

Old Town, Chicago

438 W. Eugenie Street

The History

Built as a four-unit apartment, this building was previously owned by the one family since it was built in 1883, and passed down through the generations. The family also owned the famed Twin Anchors restaurant down the street until the mid-1970s. Among the first masonry structures post the Chicago Fire, which raged through Old Town up to Fullerton Avenue, it is among the largest that dates back to the late 1880s. The current owner purchased the building in 2011 and began a restoration project that lasted three years.

The decision to take on a project of this scale was driven by the unexpected opportunity to buy the property and the desire to stay in the unique and historic Old Town neighborhood, which does not allow for new construction in the area commonly referred to as the Old Town Triangle. Great care went into every detail. The owner spent a full year planning the project, eventually teaming up with Rain Ogden Architects and designer Rinehart Design Group. After receiving approval from the City Landmark Department, the renovations began in November 2012 and ended December 2015.

The Location

Situated in Old Town, it is nestled on a unique square corner lot across from historic St. Michael's Church with open space on three sides, along with garage street frontage.

For more information on this historic neighborhood visit:

- https://en.wikipedia.org/wiki/Old_Town,_Chicago
- <http://oldtownchicago.org/history/>

The Exterior

Renovators spared no detail, resulting in a home that is surprisingly contemporary yet traditionally charming.

Exterior Restoration

Cleaned and tuck pointed brick

Fully restored limestone headers

Cornice along top of house in line with what would have been there in its original construction (but was taken down at some point in the home's history)

Restored wood moldings between windows

New wood windows

Retained two exterior front doors as required (and typical for the Landmarks homes in cases of buildings with two entrances).

Recycled historic common brick used to re-brick side and back

Several window locations to accommodate the new single family interior layout design

Reconstruction of a two car garage with street frontage using recycled historic common brick and providing for significant outdoor space above and adjacent to the structure for entertaining

*Landmarks required maintaining two entrance doors given historic nature, which is common to Old Town residences. There is only one entrance from the perspective of inside the house.

Exterior Features

Eight timeless gas lanterns by Bevolo surround the house and garage

Completely renovated rear yard, spacious roof deck over-looking the church and a functional ground level entertainment space

An exterior design for outdoor entertaining with an infinity edge hot tub and outdoor fireplace

8' floor to ceiling doors open living room to exterior entertainment space continuing the open concept in common areas of the first floor and back of house to dining area and spa, and to stairs leading up to roof deck

Plush greenery with landscape up lighting for particularly unique and comfortable night setting

Ipe wood used for rain wall along east wall of property, outside bar with built-in cooler, daybed and rear deck, and several planters on garage roof deck

Custom designed exterior chandelier that is anchored to reclaimed wood beams above outside dining table accommodating eight people

Large gas grill on ground level complimented by Egg and pizza oven on garage roof deck

Wide stairs to garage level roof deck with seating for up to 12 and including a gas fireplace and exceptional view of adjacent park and St. Michaels Church

Roof hatch to top of building with small sitting area for four overlooking city skyline

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The Interior

Rooms

Six bedrooms, five with private attached bathrooms and three with walk-in closets

Additional full bathroom adjacent to sixth bedroom and main level power room

Exercise room

Office

600 bottle wine cellar

Bar

Mudroom

Pantry plus butler pantry

Two laundry areas

The Layout

Space and footprint of each room and floor intricately laid out, along with exterior entertainment and living space

In a downtown dominated by similar size and footprint houses on approx. 25' by 125' lots, this unique home takes full advantage of uncharacteristic square lot and building footprint, corner lot, a fitting design for the historic nature of the home and historic neighborhood of Old Town

The result is a truly unique owner designed home in partnership with Rain Ogden and Rinehart Design Group

Unique & Unifying Features Throughout

Latest in smart home technology and heated and cooled with latest geo thermal technology – forced air, radiant floor heating through entire home, solar panels for hot water, LED fixtures, generator back-up, full home and rear yard audio/visual and automated irrigation

Exposed original brick on one wall in each of dining room, office, guest bedroom, exercise room and flanking master bed

Custom designed signature line cabinetry in every room by Rinehart Design Group

Re-purposed wood from the home's original interior creates accents that can be appreciated on each floor:

- Office ceiling treatment made from original wood beam that held up the house (no steel used in the building's original construction)
- Same beam was also used to create fireplace mantel in the master bedroom
- Office desk, dining room table and coffee table made from joist wood recovered from original interior during demolition of the original roof structure
- Same recovered joist wood use to create unique clad frontage on around basement bar

Tin ceiling treatment centered over kitchen-island

Exposed original joists in basement ceiling above sitting area and same in exercise room on second floor

Barrel wine cellar ceiling with textured paint treatment

Barrel coffer ceiling in 13' living room ceiling

Traditional coffer ceiling in dining room, front hallway, master sitting room and second floor hallway

Barrel door and ceilings connecting front hallway and kitchen to dining room

Vaulted 16'+ ceiling above master bed

Three skylights on third floor

Basement

As you descend the stairs to basement, a glass wall rises to your right looking into wine cellar and linear fireplace in front flanked by two comfortable sitting spaces inspired by a contemporary lounge space – one for entertaining and another for television viewing. The basement also includes a bedroom, full bath, bar, and 600 bottle wine cellar with a design that mirrors a wine barrel from floor to (and through) ceiling. A separate exterior entrance to a mudroom completes the space.

First Floor

The most traditional of the three floors, the 1st floor with stained oak floors, door casings, window casings and jams, white baseboard and crown molding, celebrates an open concept between living room and kitchen

- 3" white Calcutta countertop on kitchen island and same 2" countertop around perimeter and backsplash
- Custom designed commercial kitchen hood, dark bronze to match door hardware throughout
- Comfortable sitting space for four around island and a second sitting are for four between kitchen and living room
- Tin ceiling treatment and Holly Hunt pendants above the island
- Sitting for up to 10 in separate dining room off kitchen
- Kitchen desk area in addition to full office
- Latest Wolf and Sub Zero appliance, including a full size double oven, separate steam convection oven, warming drawer and two dishwashers
- Full separate pantry room across from a butler pantry with wine fridge

- Large format limestone fireplace
- Entire powder room by artist, Jason Brammer, with a rustic and antique design
- Antique furnishings and accessories from U.S., Europe, Africa, Asia and China throughout
- Vintage rug treatments
- Custom designed furniture by Rinehart Design Group throughout
- Interior design furnishings, including custom designed furniture by Rinehart Design Group

Second Floor

Designed as “adult floor” with guest bed/bath, master suite, laundry, exercise room; the second floor is a balanced mix of a traditional and contemporary style with bathroom design and exposed brick emphasizing contemporary while stained oak wood and coffered ceilings anchor the traditional intent of the overall house design.

- Luxury guest bedroom with attached bathroom
- Separate laundry room with pedestal mounted front load washer/dryer and ample storage
- Master suite comprising nearly two thirds of the entire floor, including sitting room, bed area, double sided fireplace between sitting area and bathroom, large master bath with all amenities and his/her open walk-in closet
- Hidden entrance through back of closet to exercise room
- Ability to convert exercise room to sitting room or nursery with second entrance from guest suite

Third Floor

Designed as “children/guest floor,” the 3rd floor possesses 3 bed / 3 baths and a full living room entertainment space along, three skylights. Includes two matching bedroom (different color palettes), with separate sink and toilet areas (i.e., shared shower). Roof hatch access, with ladder, to roof of building and small sitting area for four over-looking the city skyline.