

M.R. ADDITION

BUILD WISELY ARCHITECTS



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VIEW FROM THE STREET SHOWING THE MINIMALLY OBTRUSIVE NEW ADDITION



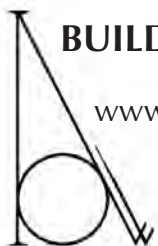
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FRONT ROOM LOOKING TOWARDS NEW STAIRS



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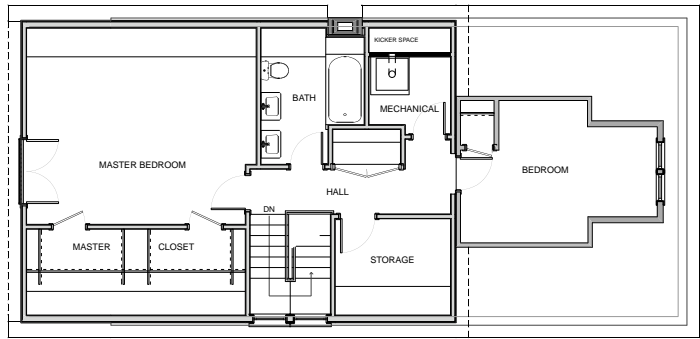
MASTER BEDROOM DISPLAYING HIGH CEILINGS ACHIEVED USING INNOVATIVE FRAMING DESIGN



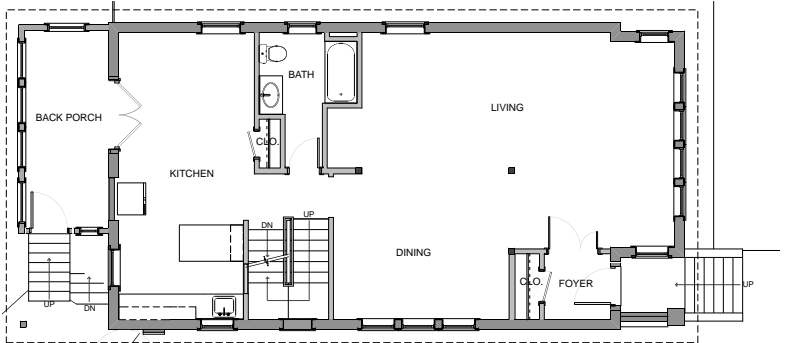
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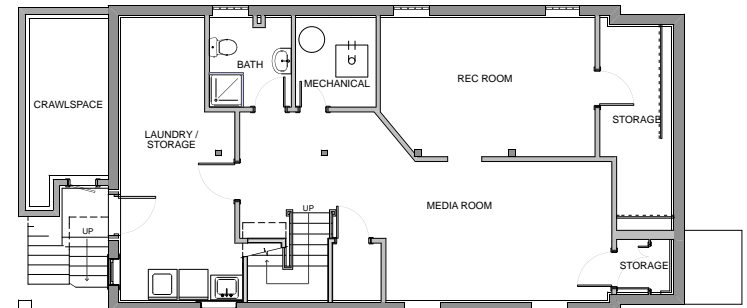
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MINIMALLY OCCUPIED ATTIC CONVERTED TO FULL SECOND FLOOR



RENOVATED FIRST FLOOR



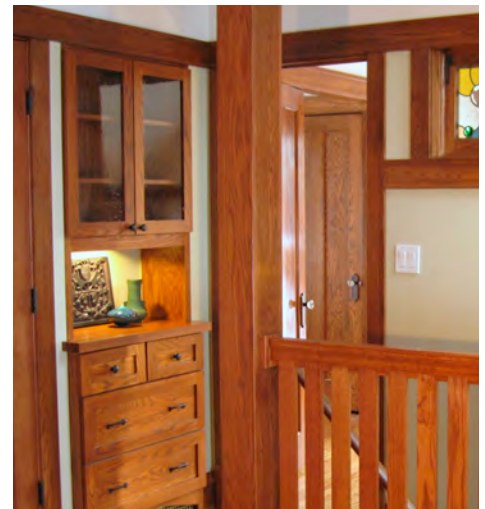
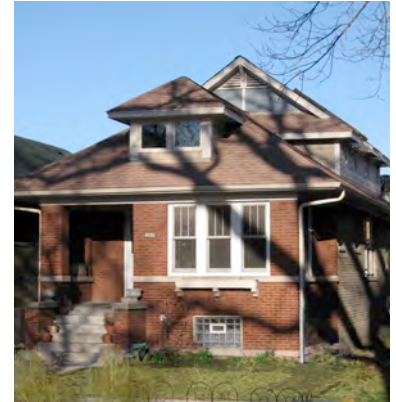
RENOVATED BASEMENT

THE M.R. ADDITION

The owner's stated goal for this project in the Belmont-Cragin neighborhood was to create a second story addition to an existing Chicago Style Bungalow that minimized the change from the street but gave them a full, high-ceilinged second story addition to replace the barely habitable attic in the rafters that existed when they bought the house. Using an innovative framing system that allowed for the elimination of collar ties to take advantage of the full height of the new framing. This did take some space along the new eaves of the house, but this space was made useful by routing ductwork in the otherwise inaccessible areas and providing integrated storage elements so that not one square foot was wasted.

The owners desired a more open public space on the first floor and with the previous bedrooms being moved upstairs the first floor was able to be opened up to create a more contemporary and open feel for entertaining.

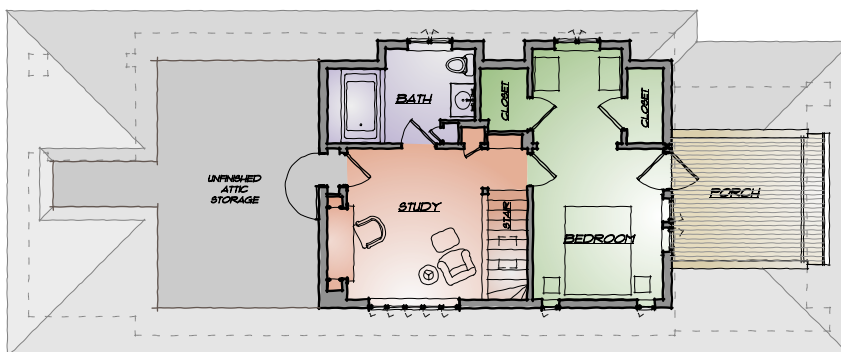
The project was kept on budget by minimizing the amount of new envelope and maximizing the few windows purchased so they would have the most effect. It was also designed to be phased so that the more expensive kitchen elements could be renovated later.



Irving Park Bungalow - Second Floor Addition

LISKA ARCHITECTS

Details are crafted to replicate the Craftsman style of the original home in this new expansion to an existing Chicago bungalow. The second floor addition has become a retreat for the couple whose master bath, bedroom and study are located in the new space and they take pleasure in the quality detailing and beauty that has enhanced their modest home. A challenging home style to expand, great care was taken to minimize the aesthetic impact on the front façade of the historic bungalow as well as to incorporate both active and passive solar design, salvaged materials and other sustainable practices to reduce their impact on the environment. A patio space, added over an existing enclosed porch, extends the second floor living space both physically and visually, bringing the light of the morning sunrise into the adjacent bedroom and light from the new stair floods the existing first floor kitchen, once a dark space, with natural daylight. The stained glass transom window at the top of the stair creates a visual centerpiece to both study and bedroom, but also opens to work with the whole house fan in generating a cooling breeze for the second floor space.



SECOND FLOOR PLAN

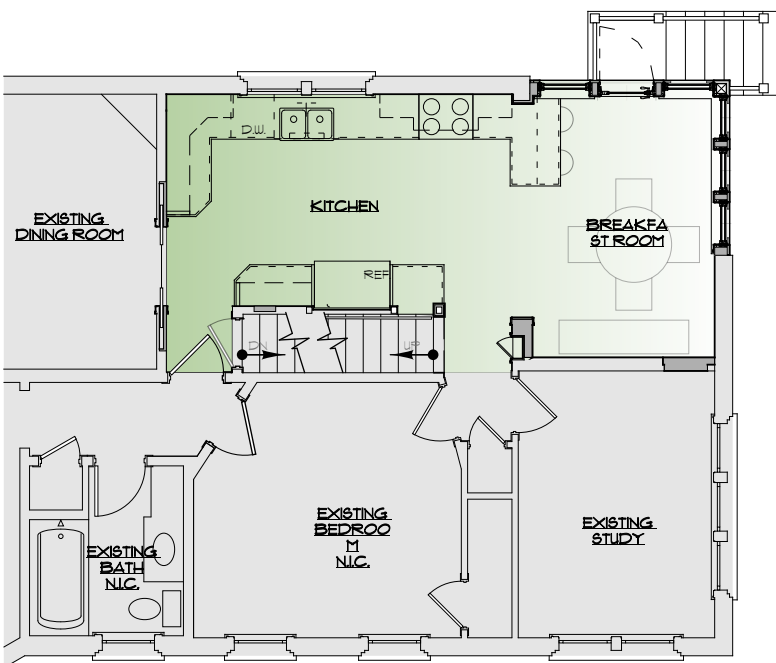




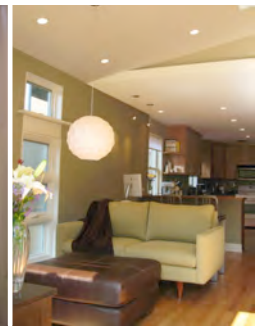
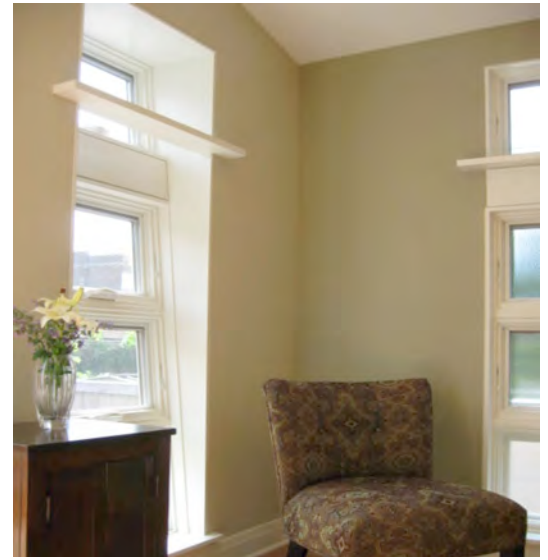
Evanston Bungalow - Kitchen Renovation

LISKA ARCHITECTS

The kitchen of this historic bungalow was tired and dark, with limited space for the family's daily routine and for entertaining. The new kitchen design incorporated the exterior porch and pantry as additional living space, creating a dining and gathering space. The reconstructed porch exterior includes tall windows and glass entry door to create a bright and cheerful atmosphere for family and friends while also providing a better view of the garden.



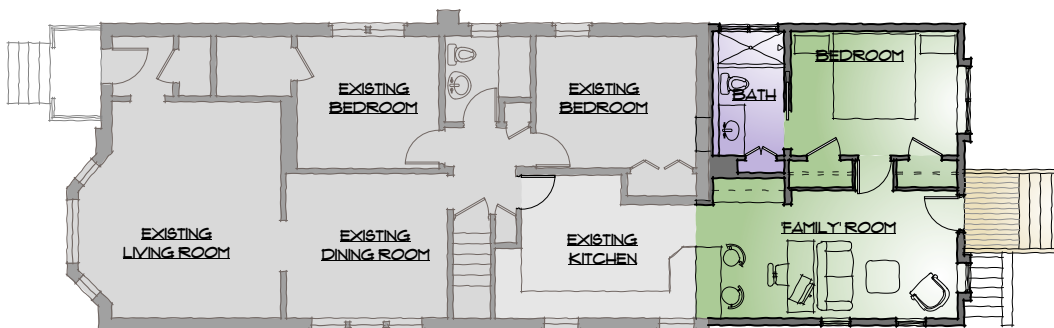
RENOVATED KITCHEN FLOOR PLAN



Lincoln Square - Master Bedroom/Family Room Addition

LISKA ARCHITECTS

The ceiling soars beyond the limits of a small family room creating the feeling of much larger spaces in this tiny addition to a two bedroom bungalow located in Chicago. With the addition of a second child to their family, the couple had both very limited budget and space on their tight lot in order to add a master bedroom, bathroom and family room. Creating a space for the family to spend time together while dad prepares meals was important to the couple so the new addition extends the original kitchen while brightening the once dark space. Windows reach out to gather more light without encroaching on the small backyard and add architectural character to the rear façade. A door at the kitchen entry allows the couple to create a separate master suite after the kids' bedtime that they have greatly enjoyed as a private sanctuary and a place to relax after a full day.



FLOOR PLAN

LISKA
ARCHITECTS

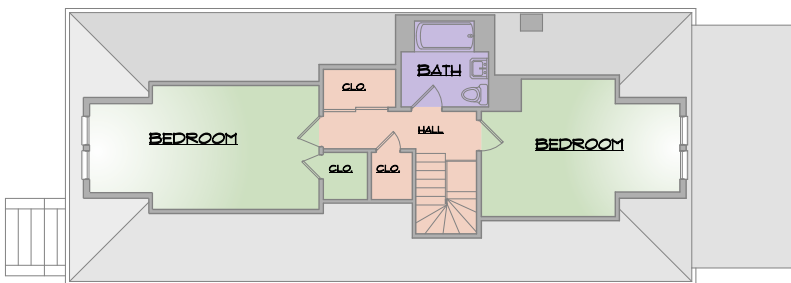
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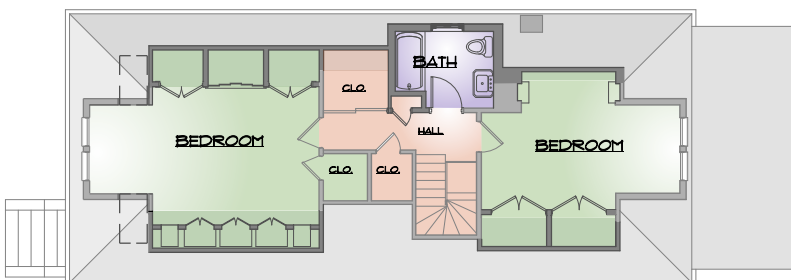


Portage Park Bungalow - 2nd Floor Renovation LISKA ARCHITECTS

The owner of this historic Chicago bungalow retained Liska Architects to develop a plan to restore the second floor level of his home to the craftsman style that was typical for these 1920's homes. The renovated bathroom reconstructed the dormer to include a window to provide natural daylight and ventilation and incorporated period appropriate fixtures and tile. The renovated bedrooms feel much larger now by using kneewall space to recess storage and nightstands allowing more open space with less furniture. A new wood handrail replacing the wrought iron rail restores the bungalow character to stair.

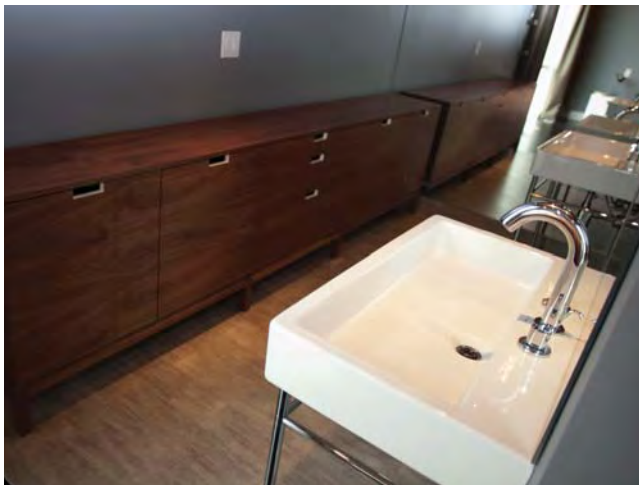


SECOND FLOOR PLAN - BEFORE



SECOND FLOOR PLAN - AFTER





Andersonville Bungalow

PERIMETER ARCHITECTS

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Lead Designer: John Issa, Principal
Project: Andersonville Bungalow
1537 West Norwood Chicago Illinois 60660
Completion Date: 2010

This bungalow is a charming compact 2 bedroom residence in the Andersonville neighborhood of Chicago. Perimeter Architect's most important agenda was balancing a modern second floor master suite addition with the beauty of the bungalow and to visually open the house on the first floor. The 475 sq.ft. master suite sits to the rear of the bungalow maintaining the visual simplicity and scale of the bungalows along Norwood. The roof's design supports the client's desire to collect rain water to irrigate her vegetable garden while also achieving a dramatic exposed timber structure in the master suite. The custom steel stair needed to be visually thin to achieve spatial continuity while maximizing natural light. The stair also separates kitchen and living spaces without being a solid wall.

The interior and exterior materials achieve a balance of old and new. Composite slate tiles were selected for their small scale and historic connotation, but more importantly the existing brick structure could not withstand the weight of real slate tiles. Perimeter Architects provided all the interior design services to complete the house. Interior materials include spalted maple floors, custom lighting, cabinetry, steel, porcelain and floor tiles.

The project's success lies in the client's confidence that an unconventional design solution for a historic Chicago bungalow can result in a unique and beautifully transformed home.

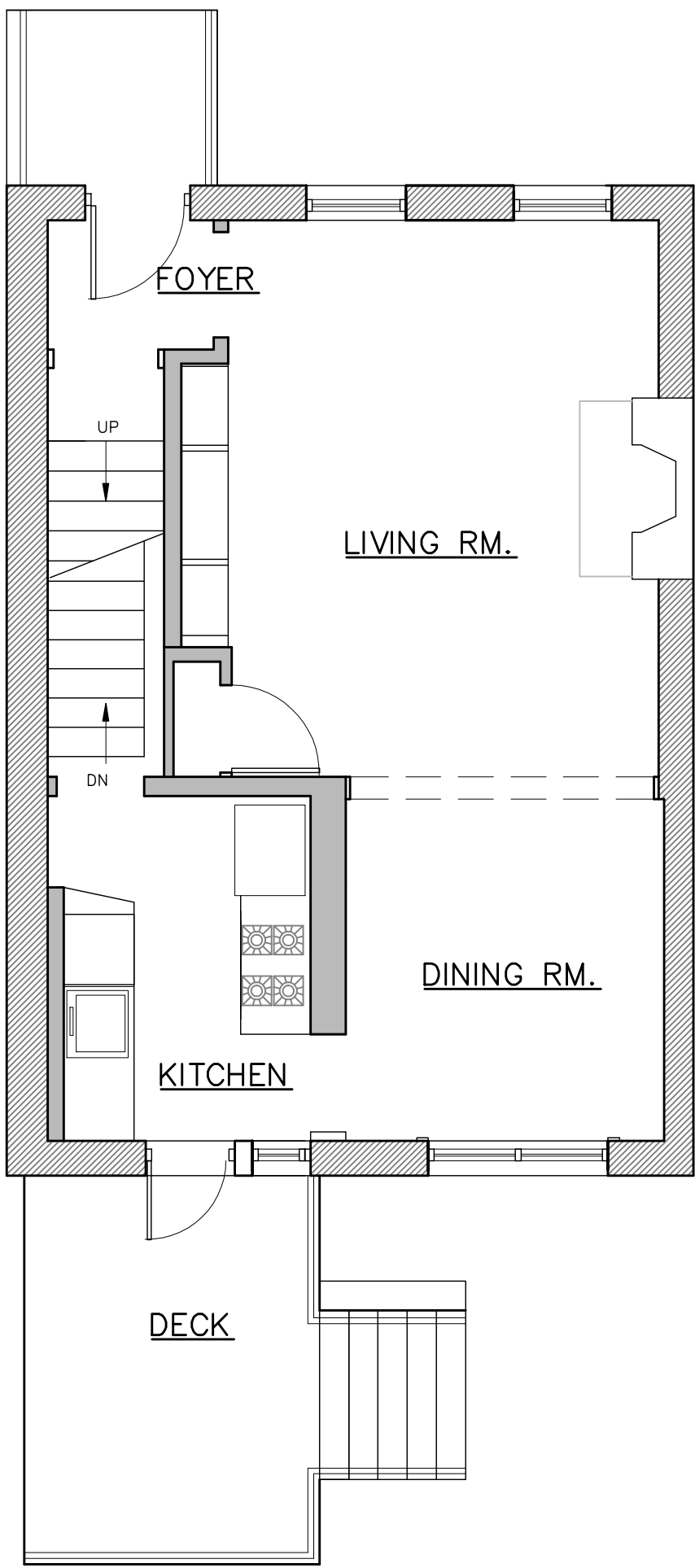
**PERIMETER
ARCHITECTS**



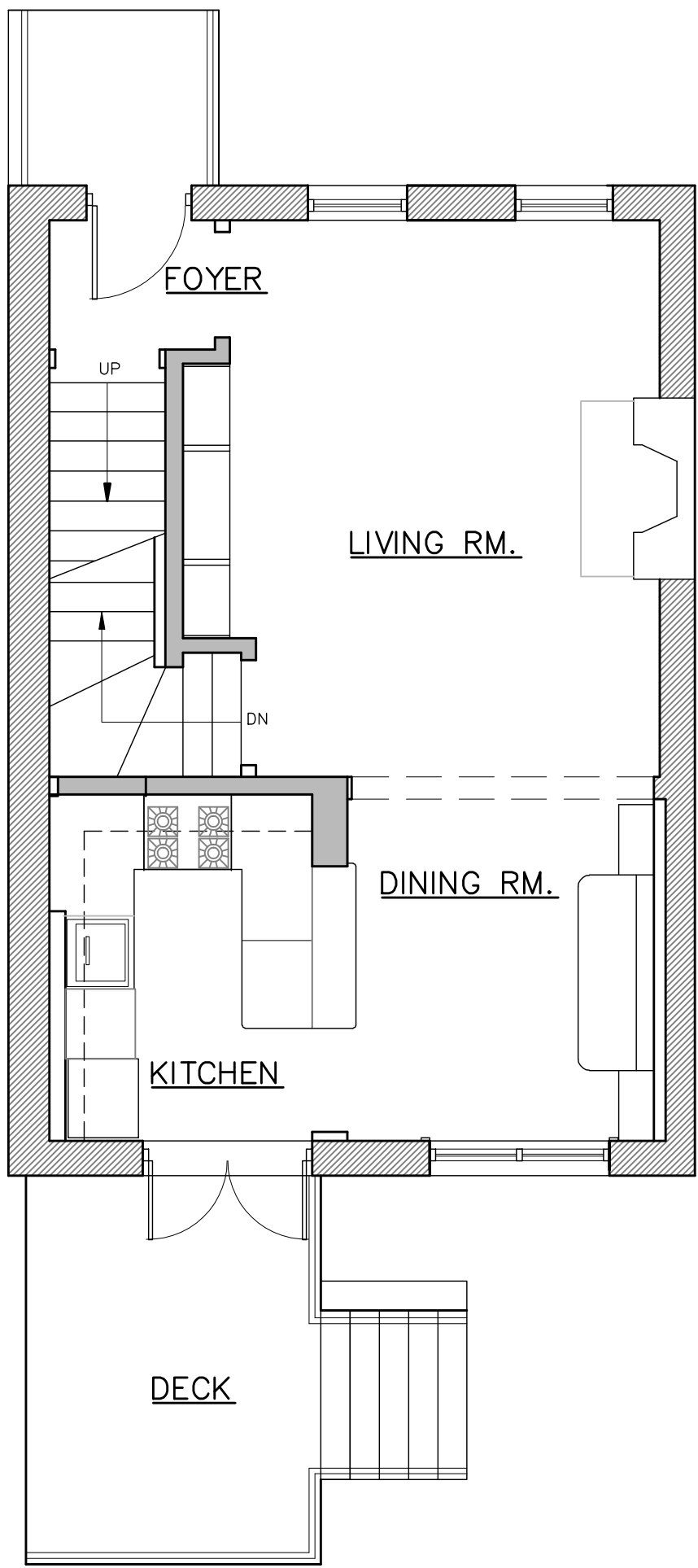
After



Before



EXISTING
1st FLOOR PLAN
A



PROPOSED
1st FLOOR PLAN
B



Schreiber Residence

Johnson Architecture, Inc.

This very small galley kitchen was transformed into a U-shaped kitchen by relocating the entry to the basement stair and removing the wall in between the kitchen and dining room. The existing back door was removed and a new French door with transom was added to open up the kitchen to the deck and add more sunlight.

Terri A. Johnson, AIA
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Before



Focused Palette and Organized Design Create Urban Oasis

The clients' goal was the implementation of an engaging garden that provided privacy, space to entertain, and a retreat from the hectic urban environment.

The yard was divided into three zones: entertainment, privacy, and garden. A simple palette of bluestone, limestone, and cedar were incorporated to unify the zones. The entertainment area, located off the back porch, and is defined by two ponds and lush landscape. A custom cedar-slate fence with a trellis canopy provides privacy and shade. Integrated lighting provides a nighttime accent.

The ponds are home to goldfish and frogs, and support a variety of colorful Water Lilies, Iris, and other aquatic plants. A mix of perennials, and ornamental grasses attract butterflies and bees, and provide year-round seasonal interest. A dense Birch grove under planted with a variety of Sedges and ephemeral native spring flowers separate the patio from the alley.



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