

Recently Rehabbed

An 02 Tier Unit Exposes the “Inner Beauty” of Park Tower!

by Bob Shamo, photos by Mike Magliane

With an inspired choice of materials and furnishings, this 02 tier, one-bedroom unit now looks and feels brand new. Its owner, Paula (who is fine with us using her name), bought her condo this past spring, rehabbed it over the summer, and moved in late September.

What sold her was the Lake view and the potential of all units in our modernistic building.

Sadly, the existing décor was less than inspiring. But knowing our iconic concrete pillars must extend all the way up, she imagined that exposing them in an unfinished state might be a good place to start. (See photos below)

Paula is handy, owns power tools, and had recently rehabbed her mental health clinic on the near north side. So she did the tear-down herself, though it took longer than expected due to the building's weekend noise restrictions.

Not wishing to hurt herself or “do serious damage,” she hired licensed and insured contractors (building requirements) for plumbing and electric. But hanging cabinets, tiling bath and kitchen floors, painting and sewing drapes – these and many other jobs she managed by herself with an occasional helping hand.

Flooring came from Lumber Liquidators: 3/8” tongue and groove strips, 4 1/2” wide and in random lengths, with acoustical dampening material fused to the bottom

of each piece. The floor was “floated” (not glued) over a 1/4” layer of cork. Grayish with a whitewashed look, it complements the pillars, appliances, cabinets, and counter-top.



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Other interesting features ..

- 18" dishwasher shaves 6" off the usual width.
- Kitchen cabinets (IKEA) attach with a single header thus reducing effort and holes in the walls.
- Original cabinet hardware was stripped and refinished in original black and antique gray.
- Old bathroom fixtures were returned to the building as a source of spare parts.
- Tub is an extra deep, "soaker" model, from the Jacuzzi company.
- An antique dresser found at a flea market serves as a stand for the washbasin.




Completed kitchen



One more thing: By sacrificing the bathroom linens closet, Paula was able to install a Bosch washer and dryer. These are separate machines, better than a "combo," with the dryer on top. Note that 220 volt electric service was required in the bathroom, plus extensive plumbing.



Paula calculates the cost of her rehab at \$32,000, split about equally between materials and labor. She has offered to address questions addressed to news@ptcondo.com.

Have you rehabbed recently? Or made just one or two significant improvements to your condo? Send us a pic and a short explanation. Units are identified by tier, and owners may remain anonymous if they prefer 



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