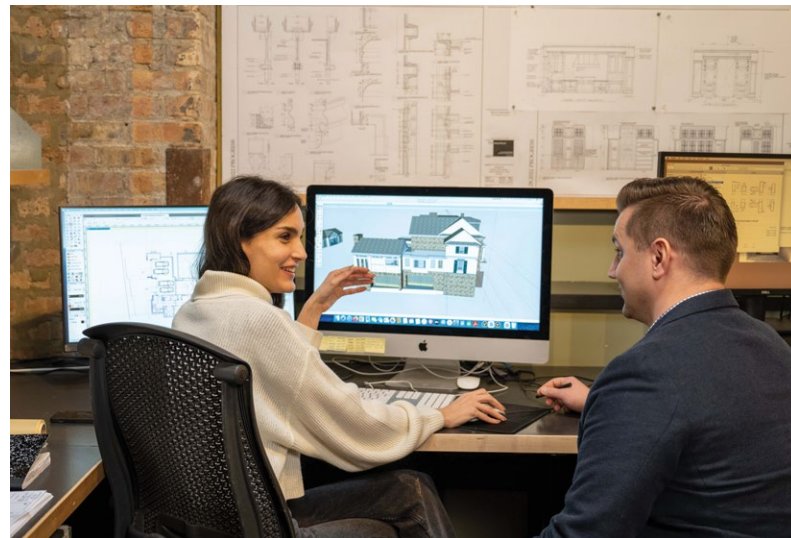




Selected Works

TRANSFORMATIONS



PHOTOGRAPHY: Aaron Gang

SELECTED WORKS:

Transformations

At BBA, we are committed to finding an inspired solution to raise the expectation of great design. In this volume, we feature three homes that have been transformed showcasing our creative problem solving skills.

2 FLAT REBORN

An existing two unit building was converted into a contemporary light-filled single family home. p. 4

ENGLISH MANOR

Strategic additions enhance the home's character and replace prior incompatible spaces. p. 24

FOCUS ON THE FAIRWAY

Light filled additions extend views to the greens and throughout the home. p. 42

Our Story

BBA Architects is focused on providing exceptional client service and outstanding design in the Great Lakes region and beyond.

BBA was built on listening to our clients with open minds, offering an interactive design experience and delivering a thoroughly considered product. Gary Beyerl founded the studio in 1993 and is now joined by Ed Twohey and Jen Hense at the helm.

Our portfolio of work does not reflect a specific style. At BBA, we strive to create beautiful custom designs by paying careful attention to our individual client's stylistic preferences, functional requests, and budget requirements. We draw inspiration from both historical and modern sources while translating our client's vision into thoughtful, innovative and timeless designs.

After over 30 years in business, we have completed over 1,500 projects, each as unique as the people for which we created them. We work collaboratively, allowing discussion, debate and continued education to elevate our process as both individual architects and a design team. Our firm has been an important incubator for young architects, who have been trained in our process of providing clients with well studied design, tracking budgets, and providing pro-active service during the construction phase.

Our team is ready to continue this tradition, as we incorporate evolving building technology, contemporary lifestyle trends, and more sustainable methods into our practice.

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www.bbaworld.com



2 Flat Reborn





2 FLAT REBORN

This renovation transformed a conventional Chicago two-flat into a custom single-family residence with a modern, open floor plan. The creative new layout offers open yet defined living spaces and brings abundant natural light deep into the home. The natural wood tones of the beamed ceiling bring warmth to a streamlined modern kitchen, while generous windows maximize daylight and provide a strong visual connection to the outdoor living spaces.

SERVICES
Architectural Interiors
Bidding & Contract Negotiation
Construction Administration
Existing Building Assessment
Zoning Relief

LOCATION
Chicago, Illinois

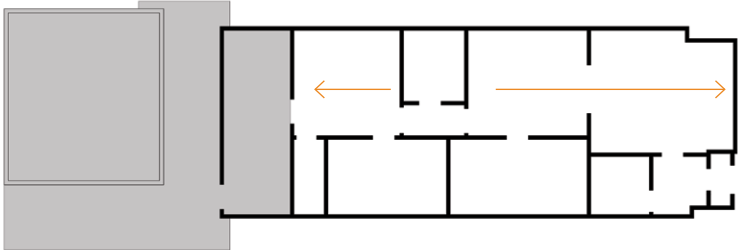
SIZE
4,428 sf.

PHOTOGRAPHY
Mike Schwartz

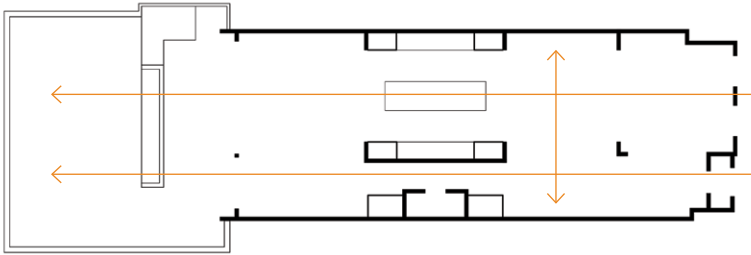


The existing layout was composed of a series of separate spaces with limited connections between rooms. The transformed home features continuous light-filled living areas and framed views. Circulation flows easily from the entry, through the stair hall and service spaces to the outdoors.

A sculptural stair, invites the eye to travel vertically, and encourages views across the full breadth of the home. At the rear of the house, a glass exterior wall visually extends the open interior out to the terrace and garden beyond.



BEFORE



AFTER

Addition
Circulation Path

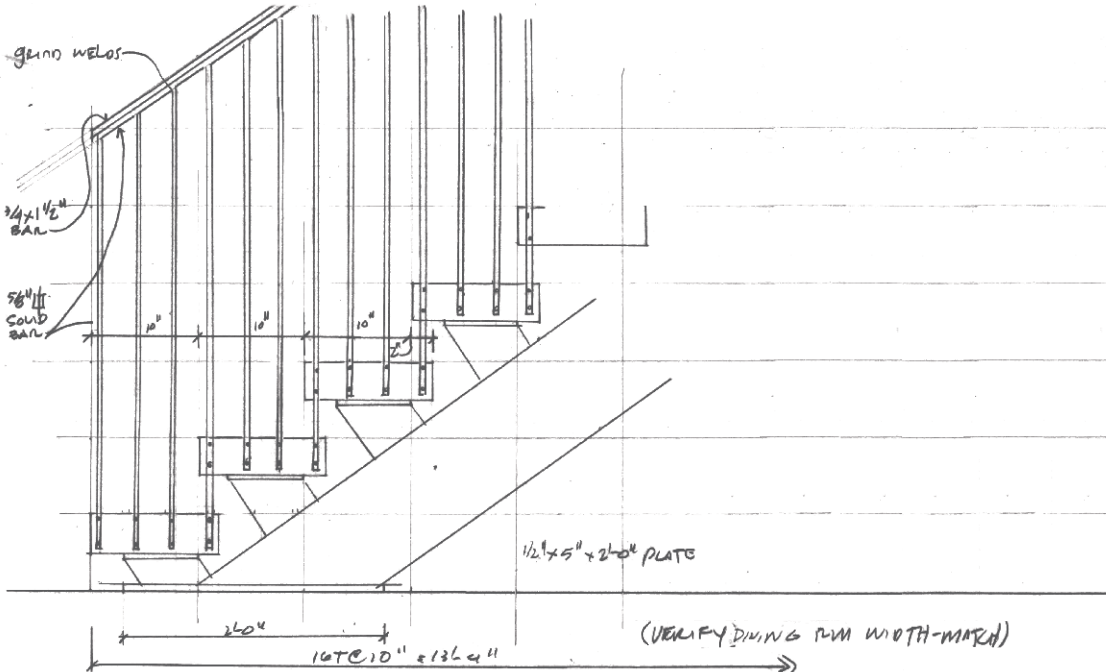


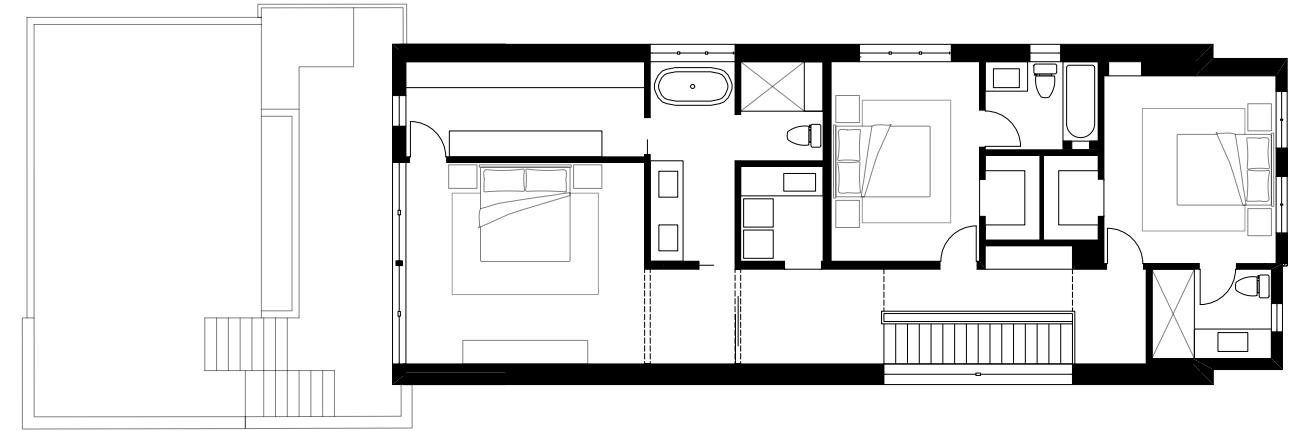
BEFORE

The living spaces are aligned in a sequence of rooms to create a wide circulation path framing uninterrupted views from the front to the rear of the home. The before image shows the original narrow passage joining dark and compartmentalized rooms.

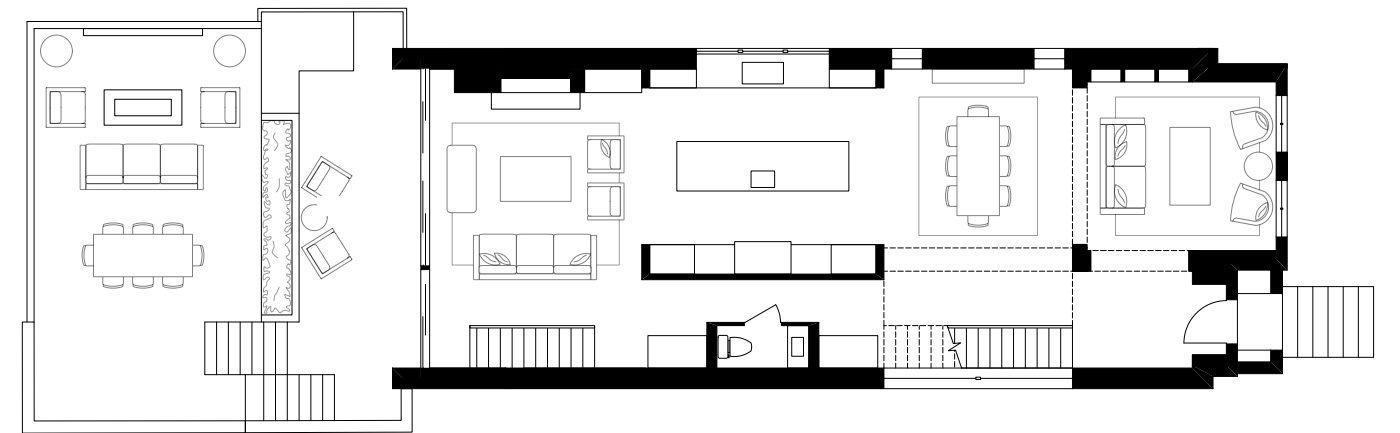


The custom open-riser stair floats in front of a glass wall creating a dramatic focal point opposite the dining room. Wood-banded treads were fabricated to match the prefinished french oak flooring. Blackened, slender steel balusters simply connect treads together for increased rigidity and transparency of the stair railing.

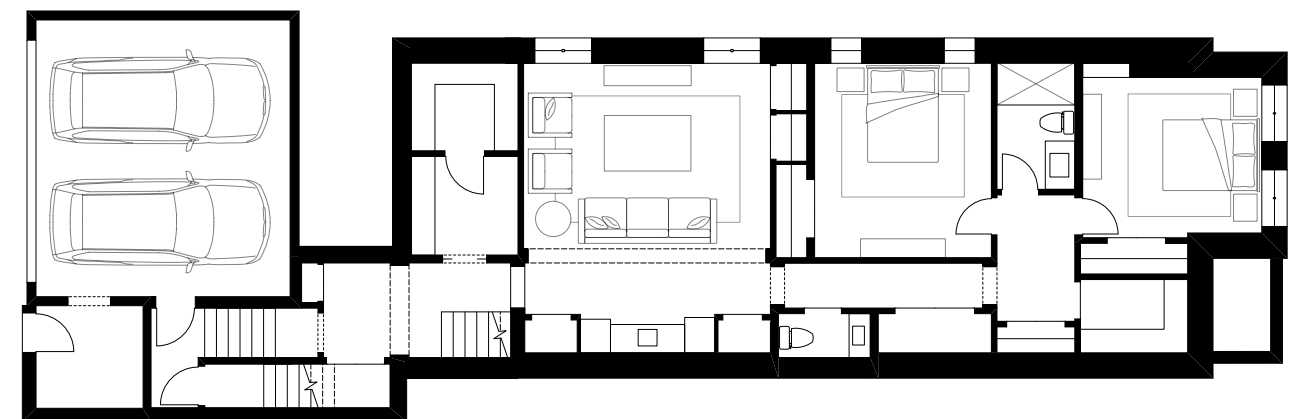




SECOND FLOOR

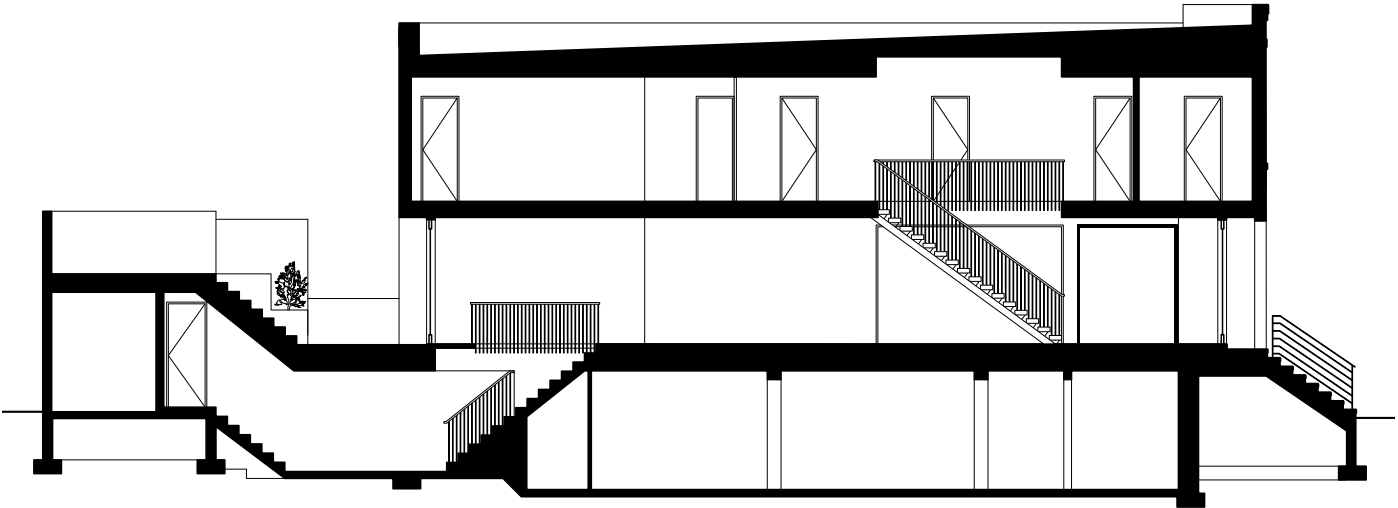


FIRST FLOOR



GROUND FLOOR

The bridge deck is made of individual wood planks that repeat the detailing of the stair treads. Raising the ceiling and window wall above the balance of the second floor ceiling creates a distinct volume at the stair hall and bridge.



BUILDING SECTION



BEFORE



IN PROGRESS



The original basement had a low ceiling height. Excavating and underpinning the existing foundation walls transformed the space into a living area commensurate with a brand new home. A connection between the house and garage was created below the rear yard terrace and allows for a convenient interior passage in Chicago’s inclement weather.

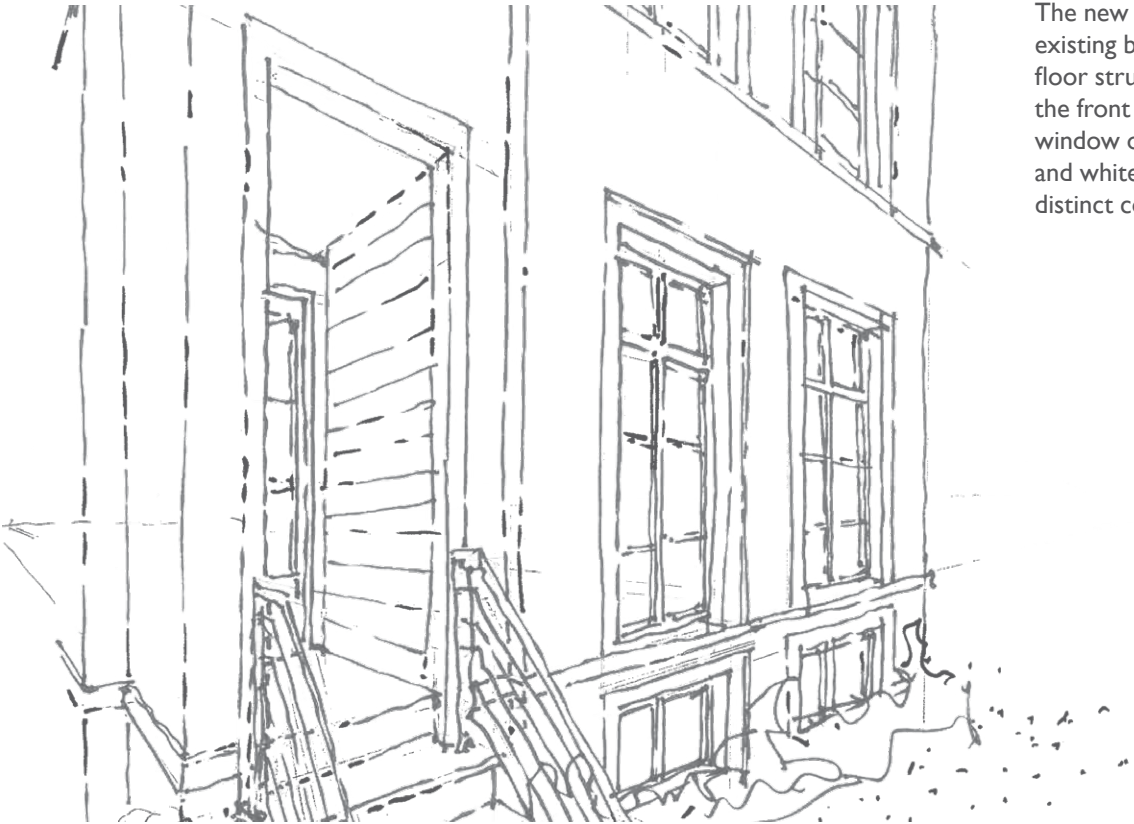


The contrast between stained wood and painted black cabinets offers both drama and warmth, while defining the adjacent family room and kitchen spaces. On the right, translucent sliding wall panels extend the view through the primary bedroom to the wall of windows beyond and allow privacy as desired.

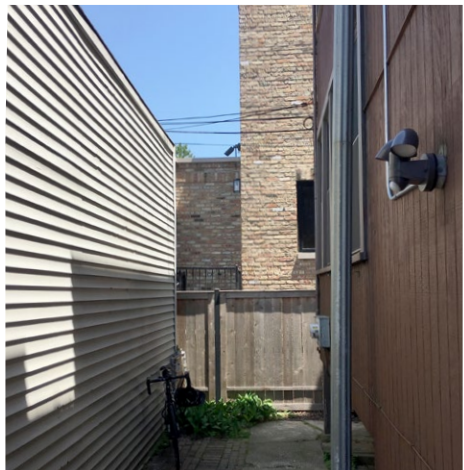




BEFORE



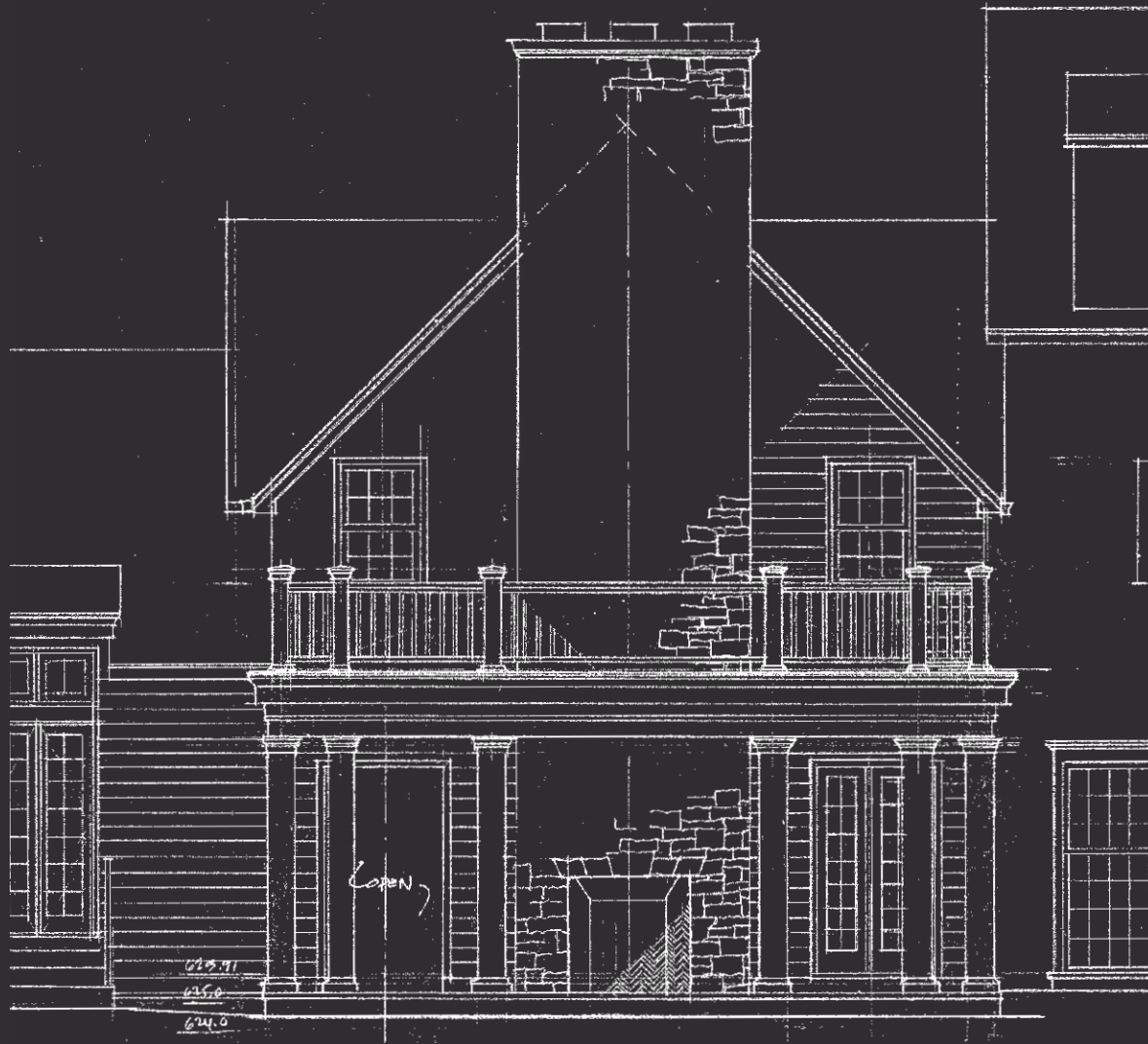
The new design maintains the existing brick side walls and floor structure, while updating the front facade with dramatic window openings, white brick and white mortar to create a distinct contemporary facade.



BEFORE

A raised terrace and garden replace the narrow windowless crevasse between the house and garage. The new masonry façade and structural steel frame allow for oversized glass doors to visually connect the family room to the outdoor living spaces. A perennial filled planter, installed atop a lowered portion of the adjacent garage, unites the terrace and garage roof deck.





English Manor





ENGLISH MANOR

The heart of this modest post war country home is preserved yet transformed to fit a modern lifestyle. With incompatible past additions removed, the thoughtful renovation extends and enhances the character of the original building. Wood siding and limestone recall the original cladding materials, while new rooflines, dormers, and chimneys compliment the existing building proportions. New double hung windows reference the floor-to-ceiling windows found in the living room.

Doric pilasters and columns, and traditional balustrades add dramatic flair to the covered terrace and office, as well as to the breakfast room and side entry.

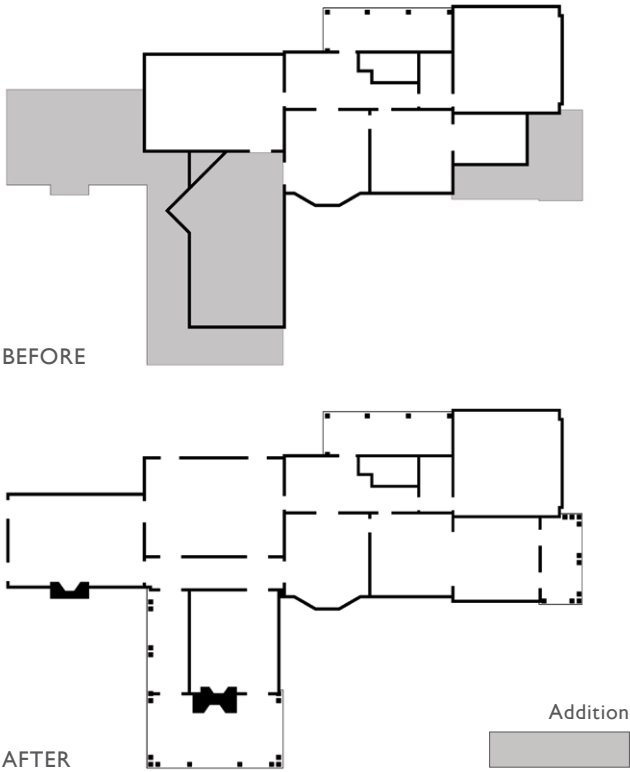
SERVICES
Building Design
Building Interiors
Bidding & Contract Negotiation
Construction Administration

LOCATION
Chicago, Illinois

SIZE
5,000 sf.

LANDSCAPE DESIGN
Culliton Quinn

PHOTOGRAPHY
Nathan Kirkman

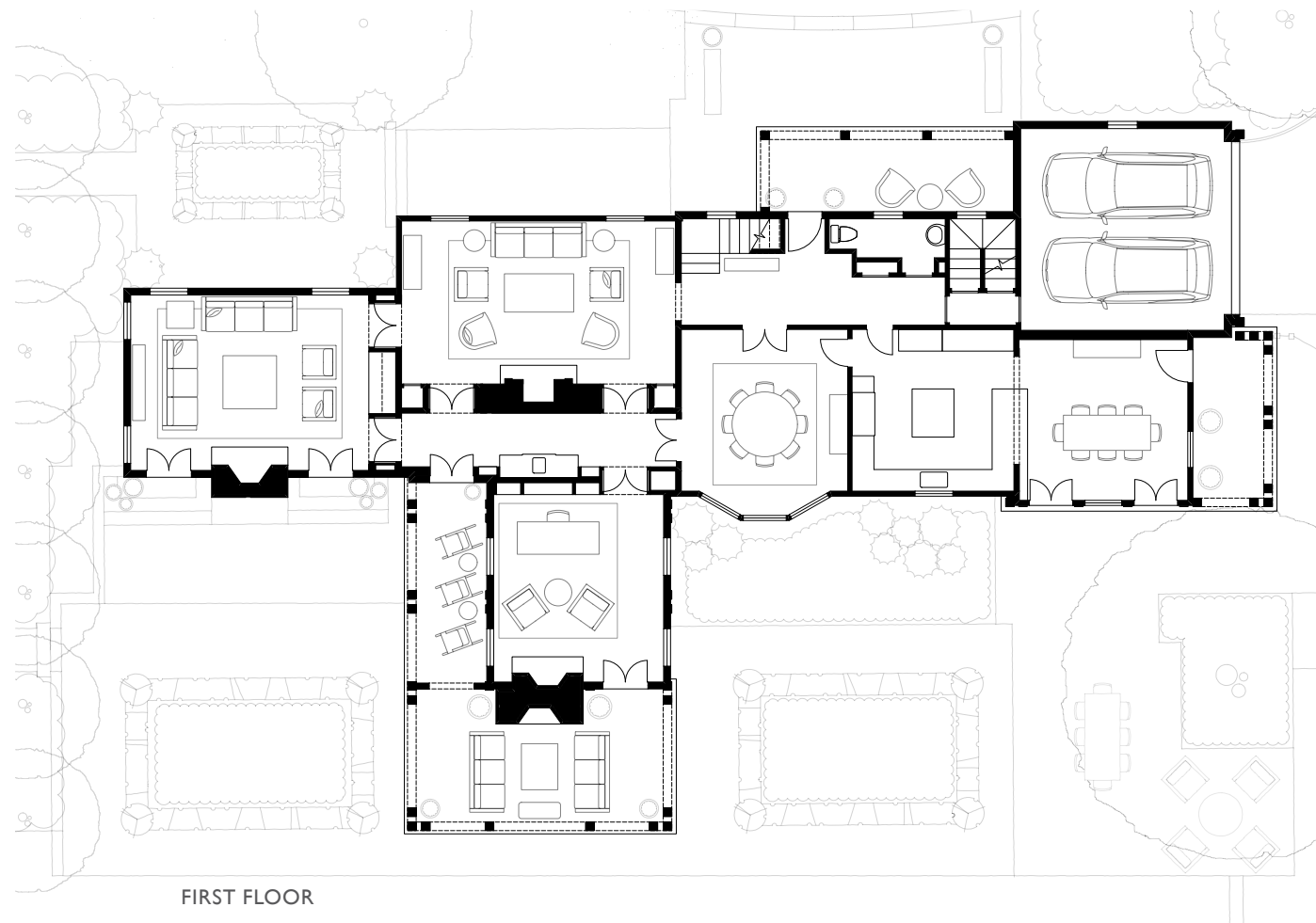


A harmonious addition replaces an existing two story flat-roofed sunroom. The house is enhanced with the addition of a side entry porch, breakfast room, home office, covered terrace, wet bar gallery, and family room. A second floor addition gracefully expands the primary suite. Generous galleries at the first floor living spaces and primary bedroom suite facilitate circulation and a connection between the rooms.



BEFORE





The home office opens to the covered terrace and the generous lawn beyond. A new chimney at the terrace anchors the transformed rear façade.



BEFORE

The family room addition gracefully extends the house across the site. A new circular drive recenters arrival at the limestone paved entry porch which is enhanced with columns and trim that reflect the new detailing at the additions.



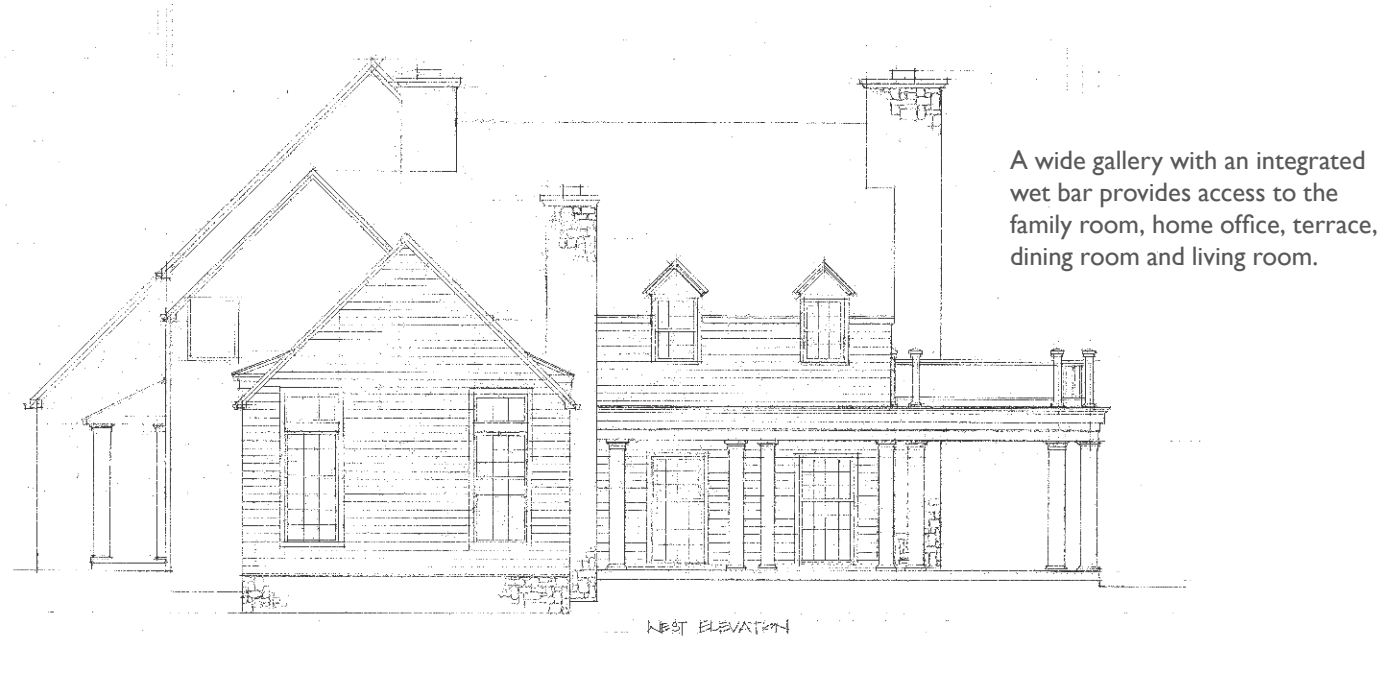


BEFORE

A modest service space with a constrained side entry was replaced with a sunlit breakfast room opening to the expanded kitchen. Pilasters flank the breakfast room doors and transition to columns at an inviting side entry porch. A colonnaded terrace with a large outdoor fireplace provides a protected space for entertaining in any weather.



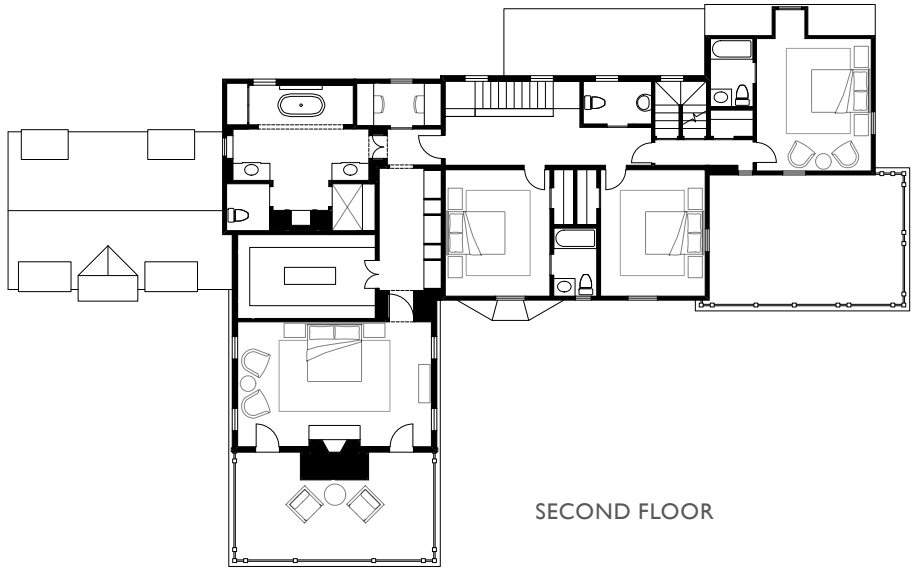
Formal perennial garden parterres flank the terrace, while casual outdoor seating is nestled under a majestic honey locust tree. New double hung windows reference the floor-to-ceiling windows found in the living room.





BEFORE

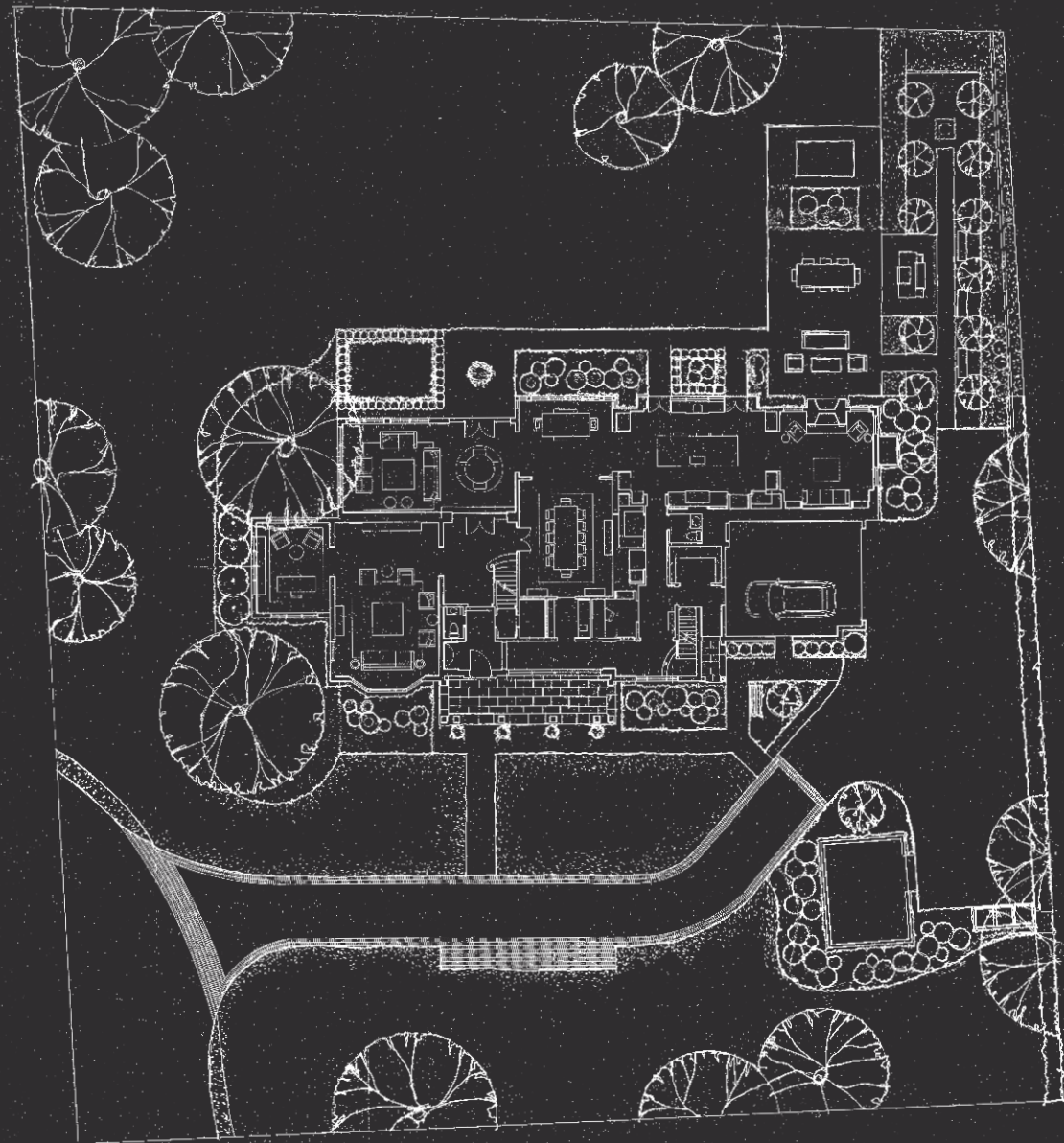
A formerly congested primary bedroom suite is transformed into a generous spa bath with the existing fireplace remaining in place. A mirrored gallery with built-in cabinetry joins the bath and closets to the bedroom and terrace.



SECOND FLOOR







Focus on the Fairway





FOCUS ON THE FAIRWAY

This colonial home renovation reimagines the original character of the house by adding a light-filled entry gallery overlooking the covered front porch. The revised circulation plan opens up the interior to frame views and improve flow between spaces while maintaining the traditionally defined rooms throughout. New large-paned casement windows replace modest double-hangings to enhance the scale of the exterior facade and streamline the architectural detailing. The arrival sequence is improved by relocating a brick-lined driveway southward to extend the lawn and allow boxwood clouds set in ground cover to frame new bluestone walks. Overlooking the idyllic golf course beyond, the new rear garden and bluestone terrace better define the yard and provide a generous outdoor living space.

SERVICES
Building Design
Building Interiors
Bidding & Contract Negotiation
Construction Administration
Landscape Design
Technology Integration
Zoning Relief

LOCATION
Chicago, IL

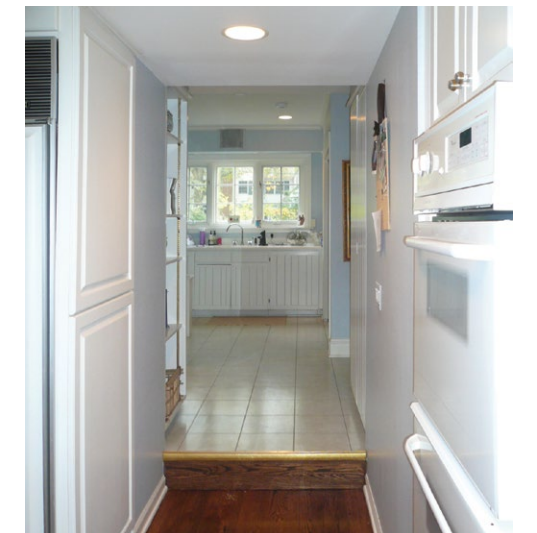
SIZE
6,500 sf.

PHOTOGRAPHY
Ryan McDonald



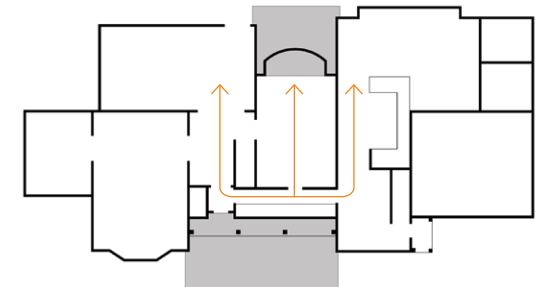
BEFORE

The addition of a light-filled entry gallery and breakfast room provides generous circulation routes unifying the plan. Large-paned windows flood the spaces with natural light and orient the home toward sweeping golf course views.

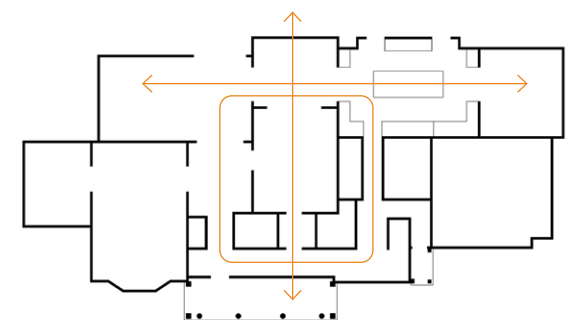


BEFORE

The breakfast room addition fills the missing link in a suite of rooms facing the golf course and provides direct access between the sun room, kitchen and family room. Previously, long, narrow corridors constricted access from the kitchen to the dining room and sunroom.



BEFORE



AFTER

Circulation Path

Addition





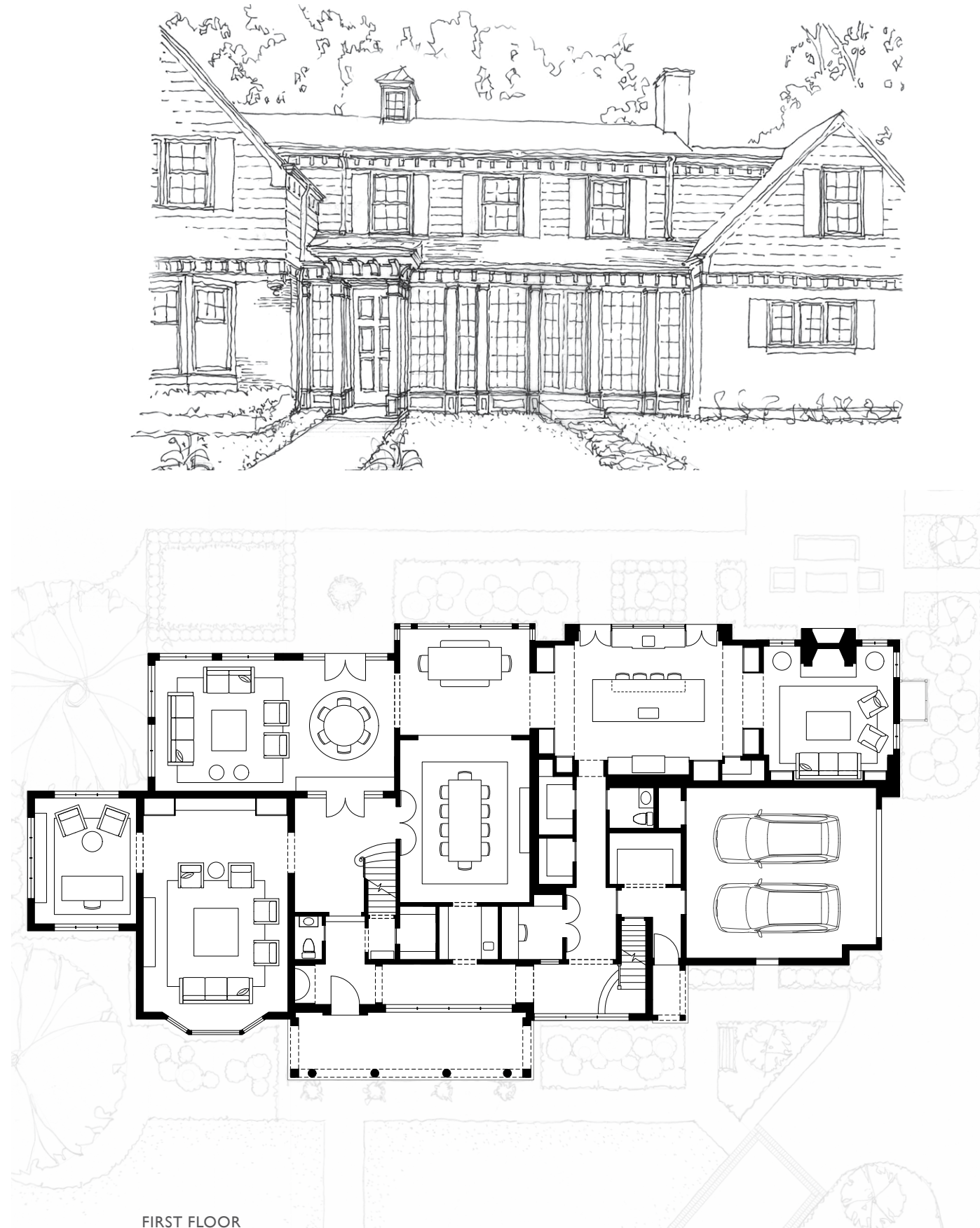
The reconfigured kitchen features symmetric cabinetry elevations, a barrel vaulted ceiling and a window wall at the sink. The butler's pantry offers an axial view from the entry gallery through the dining room and breakfast room to the golf course beyond.

On the left, a sliding stone panel conceals a spice cabinet and television.

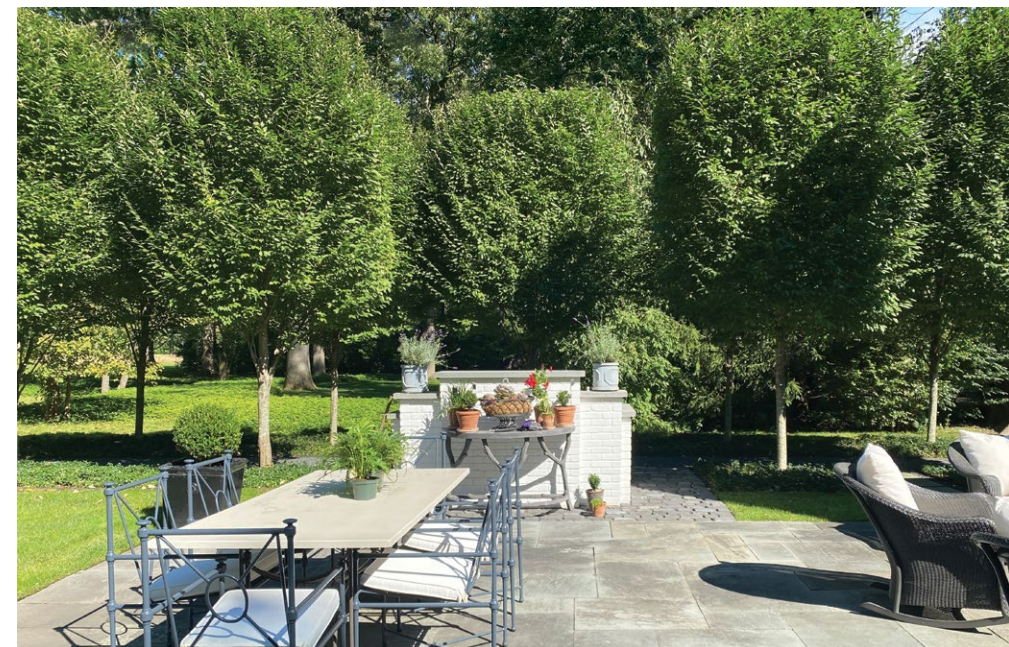


Golf course views, a large fireplace and custom cabinetry balance traditional elegance with casual comfort within the intimate family room crafted from existing service spaces.





A whimsical renovation of the existing rear stair offers an enticing focal point in the gallery and a new landing at the bottom dramatically improves access to the second floor.



The addition of a gabled roof and fireplace in the family room and a second gable over the two-story breakfast room addition, bring balance to the rear elevation. Cohesive large-pane windows replace several discordant window styles to further unify the façade. The allée of trees define the rear yard and organize the exterior living environment.



GARY BEYERL, AIA

Gary co-founded Burns + Beyerl Architects in 1993, now BBA Architects. He continues to lead the firm with partners Ed Twohey and Jennifer Hense with an unbridled passion for creativity, and a desire for excellence.

Gary has enjoyed designing and renovating several homes with his wife. Each has involved hands on construction experience and experimentation. In 2007, Gary completed a weekend home at Tryon Farm, a conservation development in Michigan City, Indiana. He has also designed a fresh water swimming pond for the Farm. In 2022, he and his wife assumed stewardship of community and will continue to develop the legacy of the project.



ED TWOHEY, AIA

Ed joined BBA in 1994 as the first employee and was named Principal in 1999. He received a Bachelor of Architecture from Miami University in Ohio in 1989 and a Masters of Architecture from Washington University in St. Louis in 1991.

Born and raised in Grand Rapids, Michigan, Ed assisted his mother in her estate sales business growing up. As Principal, the experience of working with vintage and historic homes still guides and inspires him as he designs renovation, restoration and new custom residential projects. Ed enjoys finding new opportunities during the design process that greatly enrich the clients lifestyle, whether it be a home or a restaurant.



JENNIFER HENSE, AIA

Jen began her architectural career at BBA Architects in 1999 after graduating from Ball State University. In 2021, she joined Gary Beyerl and Ed Twohey in partnership to lead the firm. She has worked on an expansive range of projects from new construction to historic renovations during her tenure.

Growing up in Northern Indiana, Chicago was a promising destination for this aspiring architect from a young age. Her university internship program led Jen to the city and ultimately to BBA. She and her husband Kevin, also an architect, have lived across the city and suburbs and have recently returned to their alma mater to live and work remotely in Muncie, Indiana. Jen makes frequent visits to Chicago to meet at the firm's studio and project sites.

PHOTOGRAPHY: Aaron Gang

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