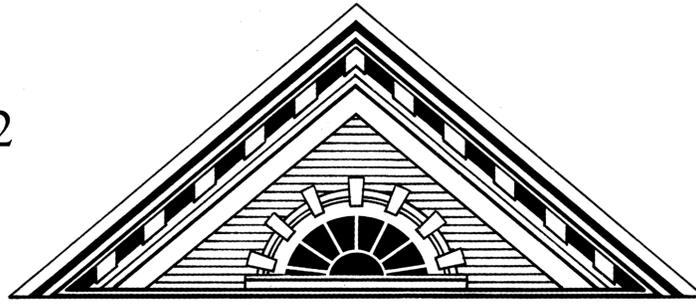


Issue 1

Jan/Feb/Mar 2012



Annual Meeting  
Thursday, February 9

# Old House Society NEWS

The official newsletter of the Bloomington/Normal OHS

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## *Letter from the President...*



Mike Ryburn, the Old House Society's Operations Manager, passed away on the evening of November 7, 2011, as the result of a heart attack. Mike was 58 when he died, and is missed by many -- we at OHS really miss Mike's enthusiasm, his passion, his dedication to our mission, and his friendly grin and conversation.

He was a tireless promoter of the preservation and restoration, and did all he could to help preserve the old buildings and neighborhoods we all value so much. I remember first meeting Mike five and a half years ago while at the farmers market in downtown Bloomington the summer my wife and I moved to town. I was talking to someone about our house (an old foursquare fixer-upper), and Mike overheard me, introduced himself, and enthusiastically encouraged me to do all I could, and assured me I could do things I thought I could not if I only had a little help, which he was willing to give. That friendly, enthusiastic, wholehearted approach exemplified Mike's personality -- he was not one for half measures -- if he believed in a cause or in a person, he did everything he could to help out.

The Old House Society benefitted greatly from Mike's enthusiasm. As a customer over the years at the warehouse I, as many of us do, often stopped in to see what had come in lately at the warehouse, and Mike would show me a column, a light fixture, or some other piece of history that was saved from the dustbin. He was like a kid on Christmas morning -- excited and full of dreams, and his enthusiasm about the potential of these items for a second life in another home was infectious -- it was hard to leave the warehouse without being inspired.

As an OHS board member for the past two years, and as President this year, I saw other facets of Mike's commitment and enthusiasm. He would often show up at board meetings full of news of new possibilities for spreading the OHS's preservation message and increasing our impact locally and regionally. A number of times I'd get a call or an email at an odd hour, and it would be Mike, wanting to share a story about a possible new volunteer, or sponsor, or a house we might be able to salvage, or, as was his dream, to save from demolition.

Over the past few months I've often thought about Mike's efforts this fall to raise monies for a sorely-needed roof and other improvements for the warehouse. His idea of getting up on the roof of the warehouse and camping out there to raise money was classic Mike -- a bit madcap, possibly a bit foolhardy, but full of fun and hard to resist. I will always remember him with a grin on his face, a greeting on his lips, and a song in his soul. We're far from reaching our goals; Mike left us far too early, and he is greatly missed, but his memory will help us keep moving forward as we continue to help each other restore the old buildings we love, and in doing so strengthening ourselves and our communities.

Julian Westerhout  
OHS President

## NEWSLETTER ENTERS 21ST CENTURY

This newsletter is the LAST printed newsletter you will receive unless you let us know that you must have that option. Due to the skyrocketing costs of printing and mailing we will only provide a truncated version of the newsletter to be mailed, and even then it will only be mailed if you specifically request that.

With that being said, we will be greatly expanding the size, coverage, features, How to's, and everything by making this an Internet version that will be e-mailed. Not only will this save greatly in costs but it will allow us to produce a newsletter product in color, with pictures, videos, links, an event calendar and much, much more.

We are very excited to update our newsletter format, but we need your help.

First, please let us know with a simple phone call if you wish to continue to receive the printed newsletter.

Second, if you can receive the newsletter online, just send us an email to make sure we have your current email address.

Third, if you have any items or articles you think should appear in the newsletter, email them to us... we really appreciate and value your input.

And last... THANK YOU for your help and support with this project to help us cut expenses while providing a superior product for all of our members. Thank you!

## MICHAEL RYBURN... WE WILL MISS HIM



The Ryburn Family, Old House Society, the city of Bloomington and the town of Normal, and all good and caring people of this world lost a great and wonderful man when Mike Ryburn suddenly passed away in November. He was a man whose energy, love, caring and friendship can never be replaced. I am sure you all join us in our fond memories of Mike... and remember—as long as we all remember, he will still be there. For all of you that have a special memory or story about Mike, please email them to us because we

would like to do a special section for those emails in our next E-Newsletter.

Thanks Mike. We will keep the shop running for you.

**You can find us at:**

**214 E. Douglas Street**

**Bloomington, IL 61701**

**309-820-0548**

**[coordinator@oldhousesociety.org](mailto:coordinator@oldhousesociety.org)**

**[www.oldhousesociety.org](http://www.oldhousesociety.org)**

*In hopes of starting this new year with a fresh outlook, we would like to revamp the newsletter. In keeping with a good compromise between our "professional" readers and those novices who would like to learn more about the organization that they support and its customs and terminology, we are attempting various articles geared towards various levels of interest and expertise. We hope you enjoy this new content format while gaining valuable information.*





## MEMBERSHIP FORM

*Our Mission: Promote and preserve buildings, landscapes, and neighborhoods more than 50 years old, and the communities and heritage they foster.*

### **Our Core Activities:**

Annual House Tours \* Quarterly Newsletter \* Gift to the Street Awards \* Web Site  
Workshops & Seminars Salvage \* Repairs \* Warehouse Supplies

Membership benefits include:

- ◇ Warehouse discounts
- ◇ Quarterly newsletter
- ◇ Meet people with similar interests
- ◇ Promote local heritage and traditional neighborhoods

Old House Society is an IRC Section 501(c)(3) not-for-profit organization. Your contribution is eligible for tax deduction.

Membership dues are paid on a calendar-year basis and expire each December 31.

Membership levels:

\_\_\_ \$25 Student/Retiree

\_\_\_ \$35 Individual

\_\_\_ \$50 Family

\_\_\_ \$100 Arthur Pillsbury

\_\_\_ \$250 Paul Moratz

\_\_\_ \$500 George Miller

\_\_\_ \$1,000 Rudolph Richter

\_\_\_ \$10,000 Lifetime Member

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Additional Donation: \_\_\_\_\_

Total Enclosed: \_\_\_\_\_

Payment Method:

Visa/MC # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Security Code: \_\_\_\_\_ Signature \_\_\_\_\_

Check enclosed (make check payable to "Old House Society")

I prefer installments (first installment enclosed). Please bill me for the balance:

Monthly  Quarterly  Semi-Annually

Mail to: Old House Society

P.O. Box 581

Bloomington, IL 61702-0581

or bring by the warehouse at 214 East Douglas St, Bloomington, IL 61701

***We greatly appreciate your support! Thank you!***

## NEWS FROM OUR NEIGHBORS

### What a great idea!

The historic 1920s post clock in downtown Clinton, IL was no longer keeping time, and its housing was deteriorating. To raise funds to repair the clock, the Dewitt County Restoration Association, in cooperation with the city of Clinton, came up with a unique idea: selling "time!" Thirteen individuals and businesses "bought" an hour, and hundreds more "bought" minutes to pay for the restoration effort. Another excellent example of what can be accomplished when the community comes together in unique and fresh ways!

Find out more at [www.dewittcountyrestoration.org/index.html](http://www.dewittcountyrestoration.org/index.html).



## THE ROOF IS ON...

A BIG BIG THANK YOU to all of our members and friends who donated to the "save our warehouse" fund. You did it! The roof has been redone and we are now drop and distraction free. As many of you know, this was a priority mission for Mike. I am very thankful to you all for making this happen.



## THANK YOU!

# GoodSearch

Goodsearch.com is a search engine powered by yahoo.com, which donates money to your specified non for profit agency, for each search you generate. There is nothing to download! Favorite [www.goodsearch.com](http://www.goodsearch.com) or set it as your homepage, add Old House Society as your charity and start searching! You can even add goodsearch as a search bar!

## ARCHITECTURE AROUND THE WORLD

### DID YOU KNOW?...

The City of Bloomington Historic Preservation Program was created in 1983 to protect the city's architectural and historical environment. To that end, historic zoning is categorized as "S-4" and requires historic preservation review of exterior changes to the property. A homeowner may request S-4 zoning (subject to various criteria) by submitting proper paperwork and fee to the City Clerk. Bloomington structures with S-4 zoning are also eligible for grants which may help offset the cost of maintaining or restoring the historic appearance of the structure--up to 50% of the project cost to a limit of \$2,500.00 may be reimbursed.

Find out more at <http://www.cityblm.org/historic/default.htm>.

Used by permission. City of Bloomington Historic Preservation Commission.



Bloomington Historic Preservation Commission



Sopot, Poland

The Old House Society warehouse contains 5,500 square feet of antique and reproduction building materials commonly found in Central Illinois from roughly the 1820s through the 1930s. We also carry supplies useful in restoration and period construction. Our inventory is always changing, so come in and see what's new! You can also call us at 309-820-0548 or email [coordinator@oldhousesociety.org](mailto:coordinator@oldhousesociety.org) with specific requests. We do accept Visa and Mastercard.

# High Volunteerism Can Mean Lower Unemployment Rates, Study Says

By Peter Bolton

States in which a big share of people volunteer, vote, and participate in other civic events tended to suffer the least-dramatic increases in joblessness during the downturn, according to a new report.

The study, by the National Conference on Citizenship and others, mined federal labor statistics and Census data from about 50,000 American households. It found that states that did well based on five measures—helping neighbors, volunteering, registering to vote, voting, and attending meetings—in 2006 did not face big rises in unemployment from 2006 to 2010.

States in which a high proportion of people helped their neighbors did best, followed by those with strong volunteering rates.

Alaska, Iowa, Kansas, Minnesota, Nebraska, North Dakota, South Dakota, and Vermont were among states with the highest rates of volunteering and some of the smallest increases in unemployment from 2006 to 2010. On the other end of the spectrum, the states with the lowest rates of volunteering and helping neighbors had the highest rise in unemployment during that time: Alabama, California, Florida, Nevada, and Rhode Island.

Source: *The Chronicle of Philanthropy*, [http://philanthropy.com/article/High-Volunteerism-Can-Mean/129109/?sid=pt&utm\\_source=pt&utm\\_medium=en](http://philanthropy.com/article/High-Volunteerism-Can-Mean/129109/?sid=pt&utm_source=pt&utm_medium=en)

Read the full report at <http://www.ncoc.net/unemployment-release>

## NEWS FROM OUR NEIGHBORS



### Frank Lloyd Wright Dana Thomas House Makes Grand Re-Entrance

For the millions of Frank Lloyd Wright enthusiasts around the world, 2012 brings to fruition the goals of 2011 to bring the Dana-Thomas House back to its former glory and for the people of Springfield, a chance to once again express our thankfulness that this Frank Lloyd Wright treasure sits in the very heart of our city.

The House re-opened for the holiday season in December, after being closed for most of 2011 for a \$2 million restoration project. Filled with over 100 pieces of original Wright furniture, windows and furnishings, the Dana Thomas House is considered to be one of his best "Prairie Style" designs and is an exquisite celebration of Wright's talents. Susan Lawrence Dana, who commissioned Wright in 1901 to create this work of art, would be thrilled if you included a visit to her showplace as one of your 2012 resolutions!

Source: *VisitSpringfield* [tourism.info@springfield.il.us](mailto:tourism.info@springfield.il.us) e-newsletter



### SITE OF THE QUARTER

**MYOLDHOUSEonline** 

[www.myoldhouseonline.com](http://www.myoldhouseonline.com)

If you love old houses, sharing old-house knowledge, or just plain showing off about your newest renovations, then this site is for you. A free, online forum-style community, this is the place to ask or answer questions about all things old-house. Members share videos, comments, suggestions and much more. Find or search for upcoming events in your area, or browse group activities. This web site has something for everyone, making it this quarter's Web Site of the Quarter.

# The Bottom Line

## Pre-mortem Estate Rulings

If you anticipate there might be a battle over your estate, you may be able to resolve certain issues in a pre-mortem hearing. A small but growing number of states are enacting laws that allow you to force individuals to file legal contests regarding a will or a trust while you are still alive. Generally, beneficiaries and the disinherited have a specific number of days after notification of the contents of the will or trust to act. Then they are generally barred from contesting the will or trust (in the same jurisdiction) after your death.

Source: *MasterWatch, Inc.*  
(March 20, 2011)

## Delaying Retirement

According to the 2011 Retirement Confidence Survey, 20% of workers say the age at which they expect to retire has increased in the past year. Reasons for postponing retirement include the poor economy, a lack of faith in Social Security, changes in employment situation, and finances. The number of current workers who plan to work for pay during retirement has risen from 70% in 2010 to 74% in 2011. However, only 23% of surveyed retirees reported working for pay since they retired.

Source: *Employee Benefit Research Institute* (2011)

## Giving the Gift of Real Property

Do you own a valuable residence that you'd like to transfer to your family for estate planning purposes? Transferring the property to a qualified personal residence trust (QPRT) would allow you to minimize gift taxes and continue to occupy the residence during the term of the trust.

A QPRT can be used for your main residence or a vacation home. The trust must be irrevocable. You can continue to live in your house or use your vacation home rent free for the term of the trust. During that time, you'll continue to pay the property taxes, mortgage expenses, insurance, and maintenance costs and still be entitled to deduct qualified mortgage interest and real estate taxes on your income-tax return.

### A Less Expensive Gift

When you transfer your residence to the trust, you are making a taxable gift. However, the amount of the taxable gift generally will be significantly less than the fair market value

of your home. Why? Because you can subtract the value of your right to occupy the residence rent free for the trust term from the fair market value of the residence. And your gift- and

estate-tax exemption (currently \$5 million), if available, may be applied to the gift, which could reduce or eliminate your gift-tax liability.

### Future Consequences

If you want to stay in your home after the trust term ends, you may be able to lease it from your beneficiary and pay fair market rent to avoid disqualifying the original arrangement. As long as you

outlive the trust's term, the property's value won't be included in your estate for federal estate-tax purposes. However, if you don't outlive the trust term, the property will remain in your estate, and the estate-tax consequences would be the same as they would have been if you hadn't created the trust.



A personal residence trust can be a useful estate planning tool.

## Cut Costs with Community College

If you're looking for ways to cut college costs, consider having your child start at a community college. After completing two years, your student can transfer to a four-year school, obtain a degree from that institution, and in the process save significantly on tuition and other costs.

It's important to do your homework before deciding whether attending community college is right for your student. You'll want to contact the four-year school your student hopes to

attend and graduate from to find out what its policies are for transfer students. How many transfer students are accepted? Which credits can be transferred? Which classes should the student take at the community college?

Generally, it's wise to have your student enroll in a community college with a significant number of graduates who transfer to four-year schools. Having an advisor familiar with the transfer system can be helpful.

"Giving the Gift of Real Property" article from *FourBits*, vol. 16, no. 5, Oct/Nov 2011

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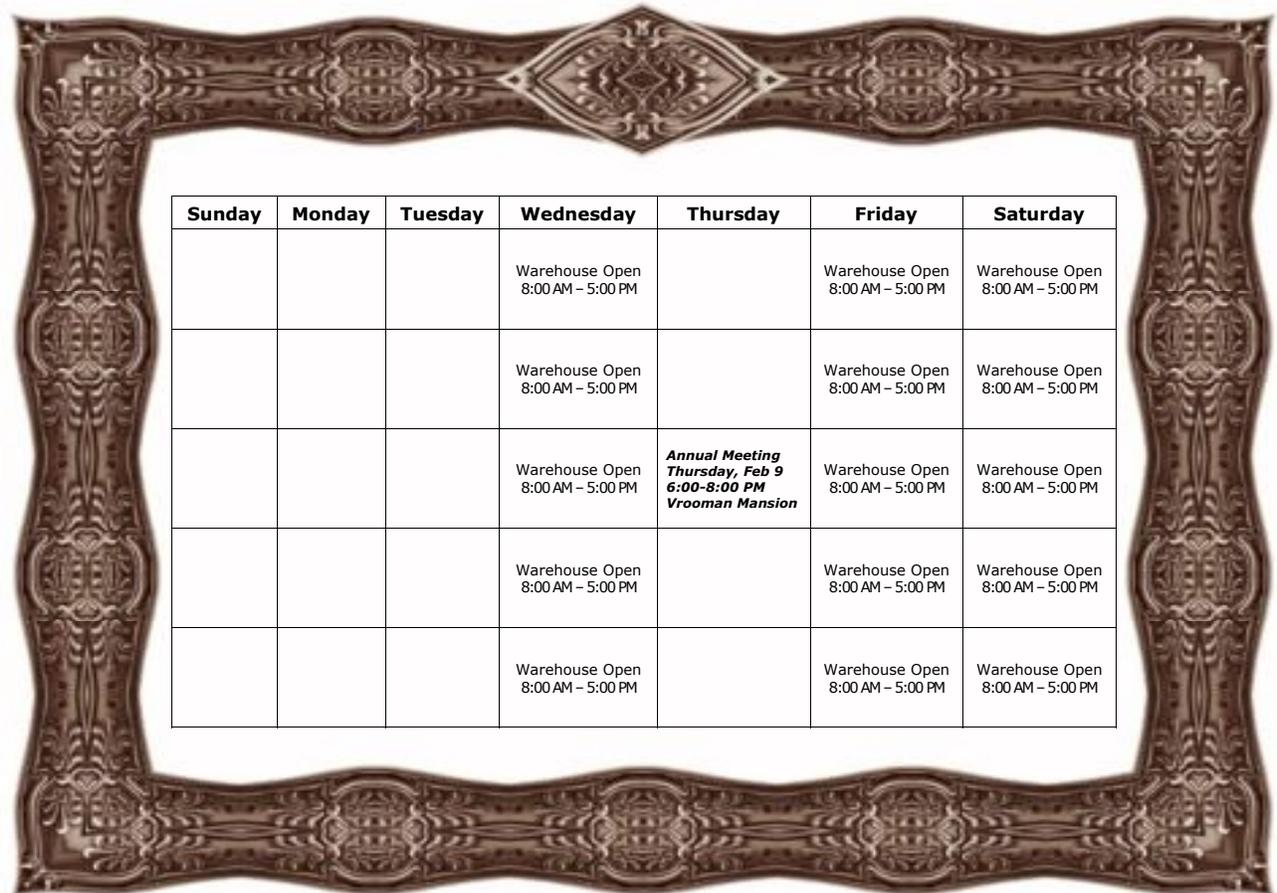
# QUARTERLY NEWSLETTER WINTER 2012



Old House Society  
P.O. Box 581  
Bloomington, IL 61702-0581

NON PROFIT ORG  
US POSTAGE PAID  
PERMIT 70  
BLOOMINGTON, IL

RETURN SERVICE REQUESTED



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			Warehouse Open 8:00 AM – 5:00 PM		Warehouse Open 8:00 AM – 5:00 PM	Warehouse Open 8:00 AM – 5:00 PM
			Warehouse Open 8:00 AM – 5:00 PM		Warehouse Open 8:00 AM – 5:00 PM	Warehouse Open 8:00 AM – 5:00 PM
			Warehouse Open 8:00 AM – 5:00 PM	<b>Annual Meeting Thursday, Feb 9 6:00-8:00 PM Vrooman Mansion</b>	Warehouse Open 8:00 AM – 5:00 PM	Warehouse Open 8:00 AM – 5:00 PM
			Warehouse Open 8:00 AM – 5:00 PM		Warehouse Open 8:00 AM – 5:00 PM	Warehouse Open 8:00 AM – 5:00 PM
			Warehouse Open 8:00 AM – 5:00 PM		Warehouse Open 8:00 AM – 5:00 PM	Warehouse Open 8:00 AM – 5:00 PM