified and spacious but simple one or two story box. It is usually two rooms deep with doors and windows in strict symmetry. While the Georgian started out with lavish surface ornamentation, it eventually developed a simpler facade. Modern day builders often combine features of the refined Georgian style with decorative flourishes from the more formal Federal style.

## SAUGANASH STYLES

### About the Style

The name "bungalow" had its origins in India, where it indicated a small, thatched home. The bungalow style that we know originated in California in the 1880s as a reaction to the elaborate decoration of the Victorian homes. The style moved eastward to the Midwest in the early part of the 20th century, where it became so popular that one could order a bungalow kit from the Sears Roebuck catalog.

### BUNGALOW

#### Characteristics:

- 1 Flower boxes, urns and other 'natural' or built-in elements
- 2 Intricate wood, mason or metal-work
- 3 Generous windows, often leaded or stained glass
- 4 Low-pitched hip roof with overhang
- 5 Brick exterior with stone accents
- 6 Covered entrance
- 7 One and one-half stories tall
- 8 Protruding front bay
- 9 Front dormer at center of peak



## SAUGANASH STYLES

### ARTS AND CRAFTS

#### Characteristics:

- 1 Wide unenclosed eave overhangs, with exposed rafters and wooden brackets
- 2 Low-pitched gabled roof
- 3 Rustic siding materials such as stone, brick, stucco, and cedar shingles
- 4 Built-in cabinets, bookshelves, and window seats
- 5 Carefully crafted details, including oak wainscoting, moldings, and beams
- 6 Naturalistic and geometric forms
- 7 Picturesque massing
- 8 Often includes wide front porches supported by columns



### About the Style

In 19th century England, a group of artisans wanted to revive building methods used in days gone by. Calling themselves “Arts & Crafts” designers, they rejected mass-produced, machine-made materials in favor of wooden construction and hand craftsmanship. As it spread to the U.S. the movement influenced important designers like Frank Lloyd Wright and furniture maker Gustav Stickley. In his magazine *The Craftsman*, Stickley encouraged Americans to build houses that were “based upon the simplest and most direct principles of construction.” This appreciation for simple handicrafts found expression in several comfortable and inviting house styles, most notably the Craftsman bungalow, the Prairie Style, and various Spanish styles.

### CRAFTSMAN

#### Characteristics:

- A Narrow, rectangular front
- B One and a half stories in height
- C Low pitched gabled or pitched roofs
- D Small covered porches at the entry
- E Construction can be of brick or frame



## SAUGANASH STYLES

### About the Style

The ranch style originated in California in the 1930s and became popular throughout the country during the 1950s and 1960s. The style was influenced by Spanish Colonial, Prairie, and Craftsman homes. The ranch was specifically geared to casual entertaining, with its open kitchen/living area. Having the ability to move freely throughout the house without steps and out into large private porches and patios from almost every room was a key benefit of this style. The popularity of the 'rambling' ranch house was made possible by the county's increasing dependence on the automobile, which allowed people to purchase cheaper, larger lots away from the city centers.

### RANCH

#### Characteristics:

- 1 Asymmetrical one story design, low and horizontal
- 2 Low or medium pitched roof, often 'hip' design
- 3 Moderate or wide eave overhang
- 4 Often includes attached garage
- 5 Wood or brick exterior walls
- 6 Sliding and picture windows, and sliding doors leading to partially enclosed courtyards or patios
- 7 Porches are covered, simple and shallow and are often very wide
- 8 Large expanses of glass



Additions can be in keeping with the original design.



## SAUGANASH STYLES

### NEOCLASSICAL REVIVAL

#### Characteristics:

- 1 Ionic or Corinthian columned porches, with columns extending the full height of the house
- 2 Symmetrical facades
- 3 Elaborate decorative designs above and around doorways
- 4 Roof-line balustrades (low parapet walls)



#### About the Style

This style was inspired by the 1893 World's Columbian Exposition in Chicago, which showcased cutting-edge classical buildings that architects around the country emulated in their residential and commercial designs. The Neoclassical style remained popular through the 1950s.

## SAUGANASH STYLES

### About the Style

This design had its origins in the style of rural manor homes, or chateaus, built by the French nobles during the reign of Louis XIV in the mid-1600s. The French Provincial design was a popular revival style in the 1920s and again in the 1960s.

### FRENCH REVIVAL

#### Characteristics:

- 1 Often built of brick with copper or slate detailing
- 2 Symmetrical and balanced windows and chimneys
- 3 Steep, high, hip roof
- 4 Balcony and porch balustrades
- 5 Rectangle doors set in arched openings
- 6 Double-French windows with shutters
- 7 Second-floor windows often have curved head that break through the cornice



## SAUGANASH STYLES

### SPANISH REVIVAL

#### Characteristics:

- 1 Asymmetrical facade with brick or stucco walls
- 2 Twisting columns and decorative shields made of terra cotta
- 3 Round arched windows and doorways
- 4 Elaborately rounded roof parapets based on Spanish colonial missions
- 5 Low pitched clay tile roofs with little overhang



### About the style

This style is based on Spanish colonial and Mexican buildings that were built in California, Texas, and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s.

# SAUGANASH STYLES

## About the style

The Italian revival style was originated by American architects Alexander Jackson Davis and Andrew Jackson Downing in the 1840s. It was intended as an alternative to the Gothic and Greek revival styles then popular. Although there were few Italian-Americans at that time, Davis and Downing were inspired by romantic images of the villas of northern Italy, especially the Tuscan region. The style is marked in this country by simple square lines, topped with a low hipped roof, and by rounded windows and bracketed eaves. The homes often featured turreted or domed observatories. Some "irregular villa" homes featured L-shaped lines, and rambling additions, towers, etc.

Italian Revival homes are usually referred to as Italian Villa style, while commercial buildings are called Italianate.

## ITALIAN REVIVAL

### Characteristics:

- 1 Low-pitched or flat roofs
- 2 Projecting eaves supported by decorative brackets
- 3 Imposing horizontal moldings
- 4 Triangular sections or semicircular arches above windows and doors
- 5 Tall first floor windows
- 6 Angled bay windows
- 7 Attics with a row of awning windows between the eave brackets
- 8 Glazed doors
- 9 Turrets or domes
- 10 Balconies with decorative railings



And what a remarkable renovation! Consider these 'before' pictures of the house to the left.



## SAUGANASH STYLES

### TUDOR REVIVAL

#### Characteristics:

- 1 Steeply pitched gable roofs, often with overlapping or cross gables
- 2 Use of stucco, particularly in the ends of gables, along with some half timbering
- 3 Rounded bays and turrets along with long rows of casement windows with diamond-shaped panes
- 4 Massive chimneys, often topped with decorative chimney pots
- 5 Irregular massing
- 6 Patterned brick or stone walls
- 7 Entry often has rounded arch or flattened, pointed (Tudor) arch



### About the Style

Based upon medieval English domestic architecture from the Tudor period (1485 to 1603), Tudor Revival gained popularity as a residential style in the early 20th century. The name "Tudor" comes from the family that reigned in England during the time that the style was popular. These homes were modeled after, but are considered a higher form of, the stone cottages found in the Cotswald region of England. The Tudor dynasty represents a transitional period where the appeal of Gothic architecture was giving way to ideas associated with the early Renaissance era. Interiors were often dark with stained wood trim, wainscoting, and doors. Hardware and lighting fixtures often contained wrought or simulated wrought iron elements.

## SAUGANASH RENOVATIONS

"Homes in Sauganash have been remodeled for decades to meet family needs. This was almost always accomplished in a way that maintained the character of the community."

-Elaine Fitzgerald

This section attempts to take the concepts presented thus far and put them into real life examples. These are presented as a way to get you thinking about the possibilities for renovation or remodeling that your house offers. You might see certain ideas as they relate to style and therefore get an idea of how the concept of this workbook really gets put to use. What will the whole house look like when completed if you use these guidelines correctly?

### PARTIAL RENOVATIONS - ADDING NEW SPACE

One caveat, "Bigger is not better". A thoughtful renovation can achieve what you are doing the renovation for.

Partial renovation can range in scale from bay windows and sunrooms to larger one-story and two story additions that require new foundations, exterior walls and roof structures. If your home is in good condition and works well for you and you simply need more space, then adding on may be the best answer to your space problems. Even with the smallest of additions, you have many decisions to make: how much space and where you need it, the size of your lot and your financial resources.

An exterior wall of a room can be extended outward a few feet to gain more space. Windows and skylights can further expand the space visually and enhance the daylighting in the room.

If the major problem is the inefficient use of what space you have, first consider the most economical and least difficult ways to solve the problem. There are ways to enhance, modify or rearrange space within the existing framework. The emphasis is not simply on gaining more space, but rather on achieving quality space and more comfortable room settings for you and your family. This may be achieved configuring built-in storage, reorienting large spaces and placing new openings in walls, etc.

A full scale addition requires careful study and integration with the existing house style, form and structure, but provides the most flexibility in the design and layout of the needed space.

The following are examples of successful additions that have been integrated with the existing homes.

#### EXAMPLE A



With this particular house, the owners wanted to increase their 'family room' space towards the back of the house. The existing Tudor style served as the basis for the expansion. Can you tell where the old stops and the new starts? A bit difficult to determine but the dividing line is just to the right of the bay windows along the gutter line.

#### EXAMPLE B



The porch to the right was an addition to this house in order to expand the entry sequence which allowed the owners to more efficiently use their living area.

## SAUGANASH RENOVATIONS

### EXAMPLE C



This remodel was mostly a change to the exterior. The size of the house was not increased by much when the owners decided to update the appearance of their home.

### EXAMPLE D



This house has had an addition. But you would never guess that. The round 'common room' and back family room were added to the side of the house. It is difficult to decipher what is 'new' and what is 'old' as the owners have taken great care in making sure their new spaces are seamless additions to the original structure.

Successful additions need not always involve the front of your house. Remember, the back and sides matter too. The following two examples are additions to the back of houses. In both instances, the owners have taken great care in matching the scale, material and details of the addition to the original structure as to prevent the new space from looking like it was added on.

### EXAMPLE E



FRONT



BACK

This home, held by the same family for many generations, was added on in the rear to update the kitchen and gain more preparation and casual dining space.

### EXAMPLE F



FRONT



BACK

The rear addition to this home nearly equals the front in appearance. What lucky neighbors get to enjoy this back yard remodel.

In recent years, extending your living area to the outside with a patio has become very popular. It might include lush landscaping, a low wall to define the living area, container gardens, pergolas, or even an outdoor kitchen.



## SAUGANASH RENOVATIONS

“One of the compelling reasons for living in Sauganash is that there is a community identity and a shared neighborhood spirit that is reflected in the character of our homes.

We cannot allow that wonderful uniqueness to be overshadowed by construction that is wholly out of character with that which makes our community a place we want to live.”

-Pete Peters

### TOTAL REBUILDS / NEW CONSTRUCTION

In some instances, complete remodels or total rebuilds, where the existing house is razed and a new one takes its place, are the appropriate solution. Here, you have a clean slate to start with. Be sure to analyze your situation carefully. If the new structure is not well integrated into the character of the neighborhood it will take away from the integrity and beauty which makes Sauganash unique. What we have tried to express in this workbook will make your new home blend with its surroundings. It is adhering to the concepts in this workbook, specifically, in height, mass and architectural style that will make for the most successful new construction. With some houses a complete remodel can be accomplished without tearing down the entire original house.

#### EXAMPLE G



The above example was once a frame cottage on one of the streets originally planned by Koester and Zander. The rebuilding owners completely razed the original structure and replaced it with this contemporary version of a Tudor style home, keeping in kind with the predominant style of houses across the street.

The outline of the original foundation was reused preserving the building's setback and side yards.

#### EXAMPLE H



This house was once an Art Moderne! The owner's architect friend helped to convert this once Modern looking home to a more traditional style by introducing new materials and a new shape while still maintaining the character of the street.

#### EXAMPLE I



This rebuild took advantage of a unique lot size. Positioned at the intersection of two diagonal streets, the original structure was not large enough for the needs of the owners. The building was torn down and this tasteful version of a contemporary Tudor makes efficient use of the lot's different shape while being an unassuming rebuild in the neighborhood.

## SAUGANASH RENOVATIONS

### TOTAL REBUILDS / NEW CONSTRUCTION

Sometimes 'remodels' can appear to be complete rebuilds. Consider these examples of houses that were never 'razed' but that look completely different after the renovation.

#### EXAMPLE J



**BEFORE**

Without expanding much of the original footprint, these owners decided to turn their Art Moderne into the Italian Revival home pictured below. The number of stories remained the same while additional garage parking and a side sun room were added. The transformation is remarkable.



**AFTER**

#### EXAMPLE K



**BEFORE**

These owners of this one bedroom Sears cottage were beginning to feel crowded when they decided to add three new bedrooms and additional kitchen space. Their renovation incorporated the existing staircase and added a generous porch to the house. Although a totally different exterior 'look' and a lot more space for the owners, the home seems well incorporated with the architecture of the rest of the neighborhood.



**AFTER**

**To raze or not to raze?**  
Razing, or completely demolishing, your home is not always the most cost effective way to go about making the changes to your existing structure. Work closely with your architect and builder to determine what is best for your given situation. Sometimes foundation configurations and major supporting elements can be incorporated into your new design often bettering the cost of your project.

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## ADDITIONAL RESOURCES

### BOOKS

*Renovation: Completely Revised and Updated*, by Michael W. Litchfield (Taunton)

*Home Renovation*, by Francis D.K. Ching and Dale Miller (Wiley)

*Designing Your Client's House- An Architect's Guide to Meeting Design Goals and Budgets*, by Alfredo Devido, FAIA (Watson-Guptill Publications)

*Single Family Design Guidelines for the City of San Jose*, by City of San Jose, California, Department of Planning (available for free download at [www.sanjoseca.gov/planning/pdf/dg\\_singlefamily.pdf](http://www.sanjoseca.gov/planning/pdf/dg_singlefamily.pdf))

*City of Olivette Residential Redevelopment and Design Guidelines*, by City of Olivette, Missouri (available for free download at [www.olivettemo.com/building/documents/OlivetteResidentialDesignGuidelines-Final.pdf](http://www.olivettemo.com/building/documents/OlivetteResidentialDesignGuidelines-Final.pdf))

*The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present*, by Stephen Calloway (Simon and Schuster)

*The Elements of Style: An Encyclopedia of Domestic Architectural Detail*, by Stephen Calloway (ed.), Elizabeth Cromley (ed.), and Alan Powers (ed.) (Firefly Books)

*The Preservation of Historic Architecture: the U.S. Government's Official Guidelines for Preserving Historic Homes*, by Department of Interior (The Lyons Press)

*Workbook for Successful Redevelopment*, by Community First, Inc.  
Available through [www.communityfirstinc.org](http://www.communityfirstinc.org)

### USEFUL WEBSITES

City of Chicago, Department of Buildings  
[www.cityofchicago.org/buildings](http://www.cityofchicago.org/buildings)

City of Chicago, Department of Zoning  
[www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning)

Illinois Historic Preservation Agency  
[www.illinoishistory.gov](http://www.illinoishistory.gov)

US Green Building Council, Green Home Guide  
[www.greenhomeguide.org](http://www.greenhomeguide.org)

U.S. Environmental Protection Agency, Energy Star New Homes Program  
[www.energystar.gov/index.cfm?c=new\\_homes.hm\\_index](http://www.energystar.gov/index.cfm?c=new_homes.hm_index)

U.S. Environmental Protection Agency, Energy Star Home Improvement Program  
[www.energystar.gov/index.cfm?c=home\\_improvement.hm\\_improvement\\_index](http://www.energystar.gov/index.cfm?c=home_improvement.hm_improvement_index)

This Old House  
[www.thisoldhouse.com](http://www.thisoldhouse.com)

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## ACKNOWLEDGEMENTS

We gratefully acknowledge the contributions of the following individuals and groups, without whom the book would not have been possible:

**Community First, Inc and the Village of Naperville, Illinois**

*Workbook for Successful Development*

**The City of Olivette, MO**

*Residential Redevelopment and Design Guidelines*

**The Sauganash Community Association**

**City of Chicago**

Brian Goeken, Deputy Commissioner, Department of Planning and Development  
Eleanor Gorski, Assistant Commissioner, Department of Planning and Development  
Patti Scudiero, Zoning Administrator, Department of Zoning  
Terry Tatum, Coordinating Planner I, Department of Planning and Development  
Steve Valenziano, City Planner V, Department of Planning and Development

**Loyola University**

Professor Ted Karamanski and students  
Katie Macica  
Stella Ress

**Book Design Team**

Danielle Lenihan  
Jonathan Silverstein

"I am very proud and grateful for all the hard work by all the members of the Sauganash Design Committee, the City of Chicago, Loyola University and the Book Design Team. Everyone did a tremendous job over the course of more than a year to make this great book a reality."

-Alderman Margaret Laurino  
39th Ward







Steven P. Besch AIA  
 Susan L. Besch

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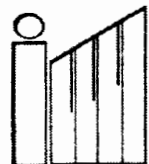
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