

Lawrence House

Case Study



Project Overview

Located in Chicago's Uptown Square Historic District at 1020 West Lawrence Avenue, the completely renovated Lawrence House serves as upscale housing to the arts and entertainment district. Originally built in 1928, the 13-story masonry building had fallen into disrepair before the multimillion-dollar renovation began in 2013. It didn't take long before new life breathed into the old art deco hotel.

"It's not everyday we get to work on buildings from the roaring 20's," said Michael Janis, President and CEO of Quest Design Group, "so we jumped at the opportunity

Historic Landmark Renovation

Quest Design Group worked with Moss Architecture to redevelop a historic structure into a modern apartment building. Located in downtown Chicago, the mixed-use property features 344 apartments, 5 retail spaces on the ground floor, a rooftop lounge, and a basement pool.

Photography Provided by Moss Architecture

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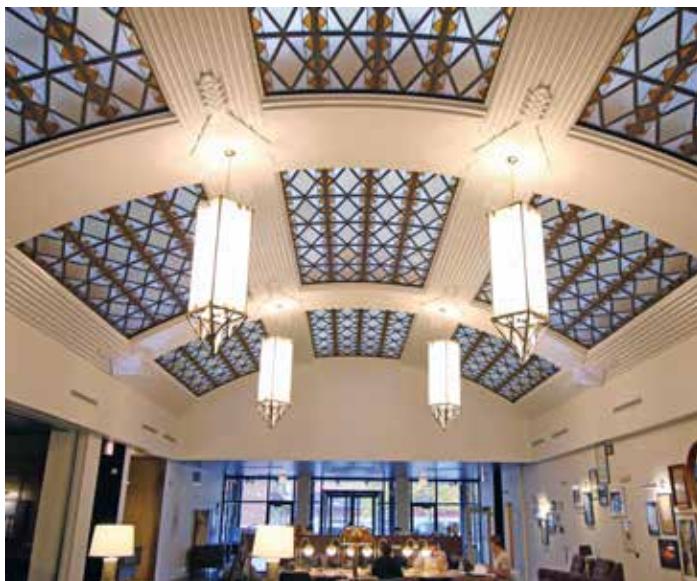
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to work with the architect and design new mechanical, electrical and plumbing systems for the Lawrence House."

The \$15 million renovation project encompassed the entire 13-story building including 344 apartments, 5 ground-level retail spaces, an expansive lobby featuring the restored original skylight, a 6,000 S.F. fitness center with a boxing ring, a 2,500 S.F. library area, a new rooftop lounge, and the original restored basement pool.

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Scope of Work

A Variable Refrigerant Flow (VRF) system with air-cooled condensing unit banks at ground level was the system of choice for the lower level fitness areas, first floor retail spaces and residential units because of its high energy efficiency, temperature control and the ability to heat and cool simultaneously.

QDG recommended a new hot water/dx cooling air handling unit with heat recovery system to serve the pool area at the lower level and a supplemental hot water heating system for stairwells, storage rooms, etc.

The entire electrical service to the building was upgraded including the incoming service, the main switchboard, branch panelboards and tenant panels. Energy efficient light fixtures and LED lamps were specified throughout the public spaces to meet 2012 ICEE requirements.

QDG's design incorporated an emergency power supply system for high rise buildings which included a 150 kW natural gas generator, battery back-up and normal service to the building. The design also includes an addressable fire alarm command center that includes two-way Fire Department communications, elevator recall and Area of Rescue Assistance communications.



The entire building received a completely new waste, vent, and water system. The domestic water piping system is served by a quadplex variable speed high riser multistage skid mounted pumping system with a state-of-the-art control system, and the domestic hot water system is served by a twin steam to hot water heat exchanger with 2000 gallons of storage.

The gas distribution system has a gas booster incorporated into the design to regulate gas pressure for a properly working system. The historical pool was re-fitted with a new pool filtration system, pool heater and complete pool piping system.

Finished Product

"Aside from providing superior engineering services, QDG was involved from the first day of design to help assess potential systems for the building, says Matt Nardella, founder of Moss Architecture. "Working collaboratively with the QDG team, we were able to find the appropriate solutions for the project and our client."

With the transformation complete, Cedar Street Companies, the firm that owns and operates FLATS Chicago, is marketing The Lawrence House as its flagship property for the brand.

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