

Project: Recreation Center Historical Stewardship Committee 2006 (RCHSC)
Park District of Oak Park (PDOP)

Tour/Meeting Date: April 23, 2006 – 1-4 p.m.

Locations: Carroll, Field, and Andersen Centers

Attendees: Committee Members:
Tom Philion, Chair / Park Board Commissioner
Beth Burden, Member
Doug Gilbert, Member (OPHPC chair)
Lesley M. Gilmore, Gilmore Franzen Architects, Inc./ Technical Advisor
Chris Goode, Member
Nancy Holmes, Member
Maggie Kelly, Member
Roy Phifer, Member

Others:
Gary Balling, Executive Director PDOP
Mike Grandy, Superintendent of Buildings & Grounds PDOP

CENTER TOURS

I. Typical Maintenance/Improvement Issues

- A. Roofs
 1. Gutters and downspouts have encouraged climbing onto the roofs in the past; PDOP prefers to avoid this.
 2. All seven centers were reroofed around 1985.
- B. Exterior Walls
 1. Wood trim and wall paneling have benefited from cyclical maintenance, with fairly consistent replacement and repainting. Few repairs are required here.
 2. The exterior brick at the west wall of Field Center has substantial cracking, which might not be related to the condition of the stucco walls. (It might be attributed to the condition of its own foundation.)
- C. Flooring
 1. Quarry tile in the 1966 additions is a durable material and has held up very well.
 2. Vinyl tile in the original and early addition sections is victim to build-up of multiple layers of subfloors, underlayment, and resilient flooring. This causes telegraphing of lower layers and cracking and unevenness in top layers.
- D. Interior Finishes
 1. Tectum ceiling as heavy grade sports-type acoustic ceiling provides the only insulation at ceiling/roofing.
 2. Wood paneling at walls was installed directly over the studs, not over plaster. Original finish was transparent.
- E. Restrooms
 1. Restrooms were made handicap accessible about 10 years ago.
 2. At Fox, Longfellow, and Barrie the layout resulted in exterior door within HC stall.
- F. Mechanical Systems
 1. Air conditioning and furnace replaced recently at Carroll.
 2. All three centers have sump pumps to deal with water penetration in basements.
 3. The centers have large water service lines (as needed for now-abandoned skaterinks).
 4. The electrical systems are generally in good condition.
 5. All the centers have central air conditioning.

- G. Basements for Storage
 - 1. PDOP-wide storage space in general is inefficient and inadequate; it is decentralized.
 - 2. At Carroll, with shortened drive and nearby school, loading access is difficult, so it's used for long-term storage.

II. Original stucco wall surfaces

- A. The exterior walls of all three centers were clad with brick during the 1966 expansions, covering the stucco on the original portion and early additions of the buildings. Where cladding the original building, the brick was set on a concrete foundation poured against the outside wall of the original foundation.
- B. At Field Center, an opening by a basement window on the west wall reveals the original rough-textured stucco behind the brick. Dimension between the brick and stucco range from approximately 1/4" to 4".

III. Original centers

- A. The centers' parks originally had full-time maintenance staff.
- B. The three centers seen today were added onto in the 1930's and 1966. New windows, roofs, and other improvements were made in 1985.

IV. Next Meeting

- A. The next meeting is scheduled for Monday, May 8 at 7 pm at Carroll Center.
- B. Marty Hackl will be the first presenter; Jack Barclay the second presenter.

The tours adjourned at 3:45 p.m.

Distributed to: All attendees