

2012 Historic Preservation Awards Script

November 13, 2012

Unity Temple

The Historic Preservation Commission awarded six projects who represent some of the best preservation work in the Village of Oak Park during 2012. The projects range from restoration of missing or damaged features, to the re-use of vacant commercial buildings. We'd like to thank our judges

- *Larry Shure, Landmarks Division, City of Chicago*
- *Karla McWilliams, Preservation Planner, City of Geneva*
- *Delph Gustitus, Environ International Corp. in Chicago*
- *Andrea Terry, Bauer Latoza Studio in Chicago*

for their assistance in difficult process of selecting this year's award-winning projects.

128 CHICAGO AVENUE – REHABILITATION

Colleen Maia (owner)

The two-story commercial and residential building at 128 Chicago was constructed in 1905. The building had formerly been a small grocery food store and an artist's studio when it was purchased by Colleen Maia in 2011.



The building was rehabbed to create the **Bee Home and Garden** store on the first floor and an apartment on the second floor. The project included adding a new roof, new interior kitchens and baths, hardwood floors, and store fixtures, new interior and exterior painting, and a new storefront, signage, and goose-neck lighting. The new design is an architectural appropriate to the historic character of this 107-year old building, while bringing much-needed vitality and new life to this under-utilized building on the east end of Chicago Avenue.

The HPC is proud to present

- **Colleen Maia**
with a 2012 Historic Preservation Award for Rehabilitation.



130 S. OAK PARK AVENUE – ADAPTIVE USE

Oak Park Township (owners)

Frank Heitzman (architect)

Construction Solutions (contractor)

The two-story commercial building at 130 S. Oak Park was constructed in 1922. Oak Park Township purchased the vacant building in 2011 and converted it into the new Senior Services facility. After a \$2.1 million public investment, the new office and meeting facility opened on August 11, 2012.



The goal was to maintain as much of the historic interior and exterior as possible, adding new windows facing the alley, and upgrading the appearance and functionality of the rear of the building through the construction of a two-story addition.



The project preserved the exterior terra cotta and brick façade. A rear addition made the building ADA accessible and allowed for the repair and restoration of the historic interior second-floor offices.



The project also featured a number of sustainable features, including the contribution of useable surplus materials to the ReBuilding Exchange, new insulation and a white roof, use of locally sourced brick, high efficiency heating and cooling, natural ventilation and lighting (photo of cafeteria with new window openings along the alley).....



....lighting control through use sensors, low water flow fixtures, using recycled materials, bicycle parking, and tree preservation instead of expanding parking. The result is an attractive reuse of a prominent historic commercial building in the Avenue Business District.

The HPC is proud to present:

- **Oak Park Township,**
- **Frank Heitzman and**
- **Construction Solutions**

with a 2012 Historic Preservation Award for Adaptive Use.



200-224 S. MAPLE AVENUE / 1124 PLEASANT STREET – RESTORATION

Pleasant Maple Condominium Association (owners)

Douglas Gilbert (architect)

Historic Home & Window Restoration (contractor)

The 48-unit 4-story apartment building (now condos) was designed in 1929 by architects Leichenko & Esser in the Georgian Revival style. The Decker Building is one of the largest vintage residential buildings in Oak Park. In 2000 the Condo Association conducted a study on whether to repair or replace their 850 original wood windows.



The study compared repair to replacement with aluminum-clad wood windows or aluminum windows, and determined that it would be 19% less expensive in the long term to paint and maintain the original windows. Since that time, the Board's resolve to maintain the original windows remained firm, despite the need for thorough repairs.



The Condo Board hired **Historic Home and Window Restoration** out of Aurora to begin a window restoration project in the fall of 2011. The windows were in good physical condition, but needed repairs to the glazing putty, sills, and trim. In addition to repainting, the contractor also replaced weatherstripping and broken sash cords, which improved the overall ease of operation and thermal efficiency.



All existing metal storm windows were removed in order to scrape and strip the windows and sills, conduct repair work, then prime and repaint the windows. The storm windows were reinstalled after the work was complete. Individual unit owners determined whether the additional repair and interior painting would be done.



The Condo Board was advised throughout the project by preservation architect Douglas Gilbert, who is also a resident of the building. The result is a stately, historic building retaining its original historic character, while extending the life of its original windows another 50+ years.

The HPC is proud to present:

- **Pleasant Maple Condominium Association,**
- **Douglas Gilbert and**
- **Historic Home and Window Restoration**

with a 2012 Historic Preservation Award for Restoration.



PLEASANT HOME FENCE, MILLS PARK – RESTORATION

Park District of Oak Park (owner)

Pleasant Home Foundation (partner)

Terra Engineering (engineers)

Garapolo-Maynard Architects (architects)

Midwest Fence (contractor)

Restore Masonry (contractor)

Pleasant Home (John Farson House) was designed in 1897 by architect George Maher in the Prairie Style. It is a National Historic Landmark and Oak Park Historic Landmark. George Maher also designed the steel fence, which is mounted on a limestone plinth supported by a stone foundation, and was completed in 1901. The 110-year old fence and foundation had undergone serious deterioration and required restoration.



The work included careful removal of the fence panels on the north and east sides of the park, and restoration and painting of the panels offsite, including the removal of existing paint, rust and scaling. Midwest Fence then repaired the fence and replaced some deteriorated pickets and other components to match the original. Following stripping and repair, the fence was primed with a zinc-rich primer and painted with a high performance epoxy coating.



The limestone plinth supporting the fence was cleaned and repaired. Sections of the stone foundation required replacement, and the limestone plinth was reset on the foundations using stainless steel dowels to minimize future movement of the fence. Several stone piers were repaired and reset due to shifting, and received new concrete foundations. All mortar matched the original.



Upon completion, the restored steel fence panels were set on the limestone plinth. Existing holes in the plinth were reused and filled with non-shrink grout to securely fasten the fence.



Completing the restoration of the George Maher-designed fence around Mills Park allowed the Park District to maintain the Pleasant Home National Historic Landmark and continue to showcase a world-class example of Prairie style architecture.



The Park District of Oak Park has set an example for historic preservation by restoring the fence to original condition using innovative methods, ensuring the fence will be enjoyed for years to come.

The HPC is proud to present:

- **The Park District of Oak Park,**
- **Pleasant Home Foundation,**
- **Terra Engineering,**
- **Garapolo/Maynard Architects,**
- **Midwest Fence and**
- **Restore Masonry**

with a 2012 Historic Preservation Award for Restoration.



209-211 S. ELMWOOD AVENUE – RESTORATION

Vivian O'Dell and Colette Morrow (owners)

Fortune Restoration (contractor)

The two-flat at 209-211 S. Elmwood was designed in 1905 by architect E. E. Roberts in the Prairie style. The house was originally designed to blend into its single-family neighborhood context. At some point in the past the entire building was wrapped in aluminum siding and the windows in the front dormer were altered and covered.



The project involved removing all of the aluminum siding off the front façade and front porch of the house and restoring the stucco siding and wood trim based on the original drawings in possession of the owners. This allowed Fortune Restoration to recreate the center dormer window and match the stained glass design of the smaller windows which had been covered.



In addition, the front porch stucco columns were repaired by removing deteriorated wood supports, removing cracked concrete footings, pouring new concrete footings, rebuilding new wood supports, and installing new wood and stucco column to match the original stucco texture.



Finally, stucco on the main house façade required repair, removal and replacement where necessary. New backing was inserted where needed, and all the paint was stripped from the surface. All wood trim and wood windows were stripped and repainted, and all stucco was painted and coated. The result is an incredible transformation not only for the house, but also for the surrounding properties and the block.

The HPC is proud to present:

- **Vivan O'Dell and Colette Morrow, and**
- **Fortune Restoration**

with a 2012 Historic Preservation Award for Restoration.



701 S. ELMWOOD AVENUE – RESTORATION

Alex Harris and Stefanie Glover (owners)

Joseph Trojanowski (architect)

P.A.T. Contracting (contractor)

The *Seward Gunderson House* was designed in 1907 architect by Frank O. DeMoney in the Dutch Colonial Revival style. The house was constructed for Seward Gunderson, one of the prominent Gunderson Brothers who developed several areas of Oak Park.



The lower portion of the house was covered with aluminum siding in the past, and the front porch had been enclosed.



New owners Alex Harris and Stefanie Glover purchased the house in 2010 and looked to restore it back to its original appearance.



Removal of the siding uncovered the original wood siding, as well as areas where decorative wood trim had been removed.



Fortunately, numerous historic photos of this prominent house were available to the owners, architect and contractor, which allowed them to recreate missing trim elements.



Historic photos were also vital in the design and reconstruction of the original open front porch. All of the wood siding and wood shingles were repaired or replaced as needed, stripped and repainted.



The result is another dramatic transformation of an architecturally significant and historically important home, which is prominently located at the corner of Elmwood and Jackson.

The HPC is proud to present:

- **Alex Harris and Stefanie Glover**
- **Joseph Trojanowski, and**
- **P.A.T. Contracting**

with a 2012 Historic Preservation Award for Restoration.



2012 HISTORIC LANDMARKS

241 S. Elmwood Avenue

Owners – John & Mykael Moss
1909, architect E. E. Roberts
Prairie style



410 N. Kenilworth Avenue

Owners – Roger & Mary Walters
1908, architect Lawrence Buck
English Arts and Crafts style



743 Columbian Avenue

Owners – Steve & Cathie Fuglsang
1915, architect John S. Van Bergen
Prairie style

