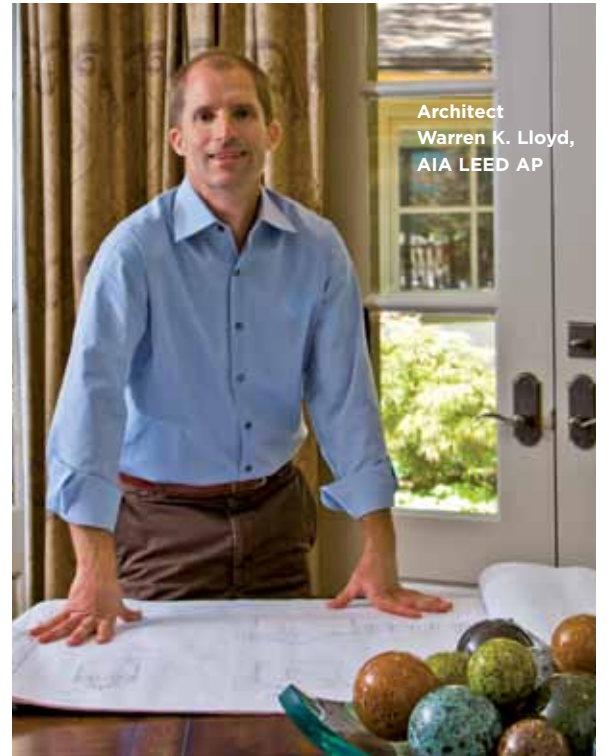


An arched doorway provides a clear view from the living room into the family room.

RIGHT: An enclosed front courtyard creates a quiet gathering space.



Architect
Warren K. Lloyd,
AIA LEED AP

A fine-tuned floorplan and eco-friendly flair transform a classic old house into a charming, freshly-fashioned home

PAST & PRESENT

BY NATALIE TAYLOR PHOTOGRAPHY BY SCOT ZIMMERMAN



The remodel features two contiguous spaces rather than the traditional dining room separated from the kitchen. Here, the kitchen adjoins the inviting dining room, which is set off by a dramatic ceiling and multiple windows.

ABOVE: When opened, a wall of French doors in the family room provides a seamless transition from the interior to the exterior courtyard beyond. Light-colored stone flooring also shapes this sense of continuity: limestone flows indoors and flagstone outdoors.

RIGHT: Crema marfil marble countertops and brushed pewter hardware beautifully accent the timeless kitchen's painted, raised-panel cabinets.



Modern living often means the demise of older homes. Antiquated floor plans, tight spaces and aged amenities frequently lead to bulldozing. Fortunately, many owners recognize the irreplaceable charm of older homes and choose updating rather than demolishing. Such is the case for this elegant suburban 1944 home cradled in one of Salt Lake City's oldest neighborhoods. Its good bones and timeless design were more than enough to give it a second chance.

Original architecture, including exterior English Tudor accents, Roman arches and leaded glass windows, inspired new additions that mimic a medieval village on a miniature scale. With pitched roofs of varied heights, the house now appears from the back like a composite of several smaller buildings surrounding an inner courtyard. "It was very satisfying to create all these fun, creative spaces," says contractor and project coordinator Chris Nielson, owner of Evergreene Construction.

Fun, perhaps. Challenging, definitely. For architect Warren Lloyd, those challenges were opportunities. He



BEFORE



AFTER



Because they wanted to limit the environmental impact of the remodel, they changed the flow, not the footprint.

HOW TO GREEN-UP YOUR REMODEL

What older homes possess in charm, most lack in energy efficiency. Don't despair—here are some simple green remodeling tips that help save money on utilities, add value to the home and minimize environmental impact.

- » Install recycled-glass content countertops and tiles
- » Choose Energy Star-rated appliances
- » Use fast-growing, sustainable products like cork and bamboo
- » Use low or no-VOC paints, sealers, and caulks
- » Take advantage of natural light with well-placed windows
- » Repurpose old materials, resell or donate usable materials
- » Install new, low-heat glass windows or upgrade the glazing on existing windows
- » Add gas fireplaces as functional sources of warmth
- » Replace older toilets with low-flow models
- » Add insulation to attics and basements
- » Use flow reducers on the showers and bathroom sinks
- » Update furnaces and water heaters with newer, more efficient models
- » Don't add more than you need—opt for a smarter floor plan rather than more space
- » Position the refrigerator away from the oven and out of direct sunlight

and Nielson innovatively addressed the home's architectural and structural problems to create an Earth-friendly home that's enduringly beautiful, comfortable and contemporary. The talented duo began the project by correcting the home's original floor plan. Because they wanted to limit the environmental impact of the remodel, rather than adding square feet to a 4,500-square-foot home, they changed the flow, not the footprint.

Lloyd tackled the main living areas first. He swapped the location of the kitchen and dining room, so the dining room now sits just beyond the front entry and guests naturally gravitate to the kitchen (which is adjacent to the dining room). "We created two contiguous spaces rather than the traditional dining room that feels isolated from the kitchen," says Lloyd. With this change, they were able to establish a connection from the front to the rear of the house. "Originally, the knuckle of the house was a back pantry," says Lloyd. "Now it's airy. That was the biggest benefit of opening the entry."

The new, U-shaped floor plan surrounds a courtyard. The terrace is the centerpiece of the home, an outdoor living space that can be accessed from almost every room in the house. For example, in the large family room, an entire wall of French doors opens onto the courtyard. "Originally, only some of the doors were functional," explains Lloyd. To suit the vast scale of the room, he lengthened and widened the existing doors and added more for a total of six.

But once the doors were installed, the crew faced another hurdle. "The backyard was completely destroyed—it was essentially a mud pit that dropped 3 feet," says Lloyd. The team raised the terrace almost an entire yard to meet the doorsteps.

That wasn't the only element they elevated. Inside, the



home has three different floor level changes, so Lloyd played with the ceiling heights of the dining room and office to add scale and better define separate rooms. The new paneled, coffered ceiling in the dining room, for example, is one of the remodel's crowning glories. To create this feature, the team expanded into the attic. They also added a wall of windows to the octagonal-shaped room, accentuating the floor space while creating a clear view of the backyard.

While architectural elements took their cues from the past to preserve the integrity of the home's original style, many structural and cosmetic updates looked to future sustainability of the planet and contemporary comforts for direction. By sacrificing a simple closet space, for example, the team was able to modernize the interior, adding a vertical gas fireplace, plasma screen television wall and complete computer office space in the dining room.

Careful placement of new, low-heat windows provides natural light and utilizes the sun's warmth. Where possible, Lloyd and Nielson used recycled products. They also installed low-flow showers and a 90-percent-energy-efficient water heater and furnace. "We replaced poor



ABOVE: The remodel included a shift in the floor plan to create a sitting area within the bedroom and outside on a covered patio accessed through French doors.

LEFT: Located off of the master bedroom, this patio enjoys cover under the original roof, providing year-round protection from the weather.



The circular office features a domed round ceiling crafted in the '40s with lath and plaster. Original shelving with simple construction adds nice detail to the unique room and frames an original Jason Wheatley painting.



or non-existent insulation with Icynene, a very progressive product with a high R-value,” says Nielson. “We also salvaged existing wood products and supplemented the rest with wood harvested from certified forests.”

The original home also boasted treasured trees—towering sycamores in the front yard and an 80-year-old oak stand in the back. The homeowner turned to Rob McFarland, co-owner of Ward & Child—The Garden Store, to weave these impressive trees into a newly designed landscape. In the eye-catching front yard, McFarland added single plants in large quantities to create a solid underplanting. “The big sycamores had such a dominating presence,” says McFarland. “I created a tapestry of greens and foliage—bold but not fussy—to balance the trees and provide a foreground for the trunks.”

As a result, this elegant home’s revamped landscape and architecture create an it-has-always-been-there look and feel. Add the new floor plan and numerous sustainable elements, and it’s clear the team succeeded in combining the past and present to create a home for the future. ■



TOP: This S-shaped swimming pool is original to the home. The backyard is lined with espalier apple trees that add country charm and lovely spring blossoms.

ABOVE: Original to the home, white distressed brick nicely sets off the new copper trim. Pitched roofs and a Roman arch doorway give this suburban home an old country charm.