



# Pulled from the Past

*Revamped and sustainably renovated, a 1907 bungalow proves there's new life to be found in old buildings*

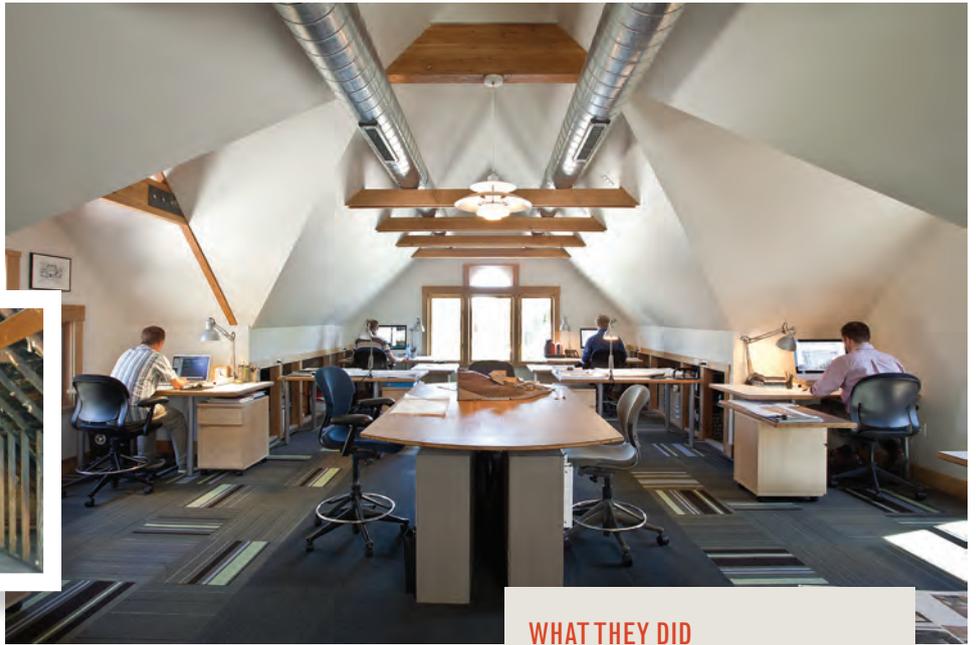
BY BRAD MEE PHOTOS BY SCOT ZIMMERMAN

**W**ARREN LLOYD knows potential when he sees it. A Salt Lake City-based architect with a string of remarkable commercial and residential remodels to his credit, Lloyd has made a practice out of breathing new life and energy into old buildings—and doing it in a stylish and eco-friendly way. One of his SLC successes involved a dilapidated, century-old Victorian bungalow, transformed by his team into a contemporary office building

## WHAT THEY DID

- Salvaged gable end details including fish scale shingles and window trim.
- Rebuilt the porch while retaining the original sandstone steps.
- Repurposed sandstone removed from the foundation in the back of the house and used it to build raised beds along the front and side of the home.
- Installed pervious honeycomb grassy pavers in the driveway, allowing runoff to soak into the ground.
- Created a drive-through and covered parking beneath the new second story addition. Its lap-siding and new-wood windows are compatible with the main level's historic details, and the non-historic roof introduces a modern form, allows for future installation of solar panels and leaves the street view of the original structure unobscured.

In the team's large workspace, new wood-framed windows replicate the originals. The arched windows are authentic.



### WHAT THEY DID

- Renovated attic space to serve as main work area for Lloyd Architects.
- Reframed the roof and upper floor to meet current seismic and insulation requirements.
- Retained the south wall's original, arched window and frame while new wood windows below match the historic originals.
- Capitalized on natural light and cross-ventilation provided by original home's window placements.
- Applied low VOC paint and natural finishes on walls, ceiling and trim.
- Constructed desks from salvaged plywood pallets.
- Repaired original floor and covered it with carpet tiles that contain recycled content.

they, and the project's contractor Evergreene Construction, now call home.

The dwelling was constructed by William E. Naylor more than a century ago and served as a single-family home into the 1950s. Soon after it was converted into a duplex with upstairs living quarters, and over the decades, the condition of the once-charming cottage became so poor that the building was deemed uninhabitable by the late 1970s. Boarded-over windows and doors expressed the home's plight and remained unchanged until 2007. Then, following years of unsuccessful proposals by developers, Lloyd set his sights on the property, equipped with plans to transform it into a multi-tenant office building. "We realized we could introduce a new use into the existing shell of the building," says Lloyd who, along with wife Jennie and Evergreene owner

Chris Nielson, formed Sixth & Sixth LC in order to acquire and renovate the house. Today, the 104-year-old cottage stands as a contemporary version of its old self with a new purpose and fresh identity.

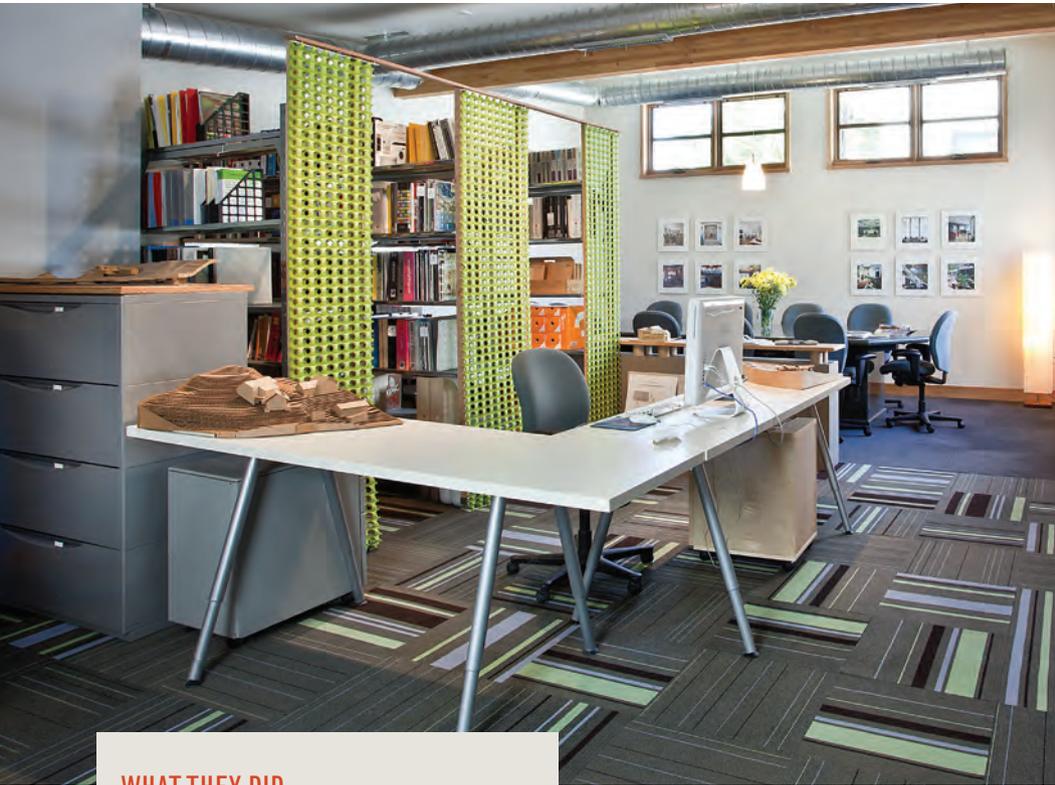
"Over the past five years, our firm's practice has become more localized with an understanding of the city and a willingness and desire to work within the existing urban fabric," says Lloyd. That's fortunate for this bungalow. Located behind Trolley Square within the locally designated Central City Historic District, the building retains its original charm but has been infused with contemporary character. "I've come to the realization that you can be a modern architect and work within existing buildings and neighborhoods," says Lloyd.

But can a preservation project be ex-



### WHAT THEY DID

- Renovated front room to serve as Evergreene's meeting space.
- Replaced nonhistoric aluminum window with new wood window matching the originals.
- Restored original fireplace buried beneath drywall.
- Removed dropped ceiling to restore original height.
- Installed reclaimed-wood flooring.



**WHAT THE PROS KNOW**

Architect **WARREN LLOYD'S** tips for creating an environmentally friendly neighborhood home that is unique to you and your family

**START WITH A PLAN**

Your architect should help you understand more than just how floor plans and interiors relate to landscape and site. He or she can help identify ways your abode can enhance your family's life at home.

**KNOW YOUR HOUSE**

Consider a Home Energy Performance Assessment (HEPA). Getting a baseline understanding of the energy use in the home can help you prioritize design goals and identify ways to save on energy. DwellTek and ESCO are two local companies certified to perform a HEPA.

**USE WHAT YOU HAVE**

Existing and salvaged objects will often inspire authentic and creative design solutions both inside and outside your home.

**LEARN FROM YOUR KIDS**

Watching how children play in a space can be very instructive. For example, kids understand intuitively the pleasures of a cozy nook.

**BE A GOOD NEIGHBOR**

Houses don't always need to match a predominant style on your street, but well-considered details can contribute to a pleasing visual dialogue in your neighborhood.

**WHAT THEY DID**

- Added 1,300 square feet of space to serve as conference room, work area and kitchen for Lloyd Architects.
- Installed clearstory windows on north wall to pull warm air up and out of the interior spaces.
- Installed green 3form Parametre screen to enclose rows of open shelving.
- Reclaimed the space of an original bedroom to make room for new stairwell.
- Enclosed stairway with 3form panels left over from previous projects.
- Created the stair treads from salvaged plywood pallets.



ecuted beautifully and still remain green?

For Lloyd and his team, the answer is yes. They met the Secretary of the Interior Standards for the Treatment of Historic Properties while also satisfying the LEED requirements for sustainable building. The goal to achieve both of these benchmarks effected every action throughout the remarkable redo.

Today, Lloyd's architectural practice thrives in the renovated structure, one that embodies the firm's green-mindedness while retaining a historic presence in the neighborhood. "Some of the most interesting architecture already exists within our city," says Lloyd. "Why tear it down?" **USD**

The Lloyd Architects team: Top row left to right, Aaron Day, Justin Lyons, Rebecca Romney, Warren Lloyd, Jennie Lloyd; bottom row left to right, Thomas Lane, Nate Russell.

