



T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design

320 N. Main Street * Lombard, Illinois 60148

p: 630.620.6512 www.trknapparchitects.com ■ ■



About T.R. Knapp Architects

TR Knapp Architects is a small architectural firm specializing in custom design and construction management.

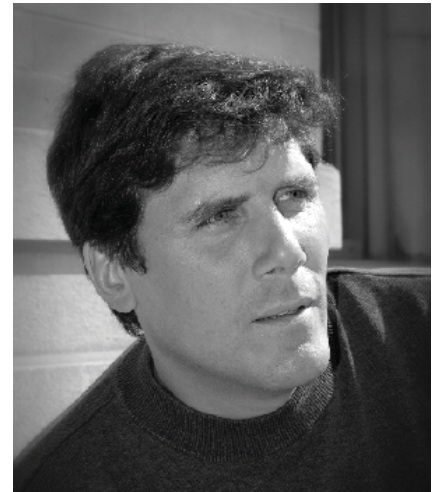
Thomas and Roxanne Knapp started the company in 1995 with a vision of providing high quality affordable design for both residential and commercial projects. While Tom's experience has been primarily in residential design and construction management, Roxanne's background has been primarily in the design of larger commercial projects and municipal facilities. In combining these two talents, we aim to lend a more professional approach to residential design and a more personal touch to commercial projects; something that we feel is missing in most corporate firms.

As seasoned architects with a great appreciation for architectural history, we have developed an understanding of the designers that have come before us leaving behind a legacy which should be celebrated and preserved. Having strong educational backgrounds in architectural history and a desire to dig deeper into the "genius of the place", we are always eager to make a project's future reflect it's past and preserve it's integrity. Each project should be looked at in terms of the context in which it is located, with the final project reflecting the personality of the neighborhood.

Although some may see small firms to have a disadvantage in scale, Tom and Roxanne see this as an asset. Our scale allows us to have personal relationships with each of our clients, providing custom design services to both the overall project and the smallest detail. Bringing in outside specialty consultants for larger projects allow us to keep our overhead low and give our client the expertise necessary to suit each unique project's needs.

We believe that the vision of the client is the ultimate drive in the design of a building.

Client Satisfaction is the difference between getting what you asked for and a getting what you dreamed of.



Thomas Knapp - President



Roxanne Knapp - Vice President

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EDUCATION

- 1996 Wisconsin Licensure
1993 Illinois Licensure
- 1990 Bachelor of Architecture – 5 Year Professional Degree
University of Illinois at Chicago – Architecture and Design
Strong emphasis on History of Art and Architecture
- 1986-87 L'Ecole D'Architecture et Urbanism – University of Illinois - Versailles, France
One year study abroad program with a balance of class and travel study
with an emphasis on experiencing historical architecture first hand.

PROFESSIONAL EXPERIENCE

- 5/95 - Present TR KNAPP, ARCHITECTS – 320 North Main Street, Lombard, IL
President in a small, five person Architectural Firm.
Various project types include single and multi-family housing, commercial office build outs, restaurant spaces, retail stores and small industrial projects.
- 1/01 - 5/02 GRISKELIS YOUNG HARRELL - 400 N. Michigan Avenue, Suite 500, Chicago, IL
Project Manager in a small full service Architectural Firm.
Various project types include Regional Retail Mall Facilities, Commercial Bank Interiors, Educational Classroom Remodeling and an Industrial Research Facility.
- 3/00 - 1/01 JANKE CONSTRUCTION COMPANY - 57 E. Hattendorf Road, Roselle, IL
Project Architect in a small, architect owned Design / Build Construction Company.
Responsible for design development, construction documentation and estimating for several design build projects, including 2 single family homes, one 6 unit townhome project and a new 110 unit multi-family residential condominium project.
- 8/98 - 3/00 WIGHT & COMPANY – 2500 N. Frontage Road, Darien, IL
Architectural Design Consulting work in the Project Architect capacity.
Design and Construction Documentation for various commercial construction projects including the new District Headquarters Offices for the Forest Preserve District of Dupage County, 2 new elementary schools for the Valley View Elementary School District and an addition to Bolingbrook High School.
- 10/94 - 5/95 MACONDO CORP. - 22 N. Morgan St. Chicago, IL
Project Manager / Construction Manager for a small full service Design / Build Firm.
Project types include high-end custom single family remodeling projects.
- 2/88 - 10/94 MAYER JEFFERS GILLESPIE ARCHITECTS - 1017 W. Webster Ave. Chicago, IL
Project Architect for a small full service Architectural Firm.
Various project types include single and multi-family housing, commercial office build outs, restaurant spaces, retail stores and small institutional projects.

PROFESSIONAL ASSOCIATIONS

Association of Licensed Architects, American Institute of Architects SPP, Lombard Town Centre, Lombard Area Chamber of Commerce and Industry, Illinois Main Street, National Trust for Historic Preservation, Pleasant Home Foundation, Chicago Botanical Gardens



EDUCATION

- 1994 Illinois Licensure
- 1990 Bachelor of Architecture – 5 Year Professional Degree
University of Illinois at Chicago – Architecture and Design
Major - Architecture, Design Option
Minor - History of Art and Architecture
- 1986-87 L'Ecole d'Architecture et Urbanism – University of Illinois - Versailles, France
One year study abroad program with a balance of class and travel study
with an emphasis on experiencing historical architecture first hand.
- 1983-84 College of DuPage - Glen Ellyn, Illinois
First Year Classes in Architecture and Mechanical Engineering

PROFESSIONAL EXPERIENCE

- 8/06 - Present TR KNAPP ARCHITECTS – 320 North Main Street, Lombard, IL
Partner in a small, five person Full Service Architectural Design Firm.
Various project types include single and multi-family housing, new construction office
projects, commercial interiors / office build outs, restaurant spaces, retail stores and
small industrial remodeling projects.
- 1/98 – 8/06 WIGHT & COMPANY – 2500 N. Frontage Road, Darien, IL
Senior Project Architect in a large full service Architectural / Engineering Firm.
Responsible for all phases of project development and construction documentation including
project proposals, preliminary design and design development as well as construction
documentation and construction administration with daily on site responsibilities.
Various project types include naval training facilities, educational buildings,
governmental office buildings and residential dormitories.
- 6/95-11/96 WILLIAMS ASSOCIATES ARCHITECTS - Wheaton, IL
Project Architect for mid-size full service architectural firm.
Project types include recreational facilities and civic buildings.
- 8/89 – 6/95 PFDA - PATRICK F. DALY & ASSOCIATES - 20 N. Wacker Blvd. Chicago, IL
Project Architect for mid-size full service architectural firm.
Project types include retail developments, outpatient care facilities, municipal buildings and
religious centers.
- 10/87 - 8/89 JAYDOS & ASSOCIATES, INC. - 400 N. Orleans St. Chicago, IL
Project Architect for a small architectural firm specializing in New Auto Dealerships.
- 11/85 - 10/87 JOHN VICTOR FREGA ASSOCIATES - 417 S. Wells St. Chicago, IL
Intern Architect working on educational and medical facilities.
- 11/83 - 11/85 EME ENERGY MANAGEMENT ENGINEERS, INC. - 2200 S. Main St. Lombard, IL
Intern Draftsman for mid-size engineering firm.

PROFESSIONAL ASSOCIATIONS

Association of Licensed Architects



Past Project Types

Residential and Commercial Architecture
Construction Management
Landscape Design

- Mixed-Use Residential / Commercial Facilities
- Commercial Office Build Outs
- Commercial Interiors
- Restaurants / Bars / Nightclubs
- Outpatient Doctors Offices
- Medical and Industrial Laboratories

- New Multi-Family Residential
- New Single Family Residential
- Residential Remodeling and Additions

- Historic Preservation / Adaptive Reuse
- Landscape Design / Construction Management

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Commercial Projects



Commercial Projects

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Union League Club of Chicago Athletic Department Facilities 65 West Jackson Blvd. - Chicago, Illinois

The Union League Club of Chicago is a premier social club and multi-use convention center for a broad national and international business community. The Athletics Department had long been in need of a significant make over that would solidify its position within the Club.

The primary goal of the client was to create a cohesive environment that was elegant and user friendly and would be a place that members were proud to be a part of.

- 200,000 s.f. -Five floor renovation of an existing facility that remained in operation thru the duration of the construction.
- Evaluation of Program Priorities that modified the original scope of work to encompass more tangible change within the budget.
- Department Identity created thru interior design / material selections using rich colors and textures and incorporating them into every function.
- Way finding improved with revised layout and elegant signage.

client: Union League Club of Chicago

services: Architectural Design
Interior Design
Construction Management

design architect: Roxanne Knapp
architect of record: Thomas Knapp
construction manager: TR Knapp Architects

mep-fp engr: Larson Engineering

budget: \$1,200,000

completion: June 2010

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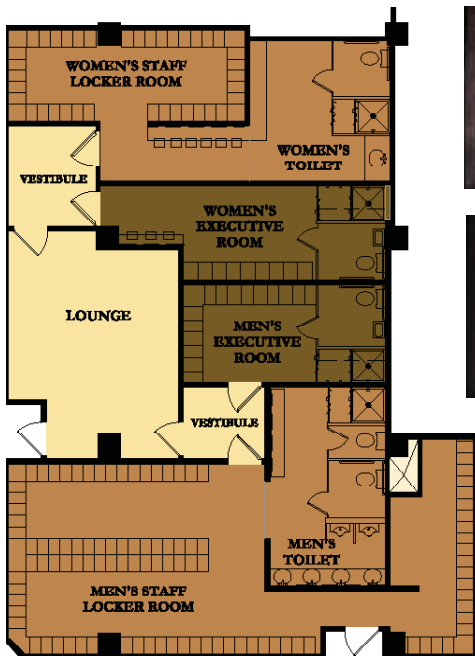


Union League Club of Chicago Staff & Executive Locker Room Facilities 65 West Jackson Blvd. - Chicago, Illinois

The Union League Club of Chicago is a premier social club and multi-use convention center for a broad national and international business community. With a staff of over 200 employees and 30 floors of hi-rise services, the 80 year old building is a complicated facility that is very formal in nature. However, the main staff facilities had not been updated since the building was built in the early 1930's. The club decided that in order to treat the staff with the respect they deserve, a major remodeling of the staff locker rooms was in order.

In a Design Build effort with James McHugh Construction, TR Knapp Architects was responsible for the evaluation of the existing 100 year old staff locker room facilities and design of a new layout that would better meet today's standards. The interior materials selection took a key role in the differentiation between staff and executive spaces without compromising their needs and expectations.

- 2,000 s.f. Staff Locker Room Remodeling for a Historic Private Club in the heart of Chicago's Downtown. The facility operates 24 hours a day.
- General Staff and Executive Locker Rooms with Toilet and Shower Facilities serving 200 employees on 3 shifts.
- Maintenance and Elegance designed to bring the facilities up to current standards and boost staff morale.
- Collective Lounge acts as a transition between the individual locker rooms and allows for transition between work and personal time.
- Interior Design, Material Selections, Renderings and Color Boards



client: Union League Club of Chicago

services: Architectural Design
Interior Design
Construction Documentation

design builder: James McHugh Construction Co.

architect of record: Roxanne Knapp
TR Knapp Architects

mep-fp engr: Design-Build Contractors

budget: \$575,000

completion: 2008

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Commercial Projects

TR Knapp Architects



New Theater Entry Lobby and Gallery



New Theater Lobby and Lounge



Stage View

King Bruwaert House Theater 6101 South County Line Road Burr Ridge, Illinois

King Bruwaert House is a Retirement Community originally built in 1933 with a gracious in house theater with a performance stage and projection booth. Through the years this space has continued to function but has never been modernized and has become a less than desirable space for the elderly residents.

TR Knapp Architects was hired to restore the theater to its original grandeur while adding modern amenities including a digital projection media system, a new concessions area, as well as a dedicated lounge and gallery to showcase resident art installations.

- Historic Renovation of an existing 70 seat House Theater originally built in 1933.
- Investigation and Incorporation of Historic Detailing for Finishes and Theater Seating
- State of the Art Digital Media Installation
- Combination of existing seating components with new size and finishes to complement style and comfort while fostering continued usability.
- Modification of Infrastructure to meet Today's Living Standards without disruption of the Architectural Integrity of the space
- Addition of radiant floor heating below seats.
- Two new handicap accessible unisex toilet rooms for user convenience.
- New Lounge and Concessions Area directly adjacent to the theater.
- New Gallery Space to display resident art in a formal setting.

client: King Bruwaert House

services: Architectural Design
Interior Design
Construction Documentation
Construction Administration

architect of record: Roxanne Knapp
TR Knapp Architects

gen contractor: Construction Concepts & Systems

budget: \$500,000

completion: Spring 2009

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President's Office Suite Elmhurst College Elmhurst, Illinois

When it came time for a new President to take command of Elmhurst College it was determined that it was also time to breath new life into his office suite.

The new President brought with him a new philosophy of leadership, one which emphasized the relationship between the structured traditions of the Historic Colleges past and an understanding of the goals and aspirations of the students they were there to serve.

Focus was given to the restructuring of the staff and their duties along with the physical relationships of the spaces to one another and the student population. Although the physical locations of each function remained the same, the approach and access restrictions were changed to provide better security to the staff.



This project also included the remodeling and renovation of the Finance Department's Office Suite.



client: Elmhurst College
services: Architectural Design
Interior Design
Construction Documentation
Construction Management

architect of record: Roxanne Knapp
construction manager: TR Knapp Architects

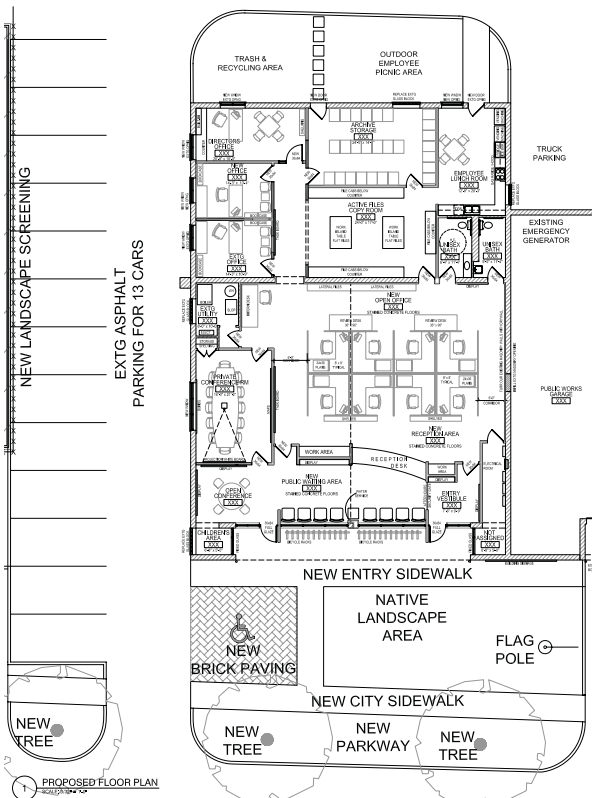
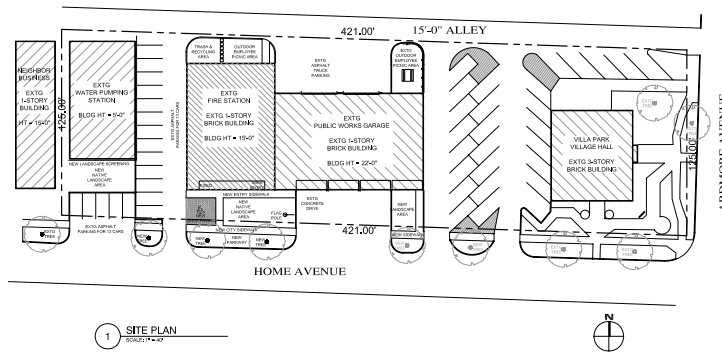
mep-fp engr: Yagla Engineering



**Villa Park Community Development
28 West Home Street
Villa Park, Illinois**

The Village of Villa Park has operated out of their current historic office building for more than 50 Years. As part of their renewed effort to modernize their facilities and provide space for their growing staff, they needed new offices for their Community Development Department.

TR Knapp Architects was asked to convert an existing fire department on the Village Hall Campus into the new dedicated Community Development Offices. The design encompasses major interior and exterior remodeling as well as exterior site improvements and landscaping.



- 5,000 sf of interior office remodeling.
- General Exterior Remodeling
- New Public Reception Area and Meeting Rooms.
- Accessible Toilet Facilities and Staff Lunchrooms
- General Utility Upgrades including new HVAC Systems and Electrical Distribution
New Communications Systems
- Exterior Facade Remodeling
- New Exterior Site Design and Landscaping

client: Village of Villa Park
services: Architectural Design
Interior Design
Construction Documentation
architect of record: Thomas Knapp
TR Knapp Architects
mep-fp engr: Yagla Engineering Services
general contractor: To Be Determined
budget: \$500,000
completion: Not Realized



Commercial Projects

TR Knapp Architects



Oakbrook Fertility Center Reproductive Medicine Institute 2425 West 22nd Street Oakbrook, Illinois

In business since 1991, Oakbrook Fertility Center is recognized as a premier Fertility Laboratory with one of the most successful fertility records in the Midwest. However, without a dedicated "Clean Room" laboratory it did not meet industry standards for a leading research facility.

TR Knapp Architects developed a general remodeling of the facility, including the existing Treatment Rooms and Offices, Lobby & Reception Areas, Technical and Laboratory Areas to give the facility enough room for a dedicated "Clean Room Laboratory".



- Dedicated Fertility Laboratory - Clean Room Facility with 99.9% Air Filtration. HEPA and Carbon Filtration filters both Chemical and Biological Contaminants.
- Positive pressure in the laboratory with 15 complete air exchanges per minute.
- Emergency Procedures and Devices allow complete isolation of the Laboratory upon detection of any unsafe environmental contaminates in the outdoor environment.
- 2 New Patient Procedure Rooms
2 New Patient Recovery Rooms
- Remodeled Blood Lab and Nurses Stations
- Coordination of Vertical Ventilation Elements through adjacent tenant spaces
- Remodeled Reception Area including Reception Desk, Entry and Waiting Areas
- We are currently working with this client on a further expansion for this facility and laboratory



client: Oakbrook Fertility Center
Midwest Center for Health

services: Architectural Design
Construction Documentation
Construction Administration

architect of record: Thomas Knapp
TR Knapp Architects

mep-fp engr: Kougan and Associates

general contractor: GBC Construction

budget: \$380,000

completion: January 2001
future remodeling: Spring 2011

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Commercial Projects

Thomas Knapp with Griskelis Young Harrell



Blachford Acoustical Laboratories 1445 Powis Road - West Chicago, Illinois

Blachford Inc is an industry leader in the manufacture of Acoustic Attenuation Products for Heavy Equipment and Industrial Uses. However there was a real need for a modern State of the Art Acoustic Testing Facility where they could do technical research for their products and complete Testing Services for their clients equipment and establish themselves as leaders in the acoustics field.



Thomas Knapp, working for Griskelis Young Harrell Architects, provide the overall design and construction documentation for the New Construction facility, including full coordination of all Engineering Consultants, HVAC, Civil and Acoustical Engineering and Landscape Consultants.



- State of the Art Acoustical Testing Facility
- Large Hemi-Anechoic Room suitable for Heavy Trucks, Large Buses, & Heavy Equipment
- Full Reverberation Chamber for testing of smaller equipment and specialized assemblies.
- Heavy-Duty 4-Wheel Drive Dynamometer for lading engine and drive train components, 50" rolls, designed for "quiet" operation of Large Vehicles and Heavy equipment
- Jury Room for sound quality development
- Buck testing capabilities
- Corporate Office Interior Design Services
- Naturalized Prairie Exterior Landscape Design



client: Blachford Acoustical Laboratories
services: Architectural Design
Construction Documentation

project architect: Thomas Knapp
Griskelis Young Harrel

mep-fp engr: WMA Engineering

general contractor: Bulley & Andrews

budget: \$2,000,000

completion: 2002

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**New District Headquarters
DuPage County Forest Preserve
Danada Forest Preserve
Wheaton, Illinois**

The DuPage County Forest Preserve had long been housed within a retired elementary school and wanted to create a new image that connected it to the natural environment that it was focused on preserving. They wanted the building to reflect its location within a natural environment in the Danada Forest Preserve.

- 40,000 s.f. Facility Housing the Central Administrative Services of the DuPage County Forest Preserve District, related Police Functions and Meeting Rooms for the Board of Directors
- 4 Individual Departments designed as a series of wings projecting off of a central core in pinwheel fashion around a Main Conference Room.
- Material selections carried throughout the facility from interior to exterior to encourage a cohesive & serene atmosphere.
- Architectural Design, Construction Documentation and Construction Administration Lead by Roxanne M. Knapp as Senior Project Architect with Wight and Company.
- Design Coordination of Interior and Exterior Detailing Lead by Thomas R. Knapp as a Consulting Project Architect for Wight and Company.



client: DuPage County Forest Preserve

services: Architectural Design
Construction Documentation

architect of record: Wight & Company

project architect: Roxanne Knapp w/ Wight

design consultant: Thomas Knapp w/ TR Knapp

structural engr: Larson Engineering

mep-fp engr: Larson Engineering

budget: \$6,000,000

completion: April 2000

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**Bldg 2A- Historic Restoration & Remodel
United States Veterans Administration
Hines, Illinois**

This project consisted of the exterior renovation of an historic administrative building for the Hines VA Campus including:

- Masonry cleaning and restoration,
- Eave, soffit and pediment detail measurement and documentation
- Slate roof and copper flashing replacement
- Exterior lighting research and replacement.

Also included was the remodeling of several interior toilet rooms to meet modernization standards and handicap accessibility requirements.

The existing executive conference room was also remodeled to reflect current user needs and technology upgrades.



client: US Veterans Administration
services: *Historic Documentation*
Construction Documentation
Architectural Design
architect of record: Roxanne M. Knapp
TR Knapp Architects
budget: \$ 500,000
completion: 2009



**Jesse Brown VA Medical Center
United States Veterans Administration
Chicago, Illinois**

Building 30- Roof Replacement

This project consisted of the removal and replacement of an existing first floor roof at the Damen Street Entrance of the Jesse Brown VA Medical Center.

- Evaluation of the existing conditions
- Creation of a Facility Condition Report
- Documentation Drawings and Specifications

Bed Tower #2 - Stairwell Enclosures

This project consisted of the creation of enclosures for the two main stairwells in the newly constructed Bed Towers. The project was initiated after a report was issued for the safety of patients in the Psych Ward which is housed on the 7th floor. The objective was to deter patients from potential suicide attempts.

- Evaluation of the existing conditions
- Documentation Drawings and Specifications



client: US Veterans Administration

services: Roof Evaluation
Construction Documentation

architect of record: Roxanne M. Knapp
TR Knapp Architects

budget: \$ 500,000

completion: 2009



Commercial Projects

TR Knapp Architects



New Corporate Headquarters Traffic Control, Inc. Woodridge, Illinois

This project consisted of the remodeling of an existing warehouse facility to meet the growing needs of an established business.

Not only was it necessary to double the current administrative area it was important to establish a new educational department where they could offer their clientele the opportunity to learn the background of their equipment purchases to provide in-house service and maintenance. A large classroom was designed with an independent entrance, kitchen and toilet facilities. This space also required adjacencies to the assembly area where the client could get a firsthand look at the processing of equipment.

The owner was conscious of the need for a clean, positive working environment that blurred the lines between owner, employee and client.

The project also required an additional parking lot and building access to accommodate the changing population of the facility.



- 12,000 sf Corporate Interior Design
- Corporate Training Rooms
- Industrial Assembly Space
- Industrial Warehouse
- Exterior Design
- New Parking Area Site Design



client: Traffic Control, Inc.
Lizzadro Properties

services: Architectural Design
Construction Documentation

architect of record: Thomas Knapp
project architect: TR Knapp Architects

mep-fp engr: Larson Engineering

construction manager: John Swider
Construction Services

budget: \$580,000

completion: 2009

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**ConAgra Foods – SpiceTec Inc.
Midwest Distribution Headquarters
155-185 Alexandra Way
Carol Stream, Illinois**

ConAgra Foods is a major food distributor with an international market. Spice-Tec, a division of ConAgra, is a spice mixing and packaging facility. TR Knapp Architects has completed FOUR projects at this location over the past 12 years.

PHASE ONE

In 1995, TR Knapp Architects designed a general interior remodeling and expansion of the existing Spice-Tec Offices, with no work to the existing warehouse and production areas. The project included office partitions, finishes and new accessible washrooms.

PHASE TWO

In 1998, TR Knapp Architects did a large expansion of the existing offices including new corporate office interiors for ConAgra Foods, almost tripling the size of the Office Space. The project included new office partitions, general finish selection and new accessible washrooms.

PHASE THREE

In 2007, at full capacity at the current location, ConAgra purchased an adjacent warehouse facility with the intent of expanding their operations and doubling the size of their production facility. TR Knapp Architects planned two connection links for fork lift traffic and pedestrian access between the two facilities. The project included new construction link structures, electrical and mechanical upgrades and general modification to existing pallet rack systems. The project also included exterior site modifications including a new fire lane and long term planning for future parking requirements.

PHASE FOUR

In 2008, TR Knapp Architects provided a general layout for new pallet racking and exit routes for the larger warehouse facility. This project included new pallet rack layouts, new exit doors and exterior improvements and miscellaneous electrical modifications.



client: ConAgra Foods / SpiceTec Inc.

services: Architectural Design
Construction Documentation

design builder: Classic Construction
architect of record: Thomas Knapp
TR Knapp Architects

civil Engineer: Larson Engineering Services
mep-fp engr: Yagla Engineering Services

budget: \$480,000 Phase Three



**Meade Electric Company
Regional / Satellite Office Warehouse
268 Park Avenue - Lake Villa, Illinois**

Meade Electric Company is one of the largest electrical contractors in the Chicago Area. As part of their ongoing expansion they needed to build a dedicated facility that is centrally located in Lake County.

TR Knapp Architects worked within the guidelines established by Lake Villa's Planned Urban Development Agreement and utilized pre-engineered building components for efficiency of construction, while creating a clean stable exterior that addressed the public face while still meeting the clients tight construction budget requirements.

- 10,000 sf Warehouse in a prefabricated metal structure with a steel frame mezzanine for additional storage.
- 4,000 sf Office Space with a brick and block façade housing multiple offices, conference rooms and staff support facilities.
- Custom Built-In Cabinetry and Colored Concrete Floors for a sophisticated modern appeal.

client: Meade Electric
Lizzadro Properties

services: Architectural Design
Architectural Documentation

architect of record: Roxanne Knapp
TR Knapp Architects

structural engr: Larson Engineering
mep-fp engr: Design Build Sub-Contractors

budget: \$1,200,000



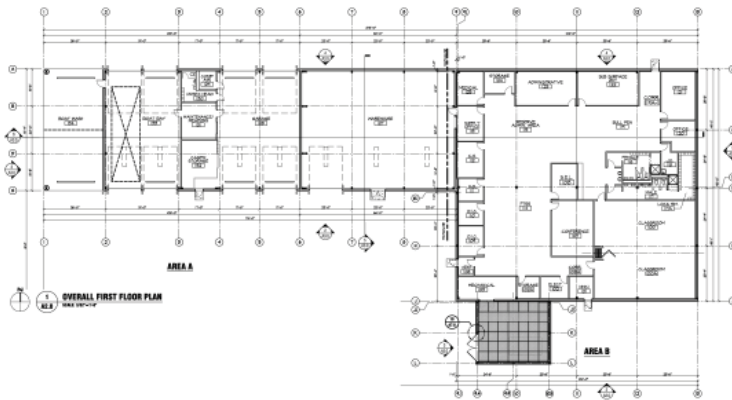


**Inshore Boat Unit – 14/MUIUW
US Navy / NAVFAC Midwest
Weldon Spring, Missouri**

The US Navy required a land based boat facility within the St. Louis Area. As a Navy Facility built on Army Owned property, the facility required a great deal of coordination between both branches to meet the military protocol of each.

TR Knapp Architects and Old Veteran Construction partnered on the project as a design build team to provide the site planning, architectural design and construction services to make this project a reality.

- New Construction 17,000 s.f. Naval Facility
8,000 s.f. dedicated to administrative offices
9,000 s.f. boat maintenance and storage facility
- Pre-Engineered Steel Construction
Interior and Exterior Design Coordination
- Designed to meet the stringent requirements of the current Dept. of Defence Codes and ATFP.
- Development of Structural Interior Design (SID) and Collateral Interior Design (CID) Packages.
- Architectural Design, Construction Documentation and Construction Administration Lead by Roxanne M. Knapp as Senior Project Architect for TR Knapp Architects.
- On-Site Construction Review and Coordination of Closeout documentation.



client: United States Navy (NAVFAC)
services: Architectural Design
Construction Documentation
design builder: Old Veteran Construction
architect of record: Roxanne Knapp
TR Knapp Architects
budget: \$3,800,000
completion: 2008



Fort Devens Armed Forces Reserve Center Ayer, Massachusetts

The US Army issued an RFP for Design Build Efforts to construct four buildings on multiple sites within the Fort Devens Armed Forces Reserve Center in Ayer Massachusetts.

TR Knapp Architects along with McHugh Construction provided a full proposal for Design Build Services, including preliminary design documents as required by the Request for Proposal. The Design Build Team was later short listed to prepare a Phase II Technical Proposal.

- Complete preliminary design documents including floor plans, elevations and wall sections.
- Evaluation of Project Program against schematic plans. Coordination of program against multiple protocol sources and code requirements as adhered to by the US Army, the National Guard and the US Army Reserve.
- Designed to be LEED Silver Certified.
- Identified as "Exceeding Owner Expectations" in initial round of reviews.
- Project cancelled in 2007 due to site ownership issues.



<i>client:</i>	United States Army
<i>services:</i>	Architectural Design Proposal Presentation Only
<i>project team:</i>	James McHugh Construction Co
<i>architect of record:</i>	Roxanne M. Knapp TR Knapp Architects
<i>engineering:</i>	Larson Engineering
<i>budget:</i>	\$72,000,000
<i>completion:</i>	Not Realized



Multi-Family Residential

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Multi-Family Residential Projects

TR Knapp Architects



1940 W. Diversey Avenue



628-633 W. Wrightwood



613-619 Frances Street



3839 N. Damen



3511 N. Seminary Ave



2050 N. Mohawk

3918-3924 N. Southport Avenue
Chicago, Illinois
2 - New 8 Unit Condo Building
16 Units Total

2529 - 2531 N. Halsted Avenue
Chicago, Illinois
2 - New 8 Unit Condo Building
16 Units Total

613-619 Frances Street
Madison, Wisconsin
New 3 Unit Apartment Building

3511 N. Seminary Avenue
Chicago, Illinois
New 3 Unit Apartment Building

1940 W. Diversey Avenue
Chicago, Illinois
New 6 Unit Apartment Building

2050 N. Mohawk Street
Chicago, Illinois
New 4 Unit Condominium Building

628-632 W. Wrightwood Avenue
Chicago, Illinois
5 New 10 Unit Condominium Buildings
Master Planning and Elevation Design in
Conjunction w/ Mayer Jeffers Gillespie

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Multi-Family Residential Projects

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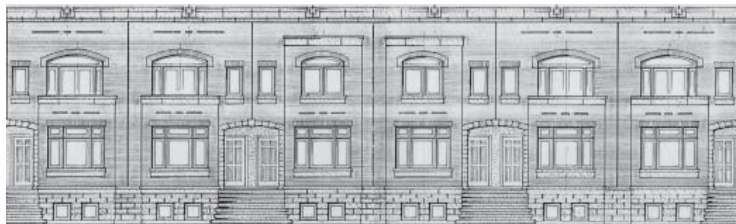
16 Condominium Units 3918-3924 North Southport Avenue Chicago, Illinois

Preliminary Design as 16 Townhomes

- 16 Attached Single Family Homes
40 Private Enclosed Parking Spaces
- 3-Story Attached Masonry Townhouse Units
3 Bedroom 2 Bath per Unit
2 Attached Parking Spaces per Dwelling Unit
Additional Enclosed Parking at Rear of Parcel
- Landscaped Courtyards provided
Landscaped Greenspace Entry to all units
- Each Unit designed with its own Private Outdoor Space on the First Floor and Roof Top.
- Project disputed by Local Community Groups as "too suburban"
- Project fully conformed to New Townhouse Ordinance put into effect 6 months later

Final Built Project as 16 Condominium Units

- 16 Condominium Units with
16 Private Enclosed Parking Spaces at grade
- 3-1/2 Story Masonry Wall Construction with Wood frame floor construction.
- Single Story and Duplex Units
Each with Private Detached Parking Spaces
3 Bedrooms 2 Baths per Dwelling Unit
- 25% of Units are fully Handicap Accessible
- Project fully supported by Local Community Group as "Contextual"



client: Ronan O'Leary Development

services: Architectural Design
Construction Documentation
Zoning Approval
Permit Expediting

architect of record: Thomas Knapp
TR Knapp Architects

completion: 1998

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Multi-Family Residential Projects

TR Knapp Architects



16 Unit Condominium Development 2529-2531 North Halsted Street Chicago, Illinois

Gibbons Construction had worked with Tom Knapp for several years on different residential projects of varying sizes. This project site was located on a large parcel, surrounded by commercial development in several directions. The project was required to be reviewed by 5 different neighborhood groups, including both residential and commercial business concerns.

TR Knapp Architects provided an initial design that addressed the lower height character of 1-3 story commercial development in the area, while still providing maximum development potential for the parcel. A metal mansard roof line was proposed that would provide an apparent height of only 42 feet, while the actual building height was 55'-0".

- 16 Condominium Units with
16 Private Enclosed Parking Spaces at grade
- 3-1/2 Story Masonry Wall Construction with
Wood frame floor construction.
- Single Story and Duplex Units
Each with Private Detached Parking Spaces
- 3 Bedroom 2 Bath per Dwelling Unit
- 25% of the Units are fully Handicap Accessible



client: Gibbons Construction
services: Architectural Design
Construction Documentation
Zoning Approval
Permit Expediting
architect of record: Thomas Knapp
TR Knapp Architects
budget: \$2,500,000

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Multi-Family Residential Projects

Thomas Knapp with Janke Construction Company



Village Crossing 27 East Hattendorf Avenue Roselle, Illinois

Village Crossing Phase II – Condominiums

- New Construction 60 Units Total
- 4 Story Masonry Building with Wood Frame and Concrete Floor Construction
- 60 Heated Parking Spaces on 1st Floor & Bsmt
- Landscaped Entry Courtyard



client: Perry Janke - Owner
A New Leaf Development

services: Architectural Design
Construction Documentation

architect of record: Perry Janke
project architect: Thomas Knapp
TR Knapp Architects

completion: Spring 2011

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Multi-Family Residential Projects

Thomas Knapp with Janke Construction Company



Village Crossing 27 East Hattendorf Avenue Roselle, Illinois

Village Crossing Phase II – Condominiums

- New Construction 60 Units Total
- 4 Story Masonry Building with Wood Frame and Concrete Floor Construction
- 60 Heated Parking Spaces on 1st Floor & Bsmt
- Landscaped Entry Courtyard

Village Crossing Phase III & IV– Condominiums

- New Construction 85 Units Total Mixed Use
- 1st & 2nd Floor Commercial Retail / Office Spaces
Basement and First Floor Heated Parking Garage
- 6 Story Masonry Building with Wood Frame and Concrete Floor Construction
- 60 - 2 Bedroom and 3 Bath Units
25 - 1 Bedroom and 2 Bath Units
- Enclosed Heated Parking for 106 Cars
- Street Parking for 14 Cars
- Project Planned for 2 Phase Construction with Exterior Bridge over Public Right of Way



Village Crossing Phase V – Condominiums

- New Construction Attached Townhomes Originally Planned as 6 Units Eventually Built as 10 Units
- 3 Story Masonry Building with Wood Frame Floor Construction
- 2 Car Attached Garages for each unit
- 3 Bedroom - 2.5 Bath Units Typical



client: Perry Janke - Owner
A New Leaf Development

services: Architectural Design
Construction Documentation

architect of record: Perry Janke
project architect: Thomas Knapp
Janke Construction Company

completion: 2001



Multi-Family Residential Projects

Thomas Knapp with Mayer Jeffers Gillespie Architects



11th Street Lofts - Annie Properties
1020 South Wabash Avenue - Chicago, IL
51 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles



Acorn Lofts - Annie Properties
1017 West Washington Boulevard - Chicago, IL
49 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles



The Hale Lofts - Annie Properties
14 North Peoria Street - Chicago, IL
48 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles



Morgan Town Lofts - Annie Properties
22 North Morgan Street - Chicago, IL
48 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles



Warehouse Lofts - Annie Properties
312 North May Street - Chicago, IL
60 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles

Union Park Lofts - Annie Properties
1327 West Washington Boulevard - Chicago, IL
49 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 60 Vehicles

Business Zone - Drumlin Management
1100 West Cermak Road - Chicago, IL
49 Units - Commercial / Business Loft Suites

Langendorf Lofts - Drumlin Management
1725 West North Avenue - Chicago, IL
30 Units - Mixed Use Residential / Commercial Lofts
Interior Parking for 30 Vehicles

State Street Lofts - Drumlin Management
1725 West North Avenue - Chicago, IL
49 Units - Commercial / Business Loft Suites
Interior Parking for 30 Vehicles

services: Architectural Design
Construction Documentation
Interior Tenant Designs

architect of record: Doug Gillespie, Architect
Mayer Jeffers Gillespie

project architect: Thomas Knapp

completion: 1987 thru 1995

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Multi-Family Residential Projects

Thomas Knapp with Mayer Jeffers Gillespie Architects



Acorn Lofts 1017 West Washington Boulevard Chicago, Illinois

Adaptive Reuse Loft Warehouse Conversion

- 8 Story Mixed Use Residential Building
- 60 Loft Residential Condominium Units
- Indoor Parking
- First Floor and Basement Commercial Spaces
- New Elevator Installation
- All New Mechanical Electrical Plumbing
- Hi-Rise Fire Sprinkler Protection
- All Residential and Commercial Units were Custom Designed to meet the needs of the Buyer, including vertical combined units and attached penthouse roof decks.



client: Lewis Kostner - Owner
Annie Properties Development

services: Architectural Design
Construction Documentation
Interior Tenant Designs
Zoning Approval
Permit Expediting

architect of record: Doug Gillespie, Architect

project architect: Thomas Knapp
Mayer Jeffers Gillespie Architects

general contractor: KBL Construction

completion: 1991

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Multi-Family Residential Projects

Thomas Knapp with Mayer Jeffers Gillespie Architects



Hale Lofts
14 North Peoria Street
Chicago, Illinois 60607

Adaptive Reuse **Loft Warehouse Conversion**

- 8 Story Mixed Use Residential Building
- 60 Loft Residential Condominium Units
- Indoor Parking
- First Floor and Basement Commercial Spaces
- New Elevator Installation
- All New Mechanical Electrical Plumbing
- Hi-Rise Fire Sprinkler Protection
- All Residential and Commercial Units were Custom Designed to meet the needs of the Buyer, including vertical combined units and attached penthouse roof decks.



client: Lewis Kostner - Owner
Annie Properties Development

services: Architectural Design
Construction Documentation
Interior Tenant Designs
Zoning Approval
Permit Expediting

architect of record: Doug Gillespie, Architect
project architect: Thomas Knapp
Mayer Jeffers Gillespie Architects
general contractor: KBL Construction

completion: 1993

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Multi-Family Residential Projects

Thomas Knapp with Mayer Jeffers Gillespie Architects



11th Street Lofts 1020 South Wabash Avenue Chicago, Illinois

Adaptive Reuse Loft Warehouse Conversion

- 8 Story Mixed Use Residential Building
- 51 Loft Residential Condominium Units
- Indoor Parking in Basement
- First Floor Commercial Spaces
- New Elevator Installation
- All New Mechanical Electrical Plumbing
- Hi-Rise Fire Sprinkler Protection
- All Residential and Commercial Units were Custom Designed to meet the needs of the Buyer, including vertical combined units and attached penthouse roof decks.



client: Lewis Kostner - Owner
Annie Properties Development

services: Architectural Design
Construction Documentation
Interior Tenant Designs

architect of record: Doug Gillespie, Architect
design architect: Thomas Knapp
Mayer Jeffers Gillespie Architects
general contractor: KBL Construction

completion: 1993

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Single Family Residential

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Multi-Family Residential Projects

TR Knapp Architects



4523-45 N. Hamilton Avenue



19 S. Home Street



519 Bruner Place



188 Poplar Street



1908 N. Orchard Street



2123 N. Dayton Street



Greenview Avenue & Altegeld Streets

2123 N. Dayton Street
Chicago, Illinois
4,500 s.f. Single Family Home

1908 N. Orchard Street
Chicago, Illinois
4,500 s.f. Single Family Home

4523-45 N. Hamilton Avenue
Chicago, Illinois
2 New Single Family Homes

2177 W. Winsor Street
Chicago, Illinois
2,800 s.f. Single Family Home

4241 N. Bell Street
Chicago, Illinois
2,800 s.f. Single Family Home

19 S. Home Street
Park Ridge, Illinois
3,200 s.f. Single Family Home

188 Poplar Street
Elmhurst, Illinois
3,500 s.f. Single Family

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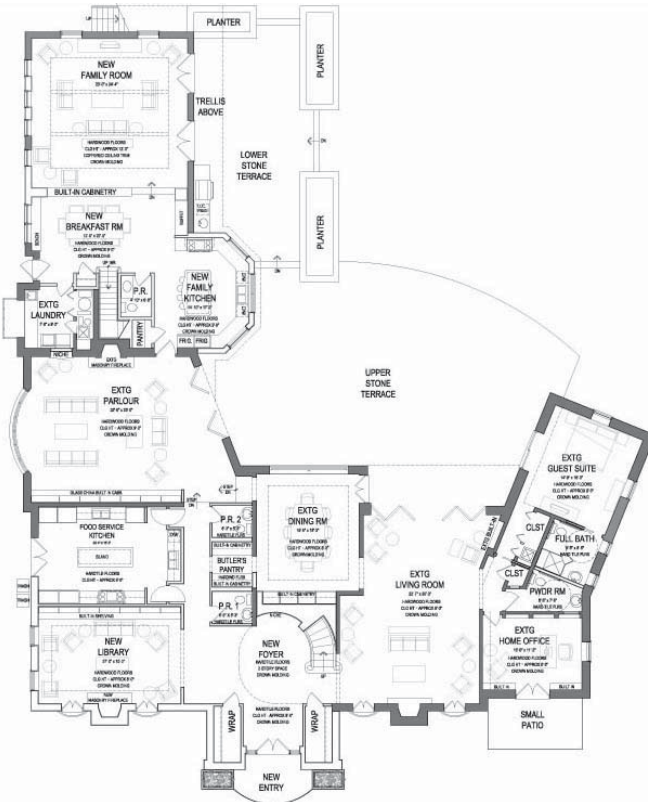


**President's Residence
Elmhurst College
Elmhurst, Illinois**

Elmhurst College is a private 4 year institution whose focus of learning is not limited to the classroom. In 2008, the College welcomed in a new President who's philosophy of leadership emphasized the "open door policy" to a point that extends to his own home.

The Board embraced this philosophy with the purchase of an existing residence in close proximity to the campus that would be converted into a multi-use entertainment facility. The house was re-designed to contain the primary residence for the College President and his growing family while allowing for it's simultaneous use as an entertainment facility for visiting dignitaries and college organizations.

In late 2008, with drawings completed and the construction ready to begin, the President again offered another bold suggestion; to place the project on hold until economic constraints were relieved. As a result, this project was never realized. The College has since sold the property.



- client:* Elmhurst College
- services:* Architectural Design
- architect of record:* TR Knapp Architects
- me-p-fp engr:* Yagla Engineering
- budget:* \$1,500,000
- completion:* Never Realized



Single Family Residential Projects

TR Knapp Architects



2133 N. Dayton Street Chicago, Illinois

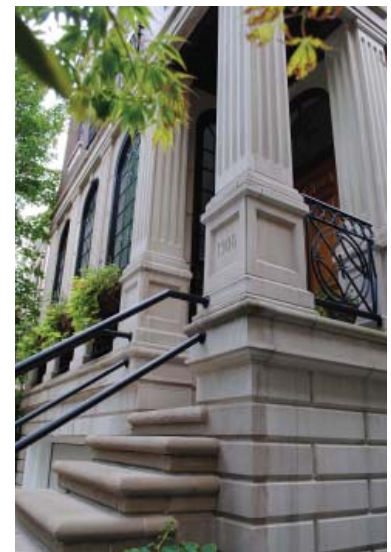
Architectural Design & Documentation

- New 3-1/2 Story Masonry Residence with Detached two car parking at the Street at the Alley
- 4,500 s.f. - 5 Bedroom - 3.5 Bathroom - Full Basement
- Penthouse Master Suite with Roof Deck Facing the Chicago Skyline
- Custom Stone Detailing at Front Facade

1908 N. Orchard Street Chicago, Illinois

Architectural Design & Documentation

- New 3-1/2 Story Masonry Residence with Attached two car parking at the Street
- 4,500 s.f. - 5 Bedroom - 3.5 Bathroom - Full Basement
- Penthouse Master Suite with Roof Deck Facing the Chicago Skyline
- Custom Stone Detailing at Front Facade



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Single Family Residential Projects

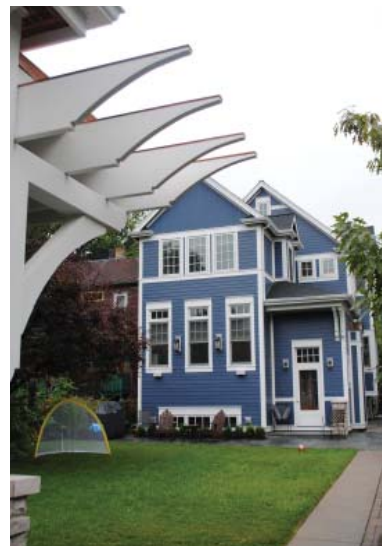
TR Knapp Architects



4523 - 4545 N. Hamilton Avenue
Chicago, Illinois

Architectural Design & Documentation

- 2 New Two Story Frame Residences with Detached 2 Car Parking at the Alley
- 3,500 s.f. - Full Basement
- 5 Bedroom - 3.5 Bathroom -



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Single Family Residential Projects

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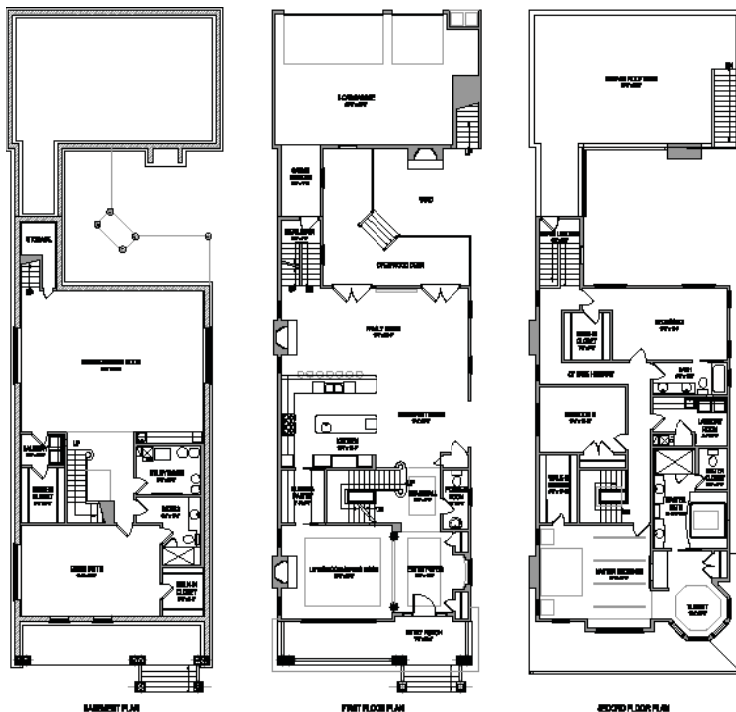


New Single Family Residence
1728 W. Summerdale Road
Chicago, Illinois

TR Knapp Architects was approached by the Owner to design a custom new single family residence to meet his needs. The primary requirement was that the house be provided with an interior connection to a 3-Car Attached Garage accessed from the alley at the rear of the property. The design also provided for exterior green space at the front and the rear, both at grade and above the attached garage.

The interior and exterior detailing was extensively coordinated between the Owner and the General Contractor throughout the construction.

- New 5,000 sf residence
New 2 Story Frame Construction
with Full Basement.
- Attached 3 Car Garage with roof deck above.
- Front and Rear Stairs provide full access
to all levels of the house
- 10 foot ceiling heights on 1st Floor and Basement



client: Brett Novack
services: Architectural Design
Construction Documentation
Zoning Negotiation
Chicago Permit Coordination
architect of record: Thomas Knapp
TR Knapp Architects
general contractor: Patrick Daly Construction
budget: \$450,000
completion: Nov. 2006

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Historic Preservation Projects

TR Knapp Architects

Historic Renovation & Addition DR. WH Lamborn Residence 2360 Sheridan Road Highland Park, Illinois

**National Register of Historic Buildings
Designed by George W. Maher - 1908
Landscape by Jens Jensen - 1908
Received Village of Highland Park
2004 Historic Preservation Award**



TR Knapp Architects was hired to do a general remodeling of an existing national landmark structure. The project was to include a complete gut remodeling, with a two story addition for a large family room and a master bedroom and master bathroom.

The home was in very poor condition with a leaking roof, sagging foundations and a host of trim and finish problems. A fire in 1968 had wrought severe damage to the sun porch, the dining room and parts of the kitchen, but had not been properly repaired by the previous owners. Drywall concealed the severe structural damage to the floor, roof and walls of the sun porch, dining room and kitchen and also concealed extensive smoke damage to the original woodwork that remained on both main floors. Because of this fire, most of the original trim detailing was lost many years ago, as well as the original doors and hardware. There did remain, however, many original art glass windows on the upper floor and several locations of original trim and an entire room of original cabinetry with art glass doors and original hardware.



- Complete Interior and Exterior Renovation with 1,200 s.f. Addition and Exterior Landscaping
- New Family Rm, Kitchen & Master Bedroom Suite
- Historic Stained Glass Window Restoration
- Historic Stair and Casework Restoration
- Historic Stucco and Roof Detailing
- Complete Foundation Repair and Waterproofing
- New MEP Systems throughout
- Exterior Hardscape and Landscape Design

client: Steven & Courtney Weinberg

services: Historic Documentation
Architectural Design
Construction Documentation
Construction Management
Landscape Design

architect of record: Thomas Knapp
TR Knapp Architects

construction mngr: Thomas Knapp

custom millwork: Vytas Miknaitis
art glass: Circle Studios

budget: \$700,000

completion: Jan. 2004



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Historic Preservation Projects

TR Knapp Architects



Historic Renovation & Addition D. W. Schultz Residence 19 Warwick Road - Winnetka, Illinois

Designed by George W. Maher - 1907
Local Landmark Status
Received Village of Winnetka's
2005 Historic Preservation Award

The Schultz House is one of the most recognizable residential structures by George W. Maher, A contemporary of Frank Lloyd Wright and a member of the Prairie School of Architecture. This totally original design is based on an English country house and brings the English Arts and Crafts to Chicago. The house is considered an Architectural Masterpiece with most original design aspects still intact.



When the present Owner's first purchased the home, several pieces of the original stained glass were not in the house, but they had the great opportunity to purchase 6 pieces of the original art glass at Auction shortly after purchasing the home. All of the other original trim, millwork, stained glass windows and light fixtures are still intact.

TR Knapp Architects was asked to add a small kitchen addition to the house which focuses on the original stained art glass and maintaining the historic integrity of the structure while bringing the home to a modern standard of living.

- Interior and Exterior Renovation
- 600 s.f. Kitchen & Breakfast Room Addition
- New Master Bedroom / Bathroom Suite
- Historic Stained Glass Window Restoration
- Historic Stair and Casework Restoration
- Historic Stucco and Roof Detailing
- Exterior Hardscape Design



client: Jeff Moon & Pat Kenney
services: Historic Documentation
Architectural Design
Construction Documentation
Construction Management
architect of record: Thomas Knapp
TR Knapp Architects
general contractor: Trademark Development
millwork: Kevin Hughes Woodwork
art glass: Circle Studios
budget: \$310,000
completion: Jan. 2005

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Single Family Residential Projects

TR Knapp Architects

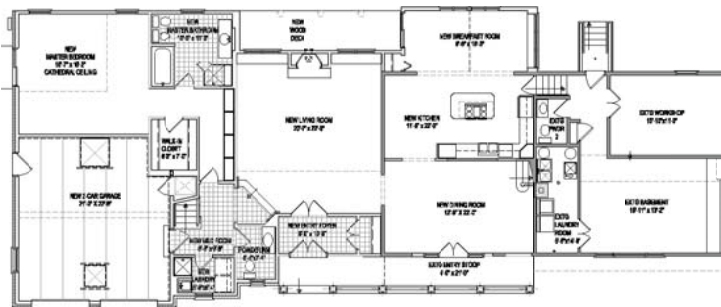


Johansson Residence 303 Harding Street Lombard, Illinois

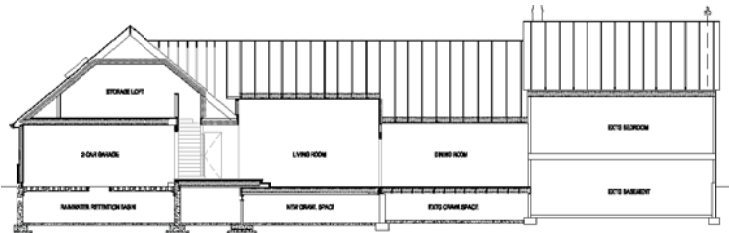
Kitty and Tomas Johansson recently sold their large manufacturing company in Germany and relocated to the Chicago area to be closer to their children and grandchildren. Mr. Johansson grew up in Sweden and wanted his retirement home to have some of the same environmentally green technology that he grew to expect back in Europe.

The house they chose for their retirement is a typical post war bi-level residence on a large corner lot in Lombard. The existing house had 3 bedrooms with 2 full baths on three levels. The Clients wanted to add a new one story addition which would allow them to have a new master bedroom suite on the first floor, so that they would not need to worry about circulation in their senior years.

TR Knapp Architects designed a large one story addition which expanded their first floor living space considerably and added a new attached 2 car garage. The addition is heated by Solar Heat Panels on a large roof surface facing south and also has a 12,000 gallon rain water collection system which is used for irrigation of their perennial gardens.



- Extreme remodeling of a standard 1½ story split level into a cohesive ranch style residence.
- 3,500 sf of living space on one main living level.
- Introduction of a new Hybrid Heating System using both Solar and Geothermal technologies.
- Radiant Floor Heating
- Creation of a new Rain Water Harvesting Cistern below the new garage floor level.



Before



Under Construction

client: Tomas & Kitty Johansson
services: Architectural Design
 Construction Documentation
architect of record: Thomas Knapp
 TR Knapp Architects
general contractor: Tomas Johansson
carpenter: Tom Bianco
landscape design: Kitty Johansson
completion: 2008

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Single Family Residential Projects

TR Knapp Architects



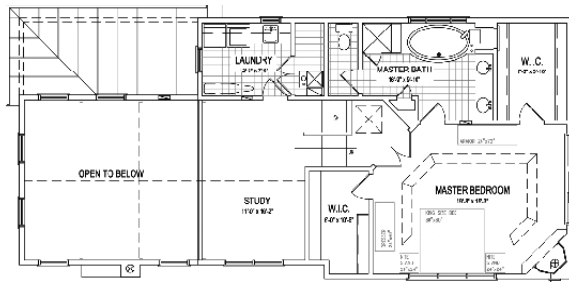
Bobbitt Residence 5229 Benton Street Downers Grove, IL

The existing residence was a typical post war bi-level residence on a beautiful street in downtown Downers Grove. The existing house had 3 bedrooms with 2 full baths. The Clients wanted to add to the house to provide a larger formal living and dining rooms as well as a master bedroom suite with a private master bath. Due to site constraints, the only room for additional floor area was approximately 10'-0" in the front yard and the existing bedrooms are oriented to the rear of the house.

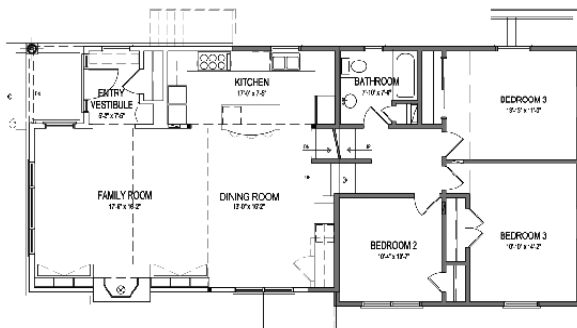
TR Knapp Architects decided that the new master bedroom should be located directly above the existing bedrooms, with a small first floor addition to make the living and dining rooms more spacious. The additional height to the rear allowed for a taller great room feel in the front rooms.



- Existing Residence = 2,400 sf with full basement.
New Addition = Approximately 1,000 sf.
New Two Story Family Room with Stone Fireplace
- New Master Bedroom and Master Bath.
- New Kitchen and First Floor Bathroom
- New Second Floor Laundry
- Complete Exterior Remodeling
- Exterior Landscape Design



SECOND FLOOR PLAN



FIRST FLOOR PLAN

client: Bill & Tami Bobbitt
services: Architectural Design
Construction Documentation

architect of record: Thomas Knapp
TR Knapp Architects
general contractor: Classic Installations Inc.

budget: \$280,000

completion: 2005

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T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design



Before

2360 Sheridan Road - Highland Park, Illinois

Complete Interior and Exterior Renovation – Historic Preservation



After



Before

19 Warwick Road - Winnetka, Illinois

One Story Addition to the Rear – Historic Preservation



After



Before

66 Abbotsford - Winnetka, Illinois

General Exterior Remodeling, New Deck and 4 Car Detached Garage



After



T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design



Before

320 N. Main Street - Lombard, Illinois

2 Story Addition, Complete Exterior Remodeling



After



Before

600 Washington Street - Park Ridge, Illinois

Complete Exterior Remodeling



After – Not Realized



Before

303 Harding Street - Lombard, Illinois

2 Story Addition, Rain Water Cistern, Geothermal Heating, Solar Panels



Design



Currently Under Construction



T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design



Before

After

25W786 Flint Creek Road - Wheaton, Illinois
2nd Story Addition, Complete Exterior Remodeling



2360 Dayton – Chicago, IL
New Construction



1908 Orchard – Chicago, IL
New Construction



2544 Wayne Street – Chicago, IL
New Construction



4523-4525 N. Hamilton – Chicago, IL
New Construction



19 Home Street – Park Ridge, IL
New Construction

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T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design



177 Fremont Street - Elmhurst, Illinois
New Construction



519 Bruner Place - Hinsdale, IL
New Construction



188 N. Poplar – Elmhurst, IL
New Construction



204 Columbia - Elmhurst, IL
New Construction



327 N. Craig – Lombard, IL
Residential Addition



5522 Hyde Park Blvd. – Chicago, IL
Complete Interior Remodeling



Dupage Forest Preserve
New Construction

















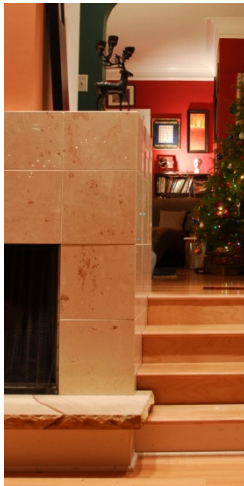






T.R. KNAPP Architects

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Construction Management
Landscape Design



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Historic Preservation

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Dr. W.H. Lamborn House
2360 Sheridan Road
Highland Park, Illinois

Built 1908 - George W. Maher Architect

The Lamborn House was built a year after the Shultz house as an almost identical structure the Shultz House is one of the most recognizable residential structures by George W. Maher, a contemporary of Frank Lloyd Wright and a member of the Prairie School of Architecture. This home is a great example of Maher's recent travels to Europe and his efforts to bring the best of international design trends to American Architecture. This totally original design is based on an English country house and brings the English Arts and Crafts to Chicago. The house is considered an Architectural Masterpiece with most original design aspects intact.

Dr. WH LAMBORN HOUSE - 1908

The Dr. WH Lamborn House at 2360 Sheridan Road is on the National Register of Historic Places and is considered a National Landmark. It was built in 1908 by George W. Maher as part of the George W. Maher Subdivision. Our office was responsible for historic documentation, architectural design and construction management for the complete remodeling of the structure. When we first saw the Lamborn House in December of 2002, we knew that the project would be a very demanding experience. The home was in very poor condition with a leaking roof, sagging foundations and a host of trim and finish problems. A fire in 1968 had wrought severe damage to the sun porch, the dining room and parts of the kitchen, but had not been properly repaired by the previous owners. Drywall concealed the severe structural damage to the floor, roof and walls of the sun porch, dining room and kitchen and also concealed extensive smoke damage to the original woodwork that remained on both main floors. Because of this fire, most of the original trim detailing was lost many years ago, as well as the original doors and hardware, many stained glass windows on the first floor and the original kitchen cabinetry.

In order to make the house suit the needs of the client and to bring the value of the property closer to the relative real estate market, a 1,200 s.f. addition was needed for a larger Family Room and Master Bedroom Suite. We were very careful to locate this addition in a way that was respectful of and compatible with the historic nature of property.

Examining what little trim was left and comparing it with details from other Maher houses gave us the opportunity to establish what details had been original and which details we were able to ignore completely. We identified the original trim profiles and milled new trim for the entire home to match the original profiles. We saved and restored all the original art glass on the entire second floor, restored the original cabinetry with art glass doors in the first floor library, renovated the wood burning fireplaces on both floors and saved and extended the arched ceilings at the second floor hallway. We also salvaged two pieces of original hardware from the rear porch door and installed them along with the original door bell plate at the front entry doors which were designed in new art glass complementing the original design. Finally all exterior detailing was designed to match the original details with a new 3-coat stucco system on all exterior surfaces, new casement windows and wood brick mold to match the original design and a new roof with horizontal striations which match the original photographs of the house from 1910.

HW SCHULTZ HOUSE – BUILT 1907

The HW Schultz House at 19 Warwick Road in Winnetka was built in 1907, also by George W. Maher, Although the Schultz House is NOT on the National Register, it was built at a very important time in Mr. Maher's career, is considered one of his most important residential commissions and was the original design prototype used for the Lamborn House built a year later. Our office was responsible for all historic documentation, architectural design and Construction Administration for the addition and remodeling of the structure. The Schultz House it is a great example of a very original modern American design which drew on English cottage and arts and crafts houses at the turn of the century. Mr. Maher's work between 1905 and 1910 is considered his most important to the Prairie School of architecture and the work of this time is considered his most original designs. The Schultz House in particular was published on several occasions in Western Architect and other journals.

When we first met the Owners of the Schultz house, we were very impressed by how well preserved the original detailing was. All the original trim, cabinetry, stained glass windows and light fixtures were still intact. When the present Owner's first purchased the home, several pieces of the original stained glass were not in the house, but they had the great opportunity to purchase 6 pieces of the original art glass at Auction shortly after purchasing the home. However, the existing kitchen, master bedroom and master bath were in very bad condition. All of these original pieces are now used in the structure, including 4 pieces that were reinstalled as part of our remodeling and addition. These master bedroom and kitchen areas had undergone several remodels in the 1930s and 1940's but had not been touched since. The existing kitchen was in fairly bad condition and the master bath was in very bad shape. The master bedroom was a conglomeration of two smaller original bedrooms and a second floor sun porch which was added in the 1940s. By adding a one story addition to the rear of the home, we were able to expand the kitchen with a new breakfast room and screened in breakfast porch. We also were able to make a stronger connection of the first floor and entry way to the rear yard. The second floor master bedroom was redone to recapture a small children's bedroom in the front, enlarge the master bedroom suite and add a new master bathroom, without altering any of the other bedrooms or exterior elevations. We then remilled new trim to match the existing and continued Maher's original trim detailing throughout the areas of work. In doing so, we were able to build a new modern kitchen and bath, without disturbing the character of the existing historic structure.

What we think is most intriguing about the projects is that the two houses, almost identical in their original design back in 1908 have evolved into two totally different buildings as they stand today. The current Owners take much pride in the historic feel of their homes and wanted our design to complement that feel without competing with it. The two additions completed by T.R. Knapp Architects were designed to solve the individual Owner's programs in two very different ways and the end result for each are equally stunning, without disturbing their historic character. We are confident that we made every effort to save the historic details of the house and use any items that we could to bring the home as close to its original character as possible.

- New Family Room, Kitchen and Master Bedroom Suite
- Full Finished Basement and Basement Bath
- Historic Stained Glass Window Restoration
- Historic Stair and Casework Restoration
- Historic Stucco and Roof Detailing
- Complete Foundation Repair and Waterproofing
- New Plumbing Electric and Mechanical Systems Throughout
- Exterior Hardscape and Landscape Design
- Historic Preservation Award Winner

320 N. Main Street * Lombard, Illinois 60148

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T.R. KNAPP Architects

Residential and Commercial Architecture
Construction Management
Landscape Design

Executive Summary:

September 28, 2010

TR Knapp Architects has been in business since 1995 and in those 14 years has had the great opportunity to work on a wide variety of construction projects. As a woman owned private S-corporation, TR Knapp Architects is recognized by the Federal Government as a Minority Owned Disadvantaged Small Business. Thomas and Roxanne Knapp both bring very important aspects to the firm that has allowed us to tackle very complex projects with a firm commitment to quality and detail at every level. We are very pleased to present these qualifications for your consideration.

Thomas Knapp's experience has been primarily residential projects, although he has also completed several complex commercial projects with a variety of building types. Before starting the firm Tom worked on infill residential projects in Chicago including new construction single family homes, townhouse developments and condominium projects. He also has done several large 50-100 unit mixed use loft conversion projects, with attached parking, ground floor commercial spaces and custom condominium designs on the upper floors. In the past 13 years at TR Knapp, his project types have included Multi-Family Residential Projects, Bars and Nightclubs, Corporate Office Interiors, Educational Facilities, Industrial Warehouses, Doctors Offices and Technical Laboratories. Specialty Projects that are unique in character and function are what Tom enjoys the most and which we consider to be our most successful projects.

Roxanne Knapp's experience has been primarily commercial projects. Early in her career she worked for a mechanical engineering firm and then an architectural firm doing remodeling projects for Large Hospital and University Facilities. Since then, she has worked on a solid mix of Educational Facilities, Auto Dealerships, Retail Mall Facilities, Public Recreational Facilities, Corporate Office Buildings, College Dormitories and US Naval Facilities. Her largest past projects as Architect of Record include a \$80M phased expansion of York Community High School in Elmhurst and more recently an \$75M Naval Training Facility at Great Lakes Naval Academy. Since joining TR Knapp Architects full time in 2006, Roxanne has completed several projects for the US Navy, major remodeling to several large industrial facilities, several corporate interiors.

TR Knapp Architects takes pride in working with the client to identify very specific needs on highly specialized projects. We do so with a personal attention to the end users needs in a very comfortable yet professional manner. We believe that our extensive experience working one on one with our clients brings an intimate level of detail to the project which creates an atmosphere of care and attention to every project we design. The quality of those projects and the satisfaction of our clients reflect our love for the profession and our commitment to meeting our client's needs in every way possible.

Though we understand that our small firm is still young, our professional background is firmly rooted in a commitment to high quality design and efficient communication of the project goals at every level. We have strong working relationships with our design and engineering partners and have assembled a team of professionals who we believe share our concern for the goals of our client and our dedication to Quality and Integrity. Our relationship with our design team spans several years on a wide variety of projects.

Please review the attached package of qualifications and consider it a formal introduction of our design team. We sincerely hope that you will review the information provided and agree that our firm has the experience and dedication necessary to make your project a complete success. We look forward to working with you.

Respectfully,

TR Knapp Architects

320 North Main Street • Lombard, Illinois 60148
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“Client Satisfaction -
the difference between
getting what you asked
for and getting what
you dreamed of”