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2466 North Lakeview Avenue

The existing structure had four levels with the lowest being partially below grade and designated for basement storage. A major grand space was the ornate cherry staircase limited to the front entrance.

The conversion to a three-residence condominium required an additional entrance system, optimum utilization of all floors, and the respect of existing grand spaces and their appointments.

The design acknowledged the grand stair case for all units and further enhanced it to incorporate the porte cochere entrance, as well as to add a discrete side lobby to accommodate an elevator.

In optimizing floor levels, the lower level was utilized by creating two-story open spaces by removing a portion of the first floor. This area of the first floor was at the conservatory and the large living room, thus allowing additional natural light to penetrate the lower area and achieving an above-grade quality space.

This open level concept was developed further by removing a portion of the first floor ceiling and continuing the spaciousness of the separate units to flow to the higher level of the building, providing the quality of many levels for the three new units that the initial single residence had.



Model photo, facing northwest



Exterior of existing building



Interior stair



Basement level floor plan



First level floor plan



Second level floor plan



Third level floor plan



East elevation



South elevation

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