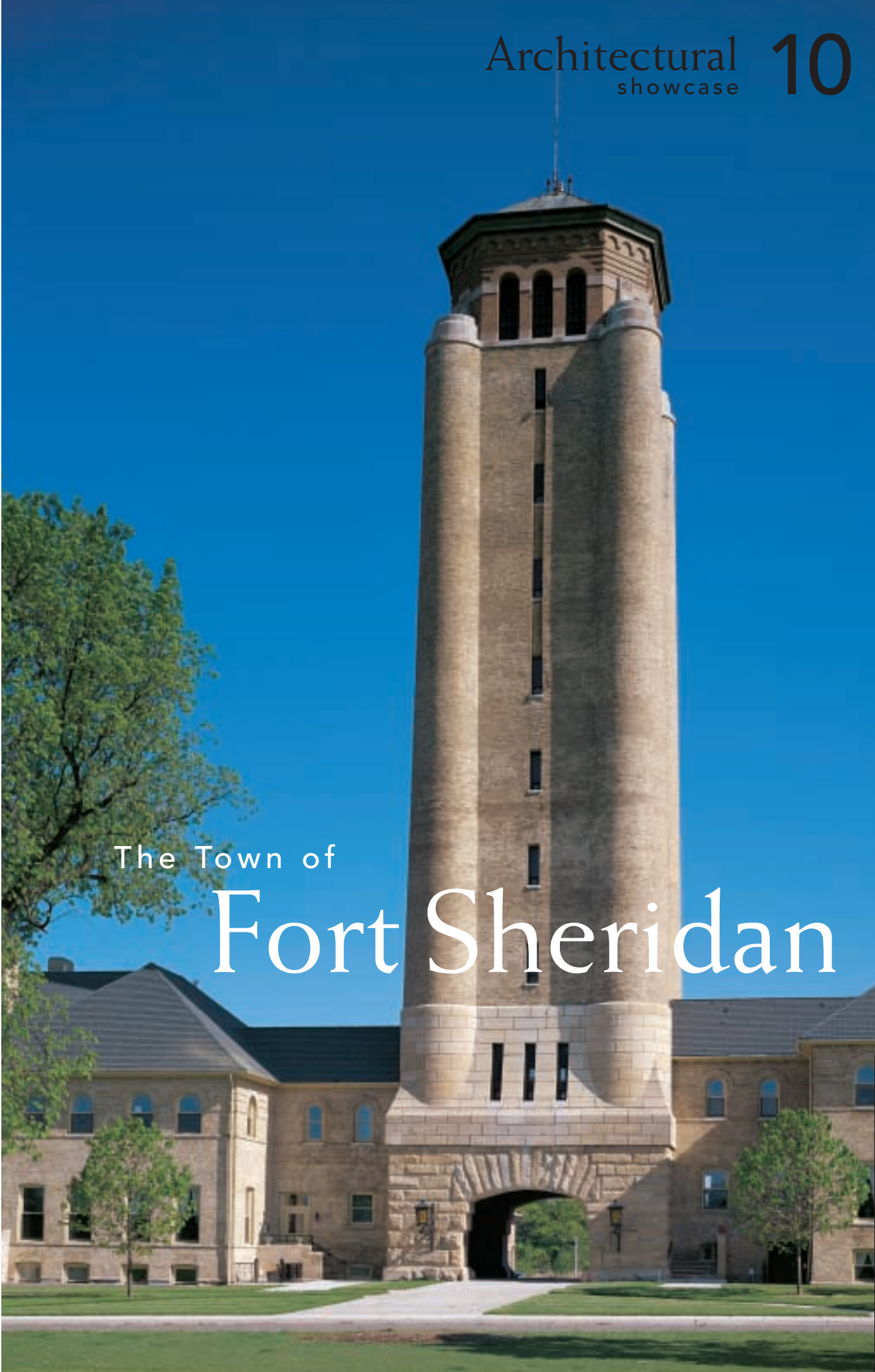




Historic Multi-Housing Renovation

The Town of
Fort Sheridan



With history whispering in his ear, project manager Will Tippens knows his latest project must “pass muster” with not only the public, but officials monitoring the Fort Sheridan National Historic Landmark District. Tippens and his firm, LR Development Company, are working to renovate several parts of the prestigious Fort Sheridan community into luxurious condominiums and townhomes. 🛡️ Once home to thousands of soldiers, the 700-acre military base, located along the banks of Lake Michigan near Chicago, includes 88 historic structures. Some were originally intended for residential use, like the officer’s quarters and barracks.



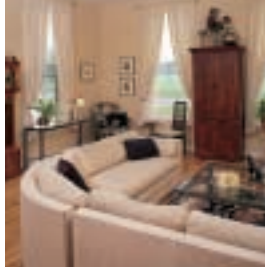
Others, including the **Design** vet hospital and stables, are now being transformed into residential housing.

Challenge

🛡️ For the LR Development team, the challenges lie in converting military buildings into dozens of contemporary living spaces. Tippens faces the formidable task of coordinating the massive project while respecting the historical elements that make the Town of Fort Sheridan so unique.

“The quality of the Weather Shield products in this job will lead us to specifying Weather Shield again in the future for other new construction and remodeling projects.”

ARCHITECT ~ Will Tippens
LR Development Company



Design Solution

The checklist for success at Fort Sheridan resembles a military operation. A half dozen architectural firms, combined with four developers and a platoon of contractors, are turning the late 1800's army base into a stunning development of 551 restored and new construction homes.

The revitalized community that once housed soldiers during World Wars I and II, will now include jogging and bike paths, a performing arts school and beaches. A golf course, landscaped ponds and meadows all set the stage for a quiet, relaxed living environment.

Fronting the former Parade Grounds, LR Development has been given the task of converting barracks into loft-style condominiums. Individual units range from 1,100 to 2,300 square feet of space with options of vaulted ceilings, attic loft space and bonus basements.

"From the outset, our goal was to take advantage of the historical structures and enhance their elements," says Tippens. "Because of the historic landmark designation, the exteriors of the buildings cannot be changed. However, we've been able to enhance the interiors by exposing heavy timber trusses, raising inside floors and creating soaring spaces. We also provided 'hidden' quasi-underground parking for the occupants.

"Most importantly, we're designing each unit as we go. This is not a cookie cutter operation. No more than two building designs are similar, which has been part of our challenge."

To adhere to the strict historical restoration guidelines for this project, LR Development specified HR175™ wood replacement windows from Weather Shield Windows & Doors for use in the barracks.

"The compatibility of HR175 windows for this project was excellent," says Tippens. "We're fortunate to have found a replacement window with custom capabilities at a desirable price point. Since we were unable to alter the front and side facades of the barracks, we needed custom-made windows that could duplicate the historical accuracy of the original windows. HR175 windows fit the bill perfectly."

For renovation of the stables, LR Development again looked to Weather Shield for window solutions. In reworked window openings, single-hung, tilt picture, tilt and casement Weather Shield® wood windows were all used to enhance the design of the structures.

"With the stables we maintained the original elements and added to the back of these single floor structures to accommodate garages, family rooms and kitchens," says Tippens. "The living and dining rooms, bedrooms and baths are all contained in the historic structure. The Weather Shield products helped bring unity to the project in an elegant way. Once again, we found the quality of the windows provided for these homes complemented our overall design for the stables."

In addition to the selection of windows used by LR Development, French and Clar-Vu doors were also specified to connect parts of the new homes with the outdoors and interior rooms.

"The soaring ceilings in the stables set the airy tone for these buildings," says Tippens. "By using a variety of French doors, we were able to enhance the open feeling and provide homeowners with more light. With all these added touches, the Fort Sheridan community has become a desirable location for everyone in the Chicago area."

"The historical accuracy of the HR175 windows perfectly complements the original barracks and are an asset for this project."

BUILDER ~ Kerry Dickson
LR Development Company



"Weather Shield was perfect for this job. Their Architectural Services team worked closely with the project to assure we specified the right windows and doors. The custom capabilities of the company assured we had a product that met the historical requirements. They even arranged direct delivery to the job site and dropped trailers of windows to make life easier for the contractors."

DEALER ~ Don Babcock
Lee Lumber and Building Materials Corp.



Map of Fort Sheridan





Since 1988 the design/build team at LR Development Company in Chicago has participated in a multitude of award-winning projects. Known for its commitment to excellence in design, construction and renovation, LR Development has found its niche in building custom residences in stately vintage buildings using the most modern amenities and building systems. The company has also been involved in significant new construction projects that are cornerstones of the Chicago skyline.

LR Development's vision is exemplified by the notable impact it has made on the Chicago-area residential landscape through the construction of the 67-story Park Tower Condominium in the heart of Chicago. Landmark projects such as the conversions of the Playboy Mansion into exclusive condominiums and the Mayfair Regent Hotel into luxury homes reaffirm the company's reputation for excellence and commitment to historic preservation.

© Photography Courtesy of Ken Short

Weather Shield products used for this project

HR175 Single-Hungs

1,017 custom sized units including
square-out/radius-in units

HR175 Single-Hung Pictures

10 custom sized units

Tilts

104 custom and standard sized units

Direct-sets

24 custom sized units

Casements

14 standard sized units

Casement Transoms

16 custom sized units

French Doors

60 — 3-0 x 7-0

15 — 2-0 x 7-0

4 — 2-8 x 7-0

4 — custom sized

Clar-Vu Doors

8 — 6-0 x 6-10

1 — 5-3 x 6-10

10 — 9-0 x 6-10

Product Options used

Primed exterior with flat casing

First coat primed interior

Clear insul glass

Installation clips factory-applied

Sunbeam Yellow screens



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