

Steel rails and cables, wood treads, and rice paper protected by polycarbonate laminate combine to create a striking modern staircase that blends new with old in the historic interior of the Lloyds' bungalow.

RIGHT: Charming Tudor gables, original to the home, give its traditional front porch classic charm. The front of the Lloyds' bungalow is unchanged from the original, except for the small window at the top of the brick gable on the left, which provides light for a nursery crafted from formerly unused attic space.



Jennifer and Warren Lloyd and their children Kate, Nelson, and Andy enjoy their neighborhood from the front stoop.

RAISING THE ROOF

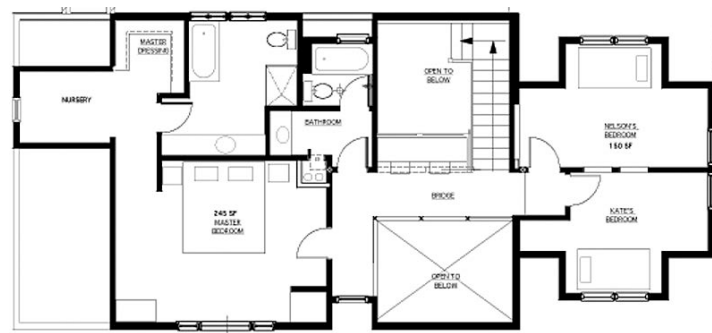
IN SALT LAKE CITY'S YALECREST NEIGHBORHOOD, ARCHITECT WARREN LLOYD TURNS HIS TALENTS LOOSE ON HIS FAMILY'S 1920S BUNGALOW.

BY DON SKYPECK • PHOTOGRAPHY BY SCOT ZIMMERMAN

BEFORE:

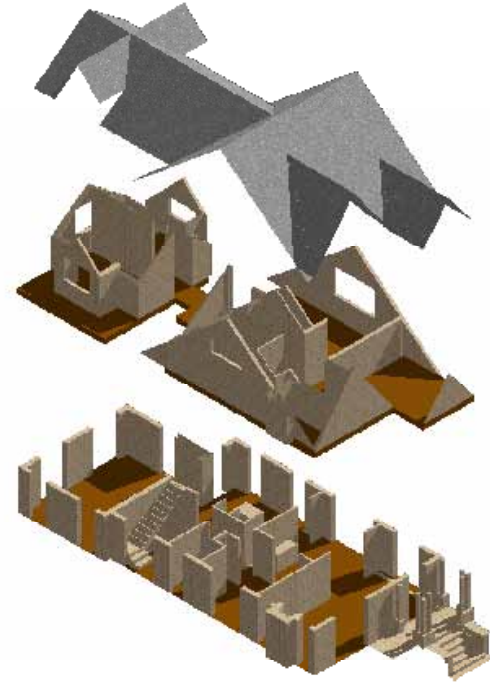


AFTER:



The original floor plan was well-designed but too small for a modern family. The footprint of the newly designed main floor shows how Warren made few structural changes beyond the addition of the family room to the ground floor. The newly designed second story, comprising both new construction above the family room and reclamation of existing attic space, is where most of the new square footage was added. The home expanded from 1,850 square feet to 3,300 square feet.

UPPER RIGHT: This computer-generated image of the redesigned house shows the increase in space most dramatically—the original home is represented at the bottom, and ended where the staircase now exists.



Take a progressive architect devoted to both his career and family. Add a love of Utah and a fondness for historic neighborhoods. Mix in a small, 1920s Tudor bungalow. The end product is an award-winning, remodeled home that combines modern living with picture-perfect preservation of historic aesthetic.

Warren and Jennifer Lloyd and their young family moved back to Utah from Seattle five years ago because they loved the state and were attracted to its array of affordable historic homes. But when they purchased their home in Yalecrest—an east Salt Lake neighborhood of bungalows built in the 1920s and 1930s—they didn't foresee the scope of the construction project they would ultimately take on. Nor did they realize the extent to which they would be involved in the redevelopment and preservation of Yalecrest, and, as a result, much of Salt Lake City.

As an architect, Warren designs residential, commercial, and public projects, with a particular interest in innovative and sustainable uses for traditional wood frame structures. Bringing the family's Yalecrest wood frame bungalow back to life was right up his alley. Warren had always been a champion of preservation, but the limited size of their new home, 1,850 square feet, posed serious challenges for their five-member family. So Warren began planning the remodel with the goal of balancing practicality and preservation. In



Color complements both the historic details of the original home that remain and the modern details incorporated in the remodel. The living room, which remains largely unchanged, shows how much impact color can have upon the feel of a room.





the end, he transformed their little bungalow into a multi-level, three-bedroom, three-bath home that reinforces the character of the neighborhood while flawlessly preserving the intimate appeal of the original structure.

The footprint of the original home was simple—a living room spanning the front, with two bedrooms extending along one side of the home and the dining room and kitchen along the other. The home’s huge attic space was unused, so Warren decided to reclaim it as a master suite and nursery. He also designed a two-story addition at the rear, leaving the original home largely intact. The addition includes a sunken family room, and, above it, new bedrooms for the kids.

The kitchen—the natural heart of the home—became the focus of the remodel, as well as Warren’s key to connecting the original structure to the two-story addition. To unite the two, he created a literal second-story bridge overlooking the newly open, two-story kitchen space. The bridge connects the upstairs master bedroom in the reclaimed attic space at the front of the house with the home’s new second-story bedrooms at the rear. A dramatic new staircase provides access to the walkway from below and occupies the former second bedroom of the home, adjacent to the kitchen. Warren considered the staircase and walkway a “laboratory”—a space in which he could experiment with unusual design concepts and materials, like laminated polycarbonate rice paper panels in place of traditional rungs.



While the old kitchen was functional, the Lloyds’ new kitchen is much more organized and useful. High efficiency appliances and custom cabinets keep the kitchen running smoothly. Beautiful surfaces, like the combination of painted and wood cabinetry, honed black granite countertops, and original wood flooring create a classic look. The addition of a breakfast nook large enough for the whole family sits beneath a window overlooking the back yard. And the openness of the space to the front of the house, the family room, and the upstairs reinforces the kitchen’s status as the true hub of the home.

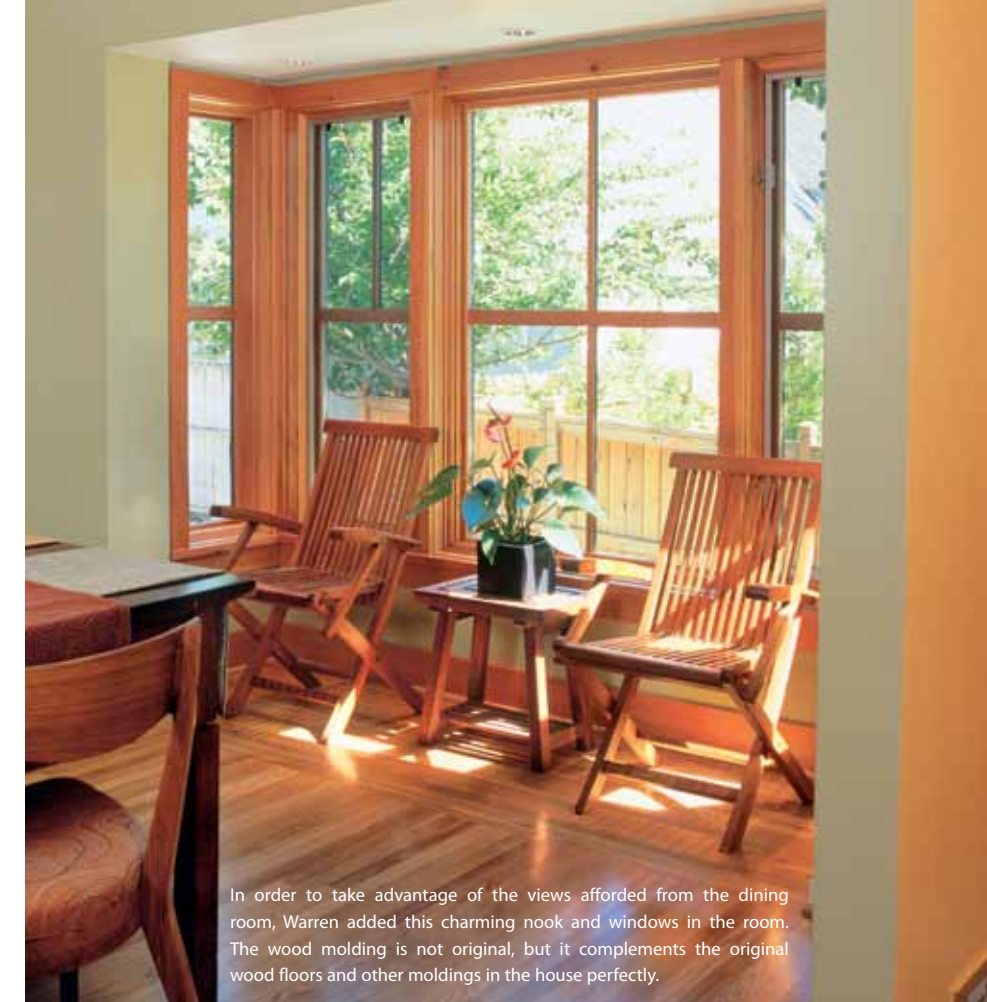


Kate draws on a chalkboard uniquely installed at kid level in the kitchen, and extending down the stairs into the family room. The custom wood cabinetry, hand-made for the Lloyds by an Amish artisan repeats in the children's lockers located in the sunken family room just steps from the kitchen.

Experimental or not, the success of this design element is undeniable as both a practical bridge between spaces and an aesthetic bridge from old construction to new.

While the kitchen had been renovated before and was functional when the Lloyds moved in, it was simply not practical for their busy family. Warren and Jennifer reconfigured it to include a highly organized service area with an adjacent breakfast nook capable of seating the entire family. The resulting space opens to both the new and old parts of the house. As Jennifer explains, "When working in the kitchen, I have the feeling that my sink is 'command central.' I can see all the way from the front door to the rear family room, and upstairs to the kids' rooms, too. It makes me feel close to everyone in the house."

Except for the original wood floor, the Lloyds replaced all of the kitchen surfaces and cabinets. The most striking of the changes include glass mosaic tile backsplashes, honed black granite countertops, and unique custom cabinetry hand-made by an Amish carpenter from Ohio. The cabinets were expensive, but the Lloyds never questioned the investment. As Warren explains, "If you really love something, it's false economy to choose a cheaper alternative you don't really care for. It costs you money in the long run, as you are likely to replace it down the road anyway."



In order to take advantage of the views afforded from the dining room, Warren added this charming nook and windows in the room. The wood molding is not original, but it complements the original wood floors and other moldings in the house perfectly.



A "before" view from what was originally a bedroom (and is now an office) into the dining room is through an unimaginative single door. Inspired by a love for Asian architecture, Warren removed the door and substituted shoji-style sliding doors modified to complement their bungalow's style. The "after" view looking back across the dining table into that same space demonstrates the dramatic effect of that idea.





The back of the home was its plainest feature, although the lot was deep enough to dramatically change that. With the addition of the family room, the Lloyds added a deck and pergola that made the back yard much more inviting and useful.



The most notable facet of the remodel, however, is what it did not change—Warren labored to maintain an aesthetic appropriate to the original home. While he purposely avoided “sticking to period” inside the home where modern elements blend harmoniously with historic details, he approached the exterior’s design differently. In fact, the front of the home remains completely unchanged except for a single small new window. What’s more, the addition’s rooflines are so well-designed that the new construction is imperceptible from the street. Warren justifies the effort he put into his design by explaining, “We need to encourage renovation of homes in ways that make them more usable for today’s families, but we also need to maintain the traditional appearance and cohesiveness of old neighborhoods.” Warren continues to deliver that message passionately despite the fact that the Lloyds’ own remodel is complete.

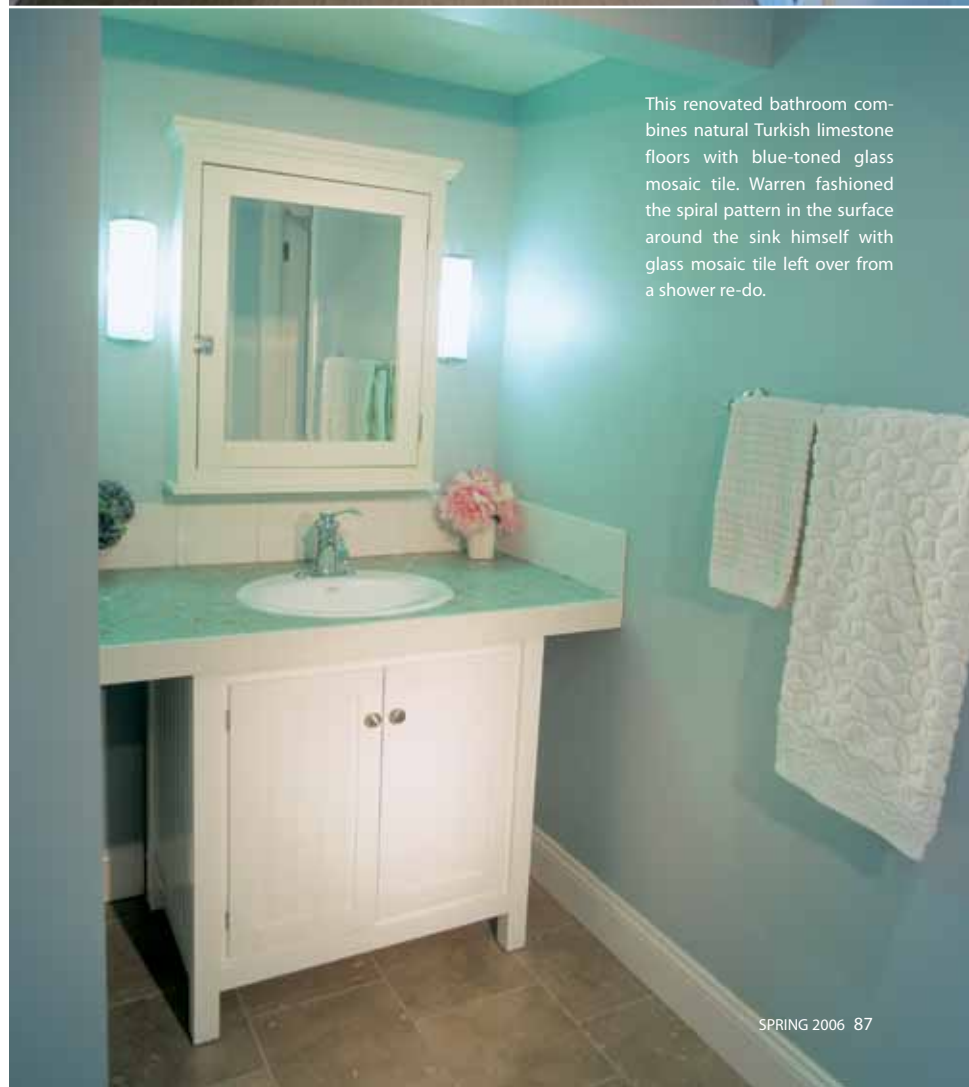
As a member of the Yalecrest Community Council, and its Subcommittee for the Yalecrest Compatibility Infill Ordinance, Warren played a crucial role in creating a zoning overlay for the neighborhood that balances recent pressures to modernize its homes with the need to preserve the original look and feel of the neighborhood. Yalecrest’s zoning overlay is now serving as a model for other similar neighborhood preservation efforts throughout Salt Lake City.

In recognition of Warren’s design for his remodel, The American Institute of Architects, Utah, awarded him a 2005 Merit Award for Renovation/Adaptive Re-use. As proud as he is of that award, Warren is even prouder of what he feels his family’s efforts have accomplished for his neighbors and the city. According to Warren, “Maintaining traditional neighborhoods preserves traditional communities—traditional neighborhoods keep our eyes focused outward, to the street, keeping us involved with our neighbors and making our neighborhoods safer. That’s what’s important.” ■

Architect and contractor: Warren Lloyd AIA, Lloyd Architects, SLC
 Landscape design: Kim Pincetl, Ironwood Land Design, SLC
 Interior design: Interior paint, finishes, tile, and upholstery—Susan Taggart, SLC



As this nursery nook shows, reclaimed attic space can create interesting ceiling detail. The window above the crib is new, and the only change Warren made to the front of the house.



This renovated bathroom combines natural Turkish limestone floors with blue-toned glass mosaic tile. Warren fashioned the spiral pattern in the surface around the sink himself with glass mosaic tile left over from a shower re-do.