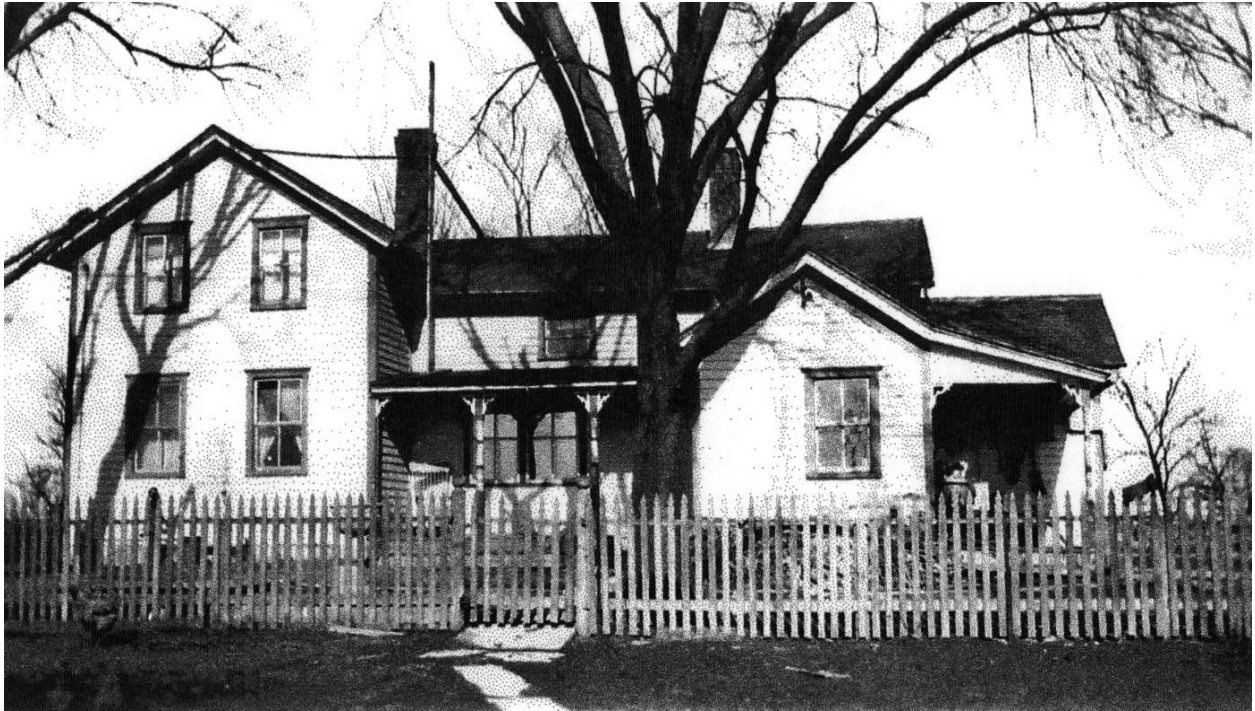


**Stellwagen Family Farm
Exterior Restoration Recommendation Report**



Prepared for:
The Village of Orland Park

Prepared by:
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March 28, 2014

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INTRODUCTION

Project Summary

Located at 17701 S. 108th Avenue, the Stellwagen Family Farm has been acquired by the Village of Orland Park and was previously owned by the Stellwagen family for over 140 years. The farmstead is managed and maintained through a cooperative effort between the Stellwagen Family Farm Foundation (Foundation), the Village of Orland Park (Village) and the Open Lands Corp. McGuire Igleski & Associates, Inc. (MIA) was retained by the Village to provide this report, which consists of the following: existing condition assessment, recommendations for exterior restoration, and recommendations related to providing public access to the house, including ADA and other code considerations.

The Stellwagen Family Farm is designated as a local landmark and is recognized to be one of the most complete surviving farms in the township from this time period. This farm is important as a representation of Orland Park's early agricultural history, particularly as the historically rural character of this area continues to be transformed by new commercial and residential development.

The existing farmhouse is believed to have been constructed prior to 1860 with later additions completed by 1917 and possibly as early as 1870. Adjacent to the farmhouse are various outbuildings, barns and other structures that historically supported farming operations. Restoration of these outbuildings and structures was completed in 2013 with carpentry work and much of the labor performed by the Stellwagen and Maue families. The overall site is 60 acres in size, with the farmhouse and other buildings located at the southwest corner of the property.

The property is planned to be opened to the public as a working farm to demonstrate farming during the depression era. The farmhouse is planned to be restored to the time period of 1917-1927. Current plans for use of the farmhouse include a museum and welcome center with toilet facilities.

Methodology

This recommendation report was prepared by MIA based on analysis of existing conditions, as observed on site March 11, 2014, and based on existing documentation provided by the Village and by Stellwagen family member, Betty Maue, nee Stellwagen. Betty grew up in the farmhouse and her parents were the last owners before it was acquired by the Village. Betty met MIA on site and provided an interior tour of the farmhouse while answering questions and sharing her knowledge about the history and development of the farm and farmhouse. MIA observed all floors of the house, including the basement. During the site visit, Betty also shared documents and photographs of the farm including family photo albums and a book prepared by the Stellwagen family documenting the history of the farmstead. MIA observed the exterior of the house from grade at all facades. No material testing was performed and no investigative openings were made.

Other documentation reviewed included the "Orland Rural History Survey" prepared for the Village of Orland Park by Anne McGuire & Associates in 1995. Documentation provided by the Village included a plat of survey, topographic map and an illustrated concept plan for the site. A programmatic plan for the farm is not yet available as the Foundation is just beginning its master planning process.

HISTORIC DEVELOPMENT AND RESTORATION GOALS

Chronology of Development

Original Construction and Early Additions

Original documentation does not exist to pinpoint the exact construction date of the house and its additions. However, based on recorded histories of the Stellwagen family, the original house existed on the property when acquired by Mathias Stellwagen in 1860. An 1861 plat of this area shows a structure at the location of the present house, on 60 acres of land owned by "Stillwagon." The 1851 plat of this area shows no structures on this property.

Based on physical evidence, the original house appears to have been T-shaped in plan and likely consisted of the 1 ½-story, side-gable portion of the house that faces west and the shorter, 1 ½ story extension off of the back. Multiple additions were later added at the back and sides of the original house. These are thought to have been made using existing structures from adjacent properties after those properties were acquired by the family. As was common practice, existing buildings and materials were repurposed rather than demolished and thrown away. Photographic documentation shows the additions in place by at least 1917; however family history indicates that these additions may be as early as 1870. Observation of the existing foundations indicates a series of additions made at different times. The original foundation under the T-shaped portion of the house is of stone, while foundations at the additions consist of concrete block and multiple concrete pours.

Alterations

The overall form of the house appears to have remained unchanged since the early additions were completed; however changes have been made to selected exterior features and materials. This includes replacement of the front (west) porch, enclosure of the rear (east) porch and modification of the side (south) porch. Alterations at all porches include removal of original wood decks and replacement in concrete. Most original wood porch posts, brackets and railings have also been removed, with a few posts remaining at the south and east porches. The exterior of the building has been clad with aluminum siding that was installed prior to 1995. This siding covers historic window openings at the second story of the north facade. Other alterations include the loss of one brick chimney, installation of new asphalt shingles at the roof, new gutters and downspouts and installation of newer aluminum storm doors and storm windows. Finally, flagstone paths that historically led from the house are either in part missing or covered.

Restoration Period

The Stellwagen Family Farm Foundation has identified the time period of 1917-1927 as the target restoration period for the farmhouse. Current planning goals intend for the property to represent a depression-era farm. The selected restoration period of 1917-1927 would return the house to its appearance just before the Great Depression. After 1927, the house was not altered much until the 1940s when new siding was installed and alterations were made to the porches.

EXISTING CONDITIONS

Site Description

The farmhouse is located toward the southwest corner of this 60 acre property, which is a portion of the historic farmstead. The house is set back approximately 80 feet from 108th Avenue. Adjacent to the house are various outbuildings, barns and other structures that supported farming operations. Restoration of these buildings and structures was completed in 2013.

The farmhouse is irregular in plan and consists of an original T-shaped section with various additions added to the side and rear of the building. The original section of the house is 1 ½ stories tall, with a front, side-gabled portion facing 108th Avenue and a shorter wing extending off of the back. One story additions were added off of the rear wing and consist of: a shed-roof addition along the full north facade of the rear wing and two gabled additions extending from the southeast corner of the rear wing.

Exterior Description and Condition Assessment

Foundation

The house has a full basement under its original, T-shaped section. The foundation here is of Joliet limestone rubble with cut Joliet limestone visible above grade. The shed-roofed addition along the north facade and the kitchen addition at the southeast corner have crawl spaces beneath and exposed foundation walls of historic concrete block. The bathroom addition at the east facade has a poured concrete foundation.

The stone and concrete foundations throughout are original to the construction of the house and its additions. These foundations are in good condition overall; however areas of cracked and missing mortar were observed.

Exterior Access to Basement

Two hatches exist at the back of the house, adjacent to the bathroom addition. These hatches historically provided access to a basement stair and a coal bin. The covers to these hatches show signs of deterioration.

Roofs

The house is roofed with a combination of gabled and shed-roofs that are of wood frame construction and sheathed with asphalt shingles. The original section of the house has gabled roofs, with a side gable at the front and a lower gable extending over the back wing. Shed roofs extend over the north addition and the south porch. The bathroom addition has a gabled roof. The kitchen addition also has a gabled roof, with a shed-roof extension covering the back porch.

The existing roof forms are original to the house. The roofs have been sheathed with newer asphalt shingles, which are in good condition overall. The roof over the original rear wing was observed to be sagging.

Chimneys

A square, brick chimney is located near the intersection of the gabled roofs at the original portion of the house. This chimney is of textured brick, likely dating to the 1920s or later. The chimney appears to be in fair condition with limited open mortar joints observed.

Gutters and Downspouts

Aluminum gutters are strapped to the roof edges throughout and attach to aluminum downspouts. These are not original and were likely added when the new aluminum siding was installed. The gutters and downspouts appear to be in good condition and are serving their intended purpose.

Siding

The exterior facades are clad with aluminum siding that includes aluminum trim pieces around windows, soffits at roof overhangs and fascia pieces at roof ends. This siding covers two historic window openings at the second floor level of the north facade. An area of historic wood clapboard siding with wide board trim remains at the interior of the enclosed back porch.

The existing aluminum siding is not original to the house and was installed prior to 1995. The siding was found to be in good to fair condition. Areas of siding have been pulled up at the east side of the building, possibly to see if any original wood siding exists underneath. MIA could not determine if the original wood clapboards remain under the aluminum siding.

The original wood clapboard siding at the interior of the enclosed back porch is in good condition and shows the original dimensions of the siding and trim. The clapboards have a 4" reveal.

Windows

Most original windows remain and consist of wood hung sash throughout with in-swinging awning and fixed windows at the basement. Two windows in the kitchen are non-historic replacements. The original wood windows consist of various light configurations. Throughout, the windows have a variety of operating and locking hardware. Some windows are counterbalanced and have weight pockets and sash ropes, while other windows have pins that are used to hold the windows in an open position. Sash locks at some windows consist of latches at the meeting rails while other windows have a push button mechanism at the jamb. Wood storm windows remain at selected window openings while others have newer aluminum storm windows or acrylic panels installed.

Overall the windows are in good to fair condition. Selected windows were operated and the hardware continues to function.

Doors

Wood doors are located at each of the three historic entrances to the house. These doors are wood, stile and rail doors with inset panels. A historic storm door remains at the front, west door and a historic wood screen door remains at the rear, east door. The exterior door of the rear, enclosed porch is a wood panel door that has been salvaged and repurposed from elsewhere.

The existing wood doors at the west and south entrances are historic to the selected restoration period. However, the main door at the rear kitchen entry may have been installed at a later date. The style of

this door, with six horizontal panels, and the type of lockset hardware indicate that the door is likely from a later period. The screen door at this entrance is historic to the restoration period, but may have been moved from a different entry. Finally, the exterior door of the rear, enclosed porch was likely installed in the 1940s, when the porch was enclosed.

The main entry door at the rear kitchen entrance has a stained finish, while all other wood doors have been painted. The historic doors are in fair condition with areas of joint separation and damage noted. A newer aluminum storm and screen door has been installed at the south entrance.

Porches

Porches are located at the west, south and east sides of the building. The front, west porch consists of concrete steps sheltered by a gabled porch roof that is supported by wood brackets. The side, south porch is located within the setback of the main house and is a wide, open porch covered with a shed roof. The porch steps and deck are of concrete and the porch roof is supported with two historic, wood porch posts. The rear, east porch is enclosed, with one historic porch post visible at the interior. The porch steps and deck of the rear porch are of concrete.

While the porch locations are all original, the porches have been altered from their original appearances.

RESTORATION RECOMMENDATIONS

Treatment Approach

Restoration of the farmhouse to the 1917-1927 time period will require removal of added, non-historic materials, preservation and repair of existing historic materials and replication of missing materials and features. In order to serve as a museum and welcome center, certain improvements will also need to be made. Specifically, this includes providing an accessible route and new toilet rooms for visitors per applicable state and federal codes. Parking is planned to be provided further north of the house, with access to the house via walking paths along 108th Avenue and elsewhere throughout the property.

Restoration and rehabilitation work at the farmhouse should follow the Secretary of the Interior Standards and Guidelines for Rehabilitation. These standards have been adopted by state and local agencies across the country, including the Orland Park Historic Preservation Review Commission (HPRC), to guide the treatment of historic properties. The Rehabilitation Standards assume that some level of repair and alteration is needed in order for a building to accommodate an efficient contemporary use; however, repairs and alterations must not damage or destroy materials or features that are important in defining a building's historic character.

Existing historic materials at the farmhouse should be retained and repaired to the greatest extent possible. As a building built over time, these materials tell the story of how this farmhouse has evolved and how various materials and structures were repurposed to build additions onto the house. All restoration work should be guided by existing physical evidence, photographic documentation and the existing written and oral histories on the house.

Analysis and Recommendations

Foundations

The existing foundations at the house should remain exposed above grade. The various existing foundation materials reveal the chronology of how and when the various additions were added. The level of the grade should be corrected and lowered to remove soil that extends higher than the sills of the basement windows.

Repair existing foundations. The exposed limestone foundation requires full repointing at the exterior. At the interior, areas of deterioration should be deeply repointed. The concrete block foundations require only selective repointing to repair existing cracks.

Exterior Access to Basement

Restore basement access hatches at the back of the house. Repair or replacement should be based on photographic documentation and physical evidence. Secure hatches to prevent unauthorized access.

Roof

Photographic documentation shows that the house was originally roofed with wood shingles. By 1940, these were replaced with green, weather-lock tab, asphalt shingles. While installation of wood shingles to replicate the house's original appearance may be desirable, the quality of modern wood products is not as good as historic, old-growth lumber. Installation of new, historically accurate wood shingles should be carefully evaluated, as some new wood shingle products have not performed well.

Alternatively, new asphalt shingles could be installed that more closely replicate the appearance of a wood shingled roof. No matter which type of roof is installed, make sure to get a warranty.

Chimneys

Perform selective repointing to repair areas of missing, loose or cracked mortar at existing chimney.

The existing chimney appears to have been rebuilt at some point in time. Photographs from the 1940s show a taller chimney with a corbeled profile at this location. A second chimney was historically located within the rear wing, between the kitchen, dining room and stair. This chimney reportedly fell over during a storm and was not replaced. Both historic chimneys existed until at least 1940. For historical accuracy in the planned restoration, reconstruction of both chimneys may be considered; however this is not a high priority.

Gutters and Downspouts

Photographic documentation shows hanging, half round, galvanized gutters throughout. As part of the restoration program, new gutters and downspouts should be installed that are more compatible with the historic character of the house. Design of the new gutters and downspouts should be based on historic documentation. Installation of new gutters and downspouts should be done in coordination with the restoration of the exterior wood clapboards.

Siding

The house and additions were historically clad with wood clapboard siding that had wide board trim at the corners and eaves. Windows and doors also had wood trim with a simple profile at the head. By 1940 a composite type siding was applied to the facades. This was replaced or covered over when the existing aluminum siding was installed.

To restore the historic appearance of the farmhouse, the existing aluminum siding should be removed and the wood clapboard siding and trim should be restored or reconstructed based on existing documentation and physical evidence. Conduct an investigation to determine whether wood clapboard siding still exists under the existing aluminum siding. This will require making openings at various locations to analyze the potential extent and condition of any existing wood clapboards and trim. If historic siding and trim exists and is in good condition it should be retained and repaired. Historic siding and trim that is missing or damaged beyond repair can be replaced with new wood elements that match the appearance of the historic clapboards and trim. Elements such as clapboard reveals, trim locations, profiles and widths should match the appearance of the historic siding and trim. In addition to existing physical evidence, restoration work should be guided by photographic documentation.

Windows

Retain and repair existing wood windows, retaining the unique and varied configurations at each window opening. This includes preservation of the various light configurations, different types of operation and hardware specific to each window. Remove non-historic kitchen windows and replace with wood windows designed to replicate the historic windows as they appeared during the restoration time period.

Restore existing wood storm windows. Replace existing aluminum storm windows with wood storm windows.

Uncover all window openings that are presently covered. These include the second story windows at the north facade that are covered with siding and the basement windows that are blocked with insulation.

Photographs from 1917 show shutters at windows of the west facade only; however these were removed by ca. 1925. Consider restoration of shutters at the west facade.

Doors

Retain and repair historic wood entrance doors, front storm door and rear screen door. Remove the non-historic aluminum storm door at the side entrance. Perform additional research to determine the historic appearance of the rear kitchen entry. For historic accuracy, consider replacement of the rear, kitchen entry door with a new wood door that would replicate the appearance of this entry during the restoration period.

Historic photographs show what appears to be an additional exterior door from the south porch into the kitchen. Review existing photographs and conduct an onsite investigation to determine whether evidence of this door opening remains and to determine historic appearance of this opening. Reconstruct this opening with a new wood door, and screen door if applicable, to match the historic appearance. The historic screen door at this opening may or may not be the door that is currently installed at the rear kitchen entry. Further analysis of photographs should be performed to confirm this. This recreated exterior door opening at the south porch could remain walled off at the interior if required by programming needs.

Porch

All porches were historically open with wood decks and steps, turned posts and decorative brackets. The front porch also had a gabled roof with decorative wood shingles and a wood balustrade, which appear in photos as late as ca. 1925. The rear, east porch was enclosed sometime between 1943 and late 1946.

Retain existing historic porch materials and restore the porches to their historic appearance. Restoration design should be based on photographic documentation and existing physical evidence. For example, removal of the existing aluminum siding may reveal outlines of where porch elements were historically located. Porch restoration includes removal of existing concrete steps at all porches and reconstruction of wood steps and decks based on existing documentation.

Paint Analysis

The house is presently clad in white siding and most wood elements are painted white; however green paint was noted at doors and at concealed portions of window frames. Conduct paint analysis at exterior wood elements including windows, doors, porch posts, siding and trim to determine chronology of paint colors used on the house. Use these findings to select a paint scheme for the house that would be appropriate to the restoration period.

Site

Restore historic flagstone walks and integrate them into a new accessible route to the house. Perform investigation, including selective excavation, to determine extent of existing flagstone walks. Restore existing walks and recreate areas where flagstones are missing.

Photographs from 1917 show a picket fence at the south side of the house. The historic extent of this fence is unknown. Photographs show that the fence was replaced by 1940. As part of the restoration plan, reconstruction of this historic fence could be considered. Perform additional research to determine extent of historic fence and date that it was removed.

Alterations for New Use

At the interior, the center dining room area and the living room and bedroom to the west are together the largest open space in the house. This space is the most logical location for museum and welcome center activities. To accommodate this use, alterations are needed to meet code requirements.

To meet state and federal accessibility codes, an accessible route, entrance, toilet facilities and drinking water will need to be provided. An accessible entrance would be best accommodated at the south entrance. The existing door can be rehung on offset hinges to provide code required clearance. To access the entrance, a bermed walk (maximum slope of 1:20) can be provided up to the south porch. Two toilet rooms would be required by code. One solution would be to renovate the existing bathroom to accommodate one of the toilet rooms and renovate the northeast corner bedroom for the other.

Before work begins on the interior, an evaluation of the framing and an analysis of the future occupancy and loading should be completed. The floor framing of the house is not robust and deflection was noted at several floor and roof areas. If needed, structural reinforcement can be added.

SECRETARY OF THE INTERIOR'S STANDARDS

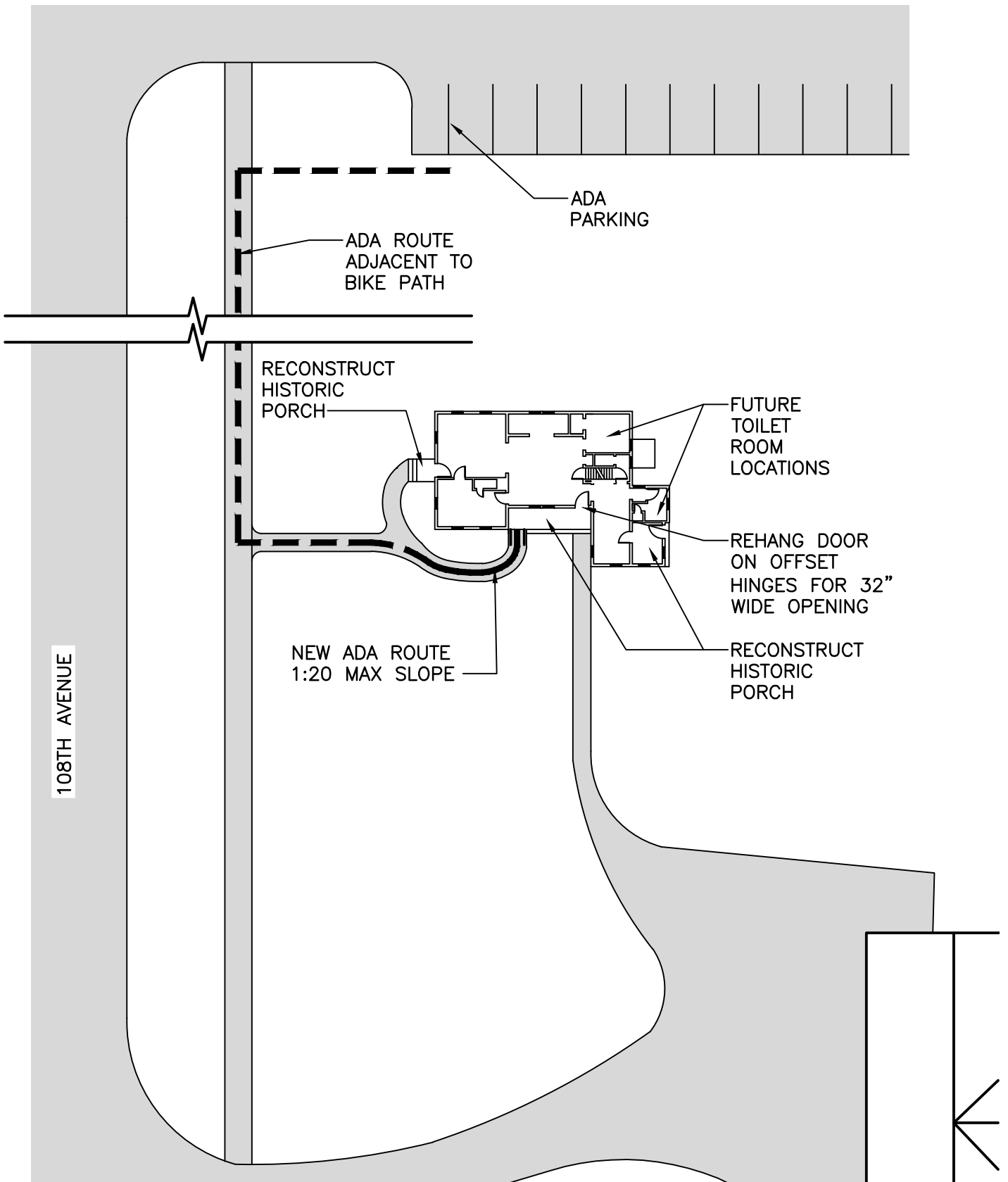
The Secretary of the Interior's Standards were established to assist the agency in evaluating the appropriateness of proposed changes to historic buildings. The Standards have been adopted by state and local agencies across the country, including the Orland Park Historic Preservation Review Commission (HPRC), to guide the treatment of historic properties. The Standards consist of multiple treatment approaches including Preservation, Rehabilitation, Restoration and Reconstruction. The Rehabilitation approach is the most widely applied Standard for evaluating proposed changes to historic buildings. The Rehabilitation Standards assume that some level of repair and alteration is needed in order for a building to accommodate an efficient contemporary use; however, repairs and alterations must not damage or destroy materials or features that are important in defining a building's historic character.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix A

Sketch Plans

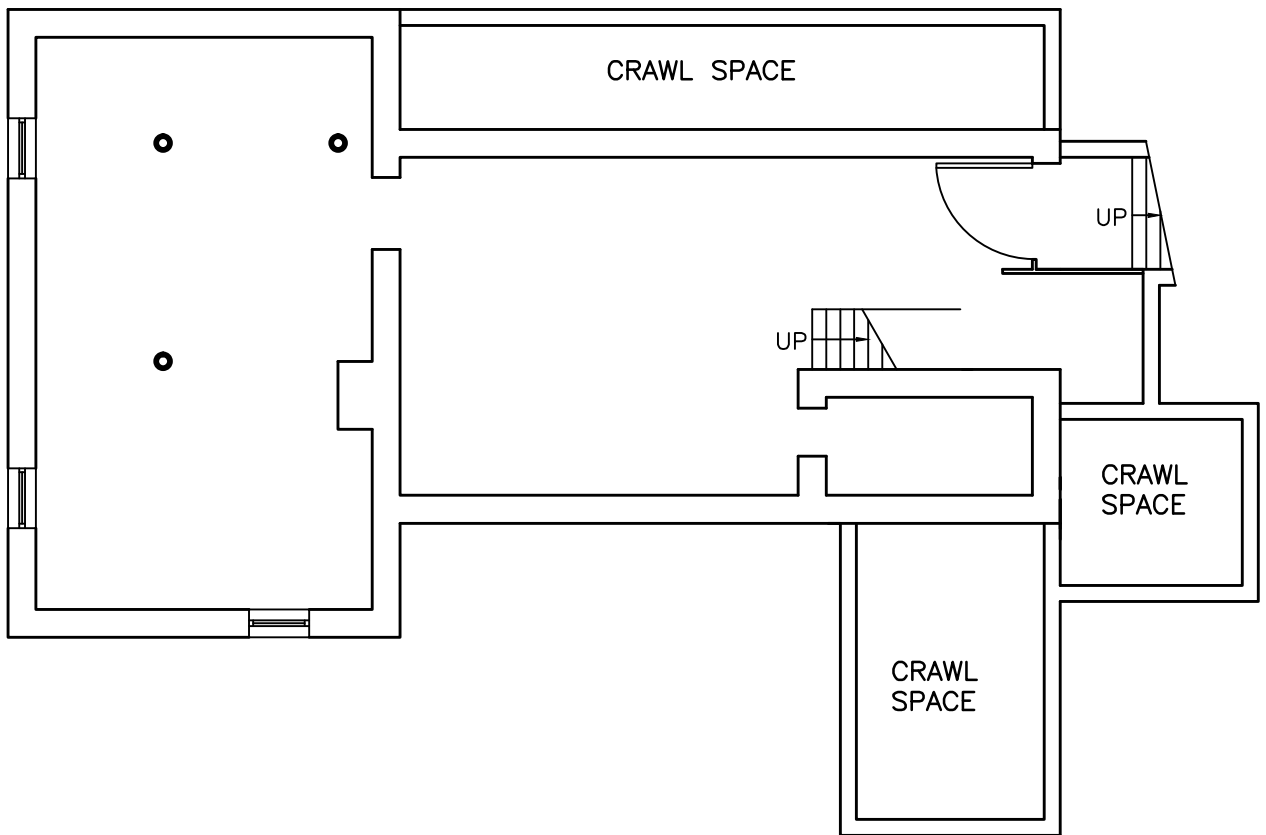


PROPOSED SITE PLAN FOR HOUSE AREA

SCALE: 1"=30'



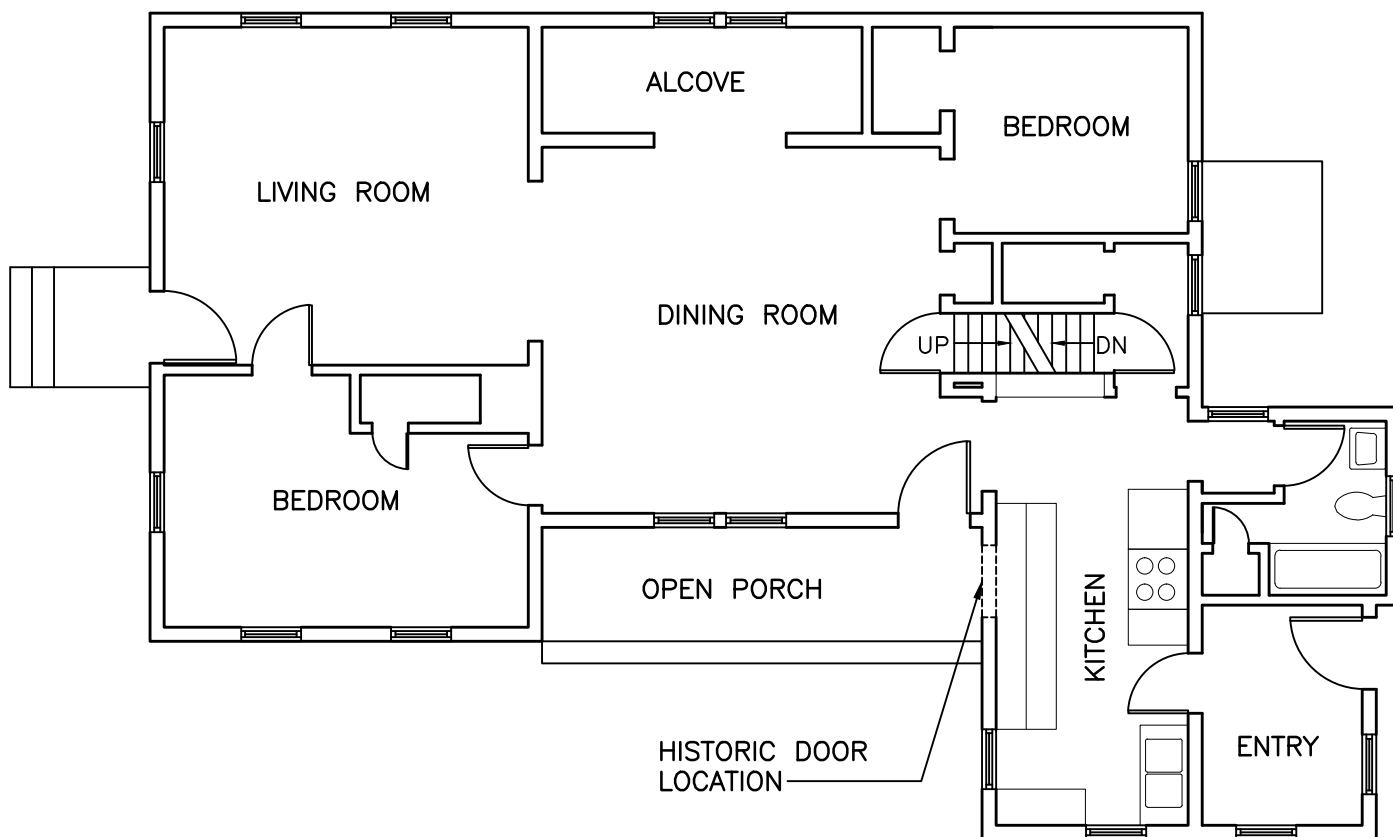
APPENDIX A
SKETCH PLANS



EXISTING BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"



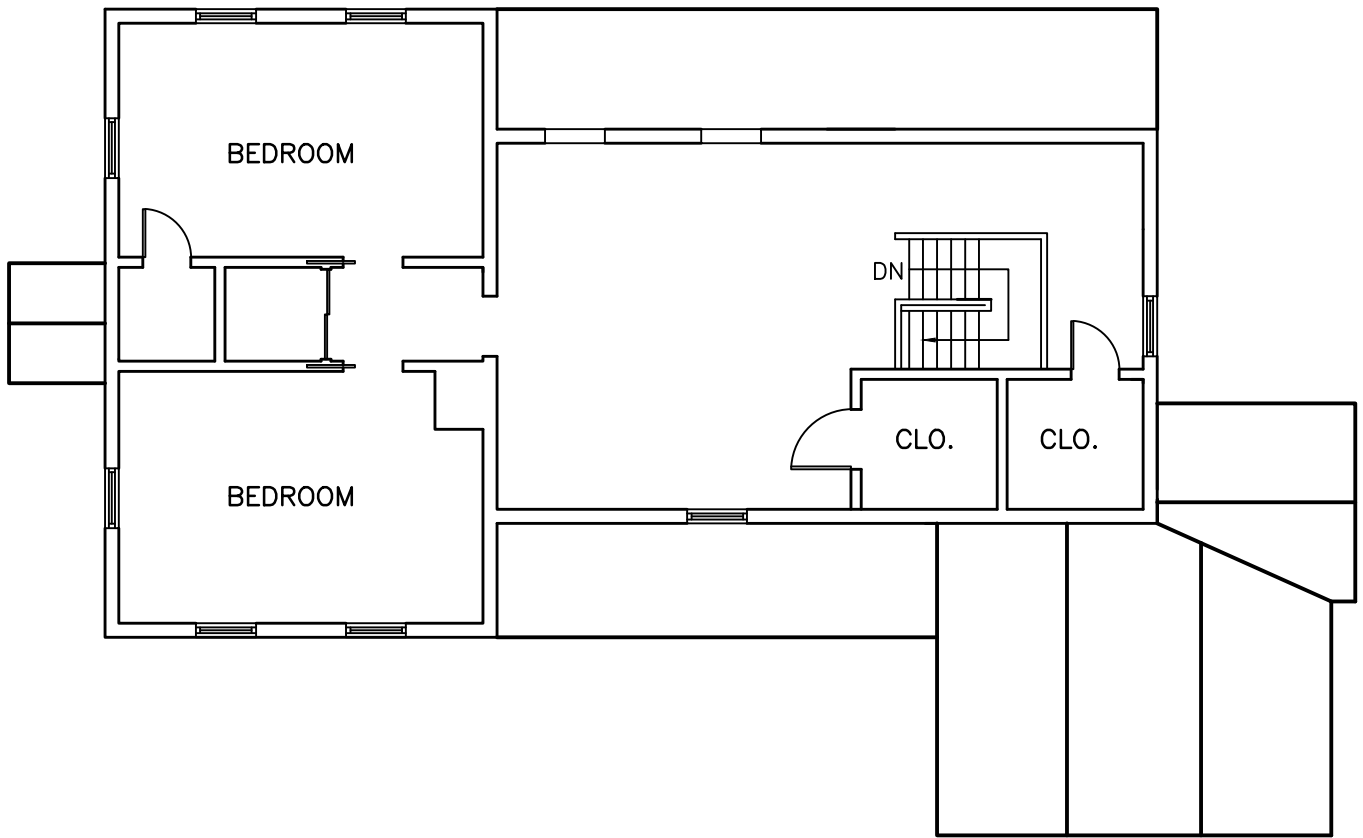


EXISTING FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



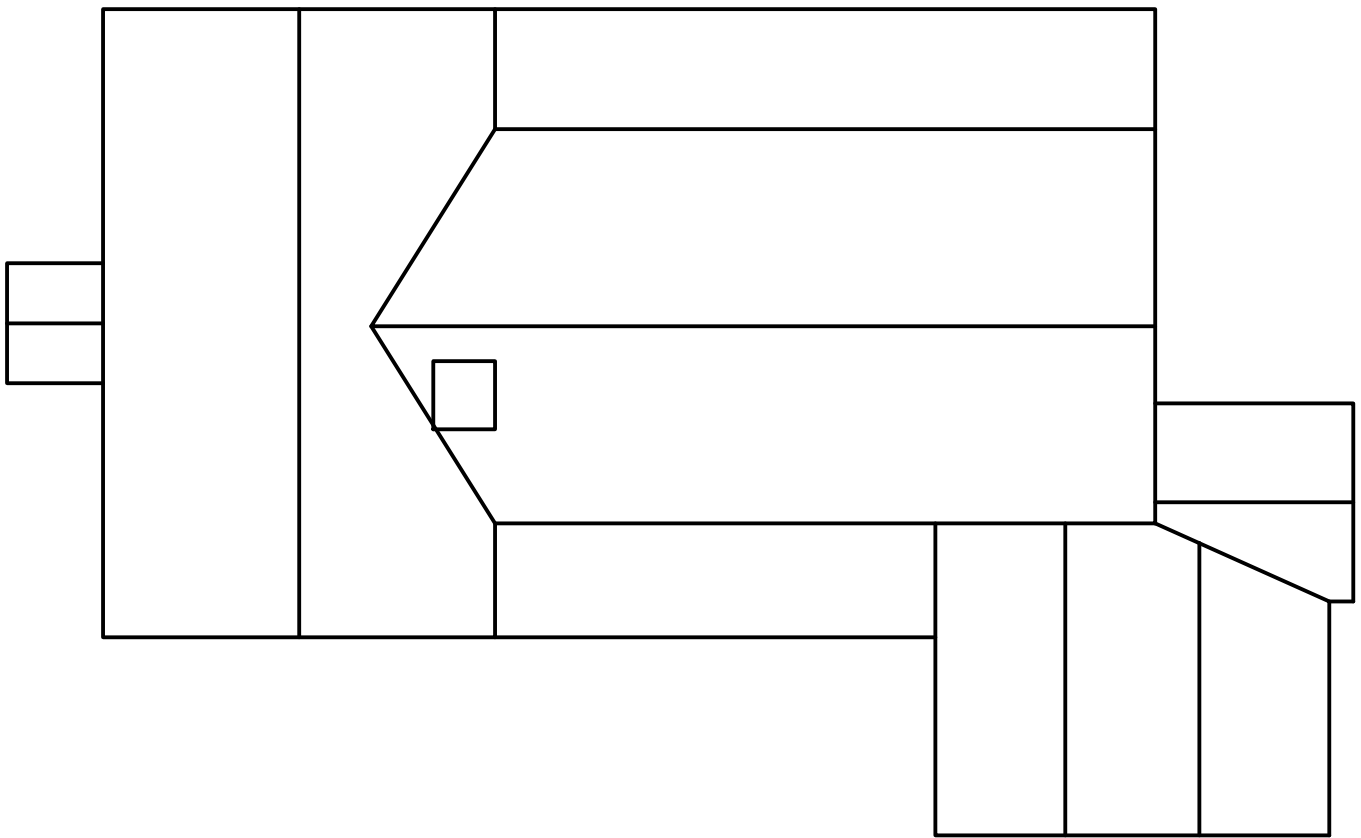
APPENDIX A
SKETCH PLANS



EXISTING SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"





EXISTING ROOF PLAN

SCALE: 1/8"=1'-0"



Appendix B

Existing Condition Photographs

Existing condition photographs by
McGuire Igleski & Associates, March 11, 2014.



Photograph 1
Front (West) Facade.



Photograph 2
Detail of west entrance.



Photograph 3
Detail showing limestone foundation at west facade.



Photograph 4
Interior view of basement showing stone foundation wall. Note window blocked by insulation.



Photograph 5
Three quarter view showing north and west facades.



Photograph 6
Detail of concrete block foundation at east end of north facade. Note open mortar joints.



Photograph 7
Detail of first floor windows at north facade.



Photograph 8
Rear (East) Facade.



Photograph 9
Detail of hatches for coal bin (left) and
basement access (right).



Photograph 10
Detail of rear (east) facade showing
various historic window configurations.



Photograph 11
Southeast corner of house showing enclosed porch in foreground.



Photograph 12
Interior view of enclosed porch showing historic wood corner post.



Photograph 13
Interior view of enclosed porch showing historic screen door, wood clapboards and trim.



Photograph 14
Interior view of enclosed porch showing historic rear entrance, screen door, wood clapboards and trim.



Photograph 15
Interior view of rear door. This main entry door appears to be from a date later than the selected restoration period. The screen door here is historic, but may have been located at a different opening.



Photograph 16
South Facade.



Photograph 17
Chimney Detail.



Photograph 18
Detail of side (south) porch.



Photograph 19
Detail showing loss of mortar at stone foundation adjacent to side porch.



Photograph 20
Historic wood door at side (south) entrance.



Photograph 21
Detail of basement window at south facade showing dirt mounded above the window sill. Note deterioration of exposed wood framing at window.

Appendix C

Historic Photographs

Historic photographs provided by
Betty Maue, nee Stellwagen.



Photograph 1
Front (West) Facade, 1917.



Photograph 2
Harwood Stellwagen at front porch, 1922.



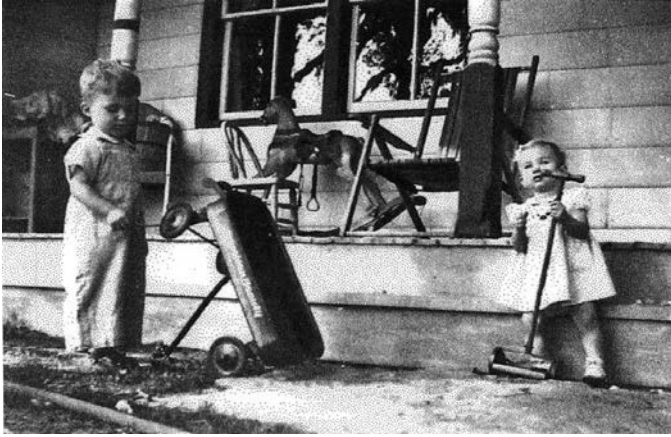
Photograph 3
Front (West) Facade, ca. 1925. Note that shutters have been removed.



Photograph 4
Side (South) Facade, 1917.



Photograph 5
South Facade, undated photo of Harwood Stellwagen.



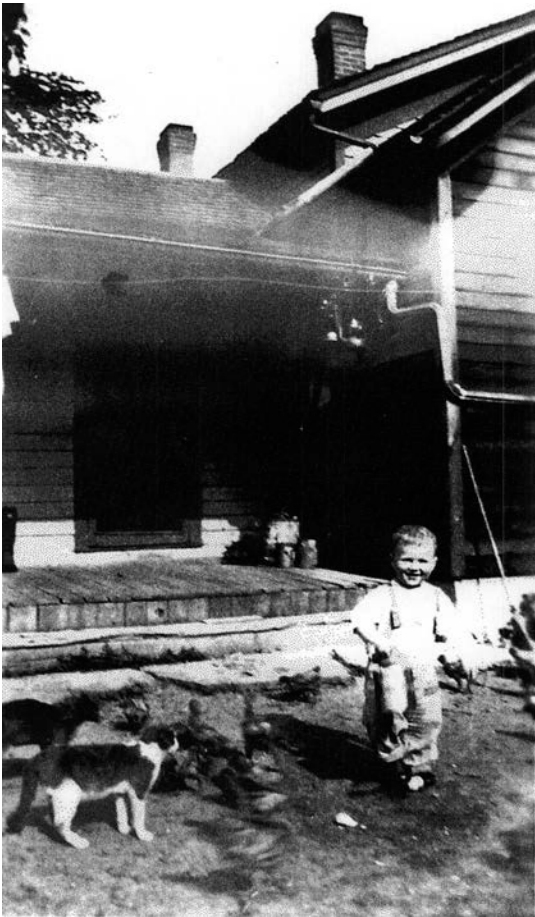
Photograph 6
Detail of south porch, 1943.



Photograph 7
Detail of south porch, undated. Note wood porch steps, floor, posts and brackets. Also note side door to kitchen.



Photograph 8
Detail of south porch, undated. Note side door to kitchen.



Photograph 9
Rear (East) Porch, ca. 1918.



Photograph 10
Southeast corner of house showing open porch at rear, 1940.



Photograph 11
North Facade, 1954. Note window openings at attic story of rear wing.



Photograph 12
Flagstone walk, undated.

APPENDIX C
HISTORIC PHOTOGRAPHS