

LILLIAN WAY

From Bungalow to Loft

place: LOS ANGELES, CALIFORNIA | architects: ALEKS ISTANBULLU ARCHITECTS

photography: ART GRAY

PROJECT DESCRIPTION

Lurking behind the walls of this modest 1,200-square-foot two-bedroom house was a dramatic loft space waiting to be realized. With all of the dividing walls and the ceiling removed and a large skylight placed squarely in the center, a once dark and conventional space has been transformed into a minimalist urban retreat. A large storage wall divides the public and private spaces. The living area extends across the full length of the house, incorporating an open space that is reserved for the client's everyday practice of yoga.

KEEPING COSTS DOWN

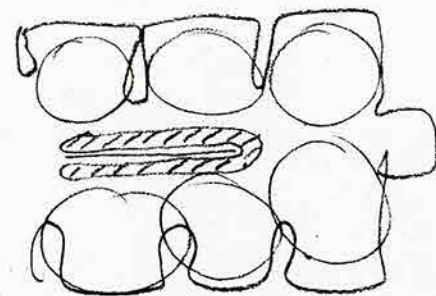
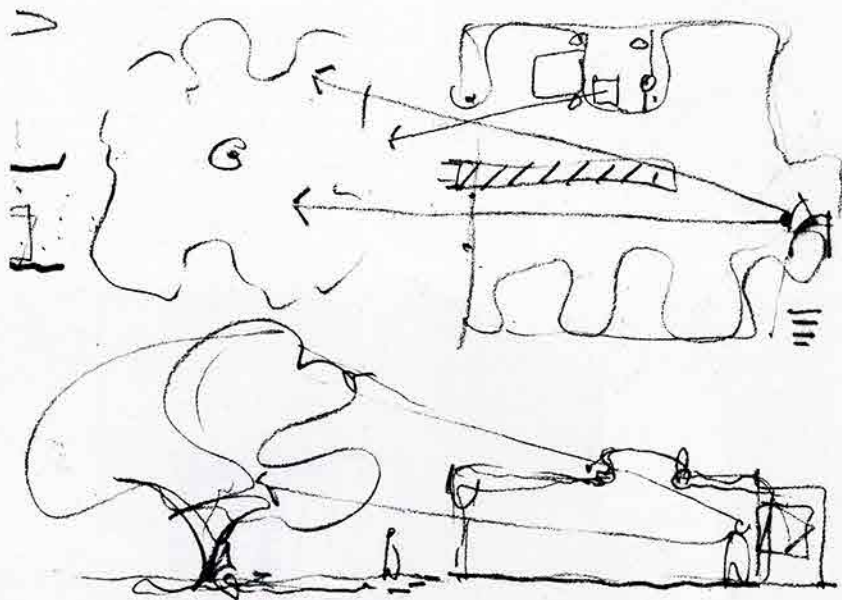
Several small steps were taken that resulted in big savings. Originally, the client wanted to add an additional 400-square-foot bedroom to the house. However, the architect was able to accommodate her programmatic requirement within the existing space, saving thousands of dollars on new construction. Because of the totally open plan where one living space flows into the other, no doors were used except for the bathroom. During demolition, so many walls were removed that there was insufficient support for the dropped ceiling. With the attic exposed, the architect decided to use the pitched roof as the ceiling. Insulation was added and the drywall was applied directly to the rafters. The original house was quite dark. Rather than add windows, which would drive up costs, a single skylight in the middle of the house was added. Since the space is completely open, light now floods throughout. The kitchen was left untouched except for the addition of new cabinet doors. The only custom feature was the fabrication of the dividing wall between the bedroom and the living room, which sports 20 linear feet of closet space on the bedroom side and storage for the client's CD music collection on the public side.

PRIMARY BUILDING MATERIALS

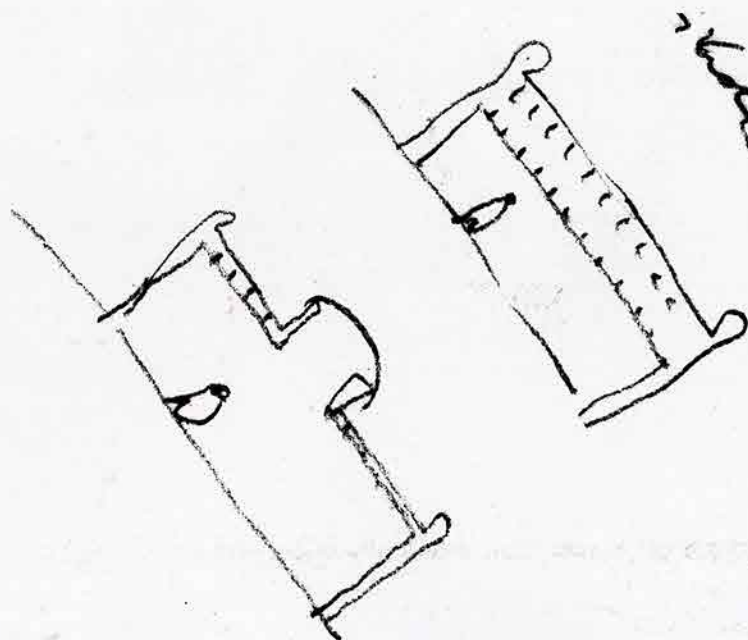
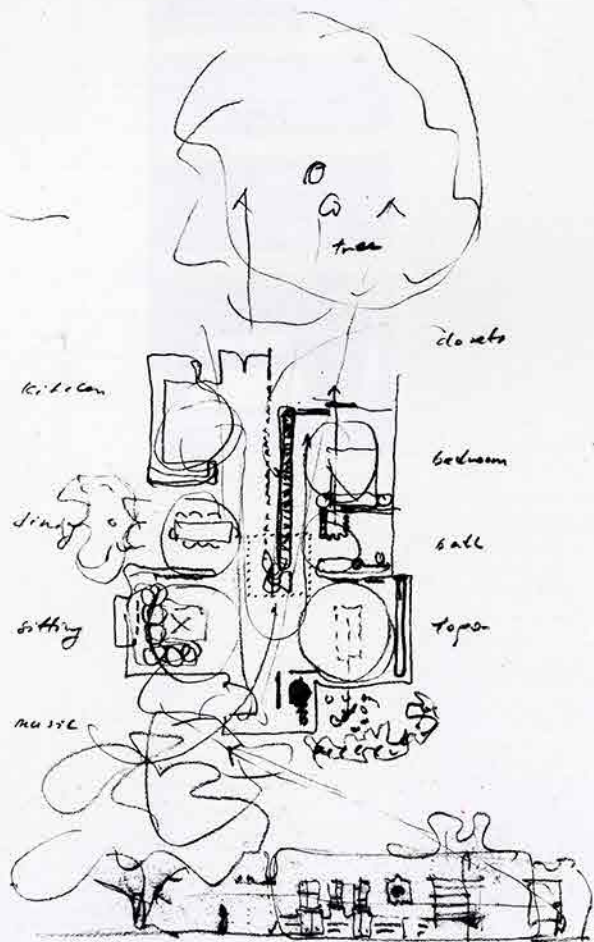
Standard wood framing was used in the renovation. The storage wall is constructed of maple plywood, as are the new kitchen cabinet doors. The floors are also maple.



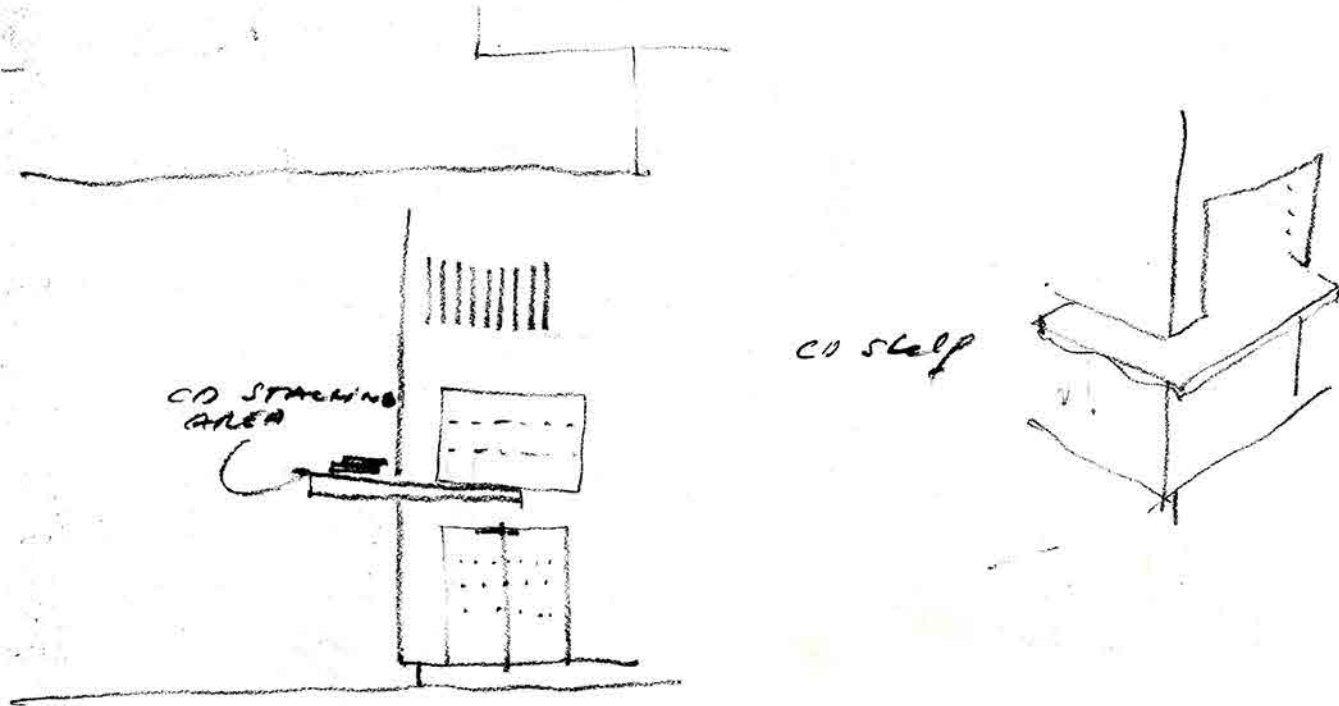
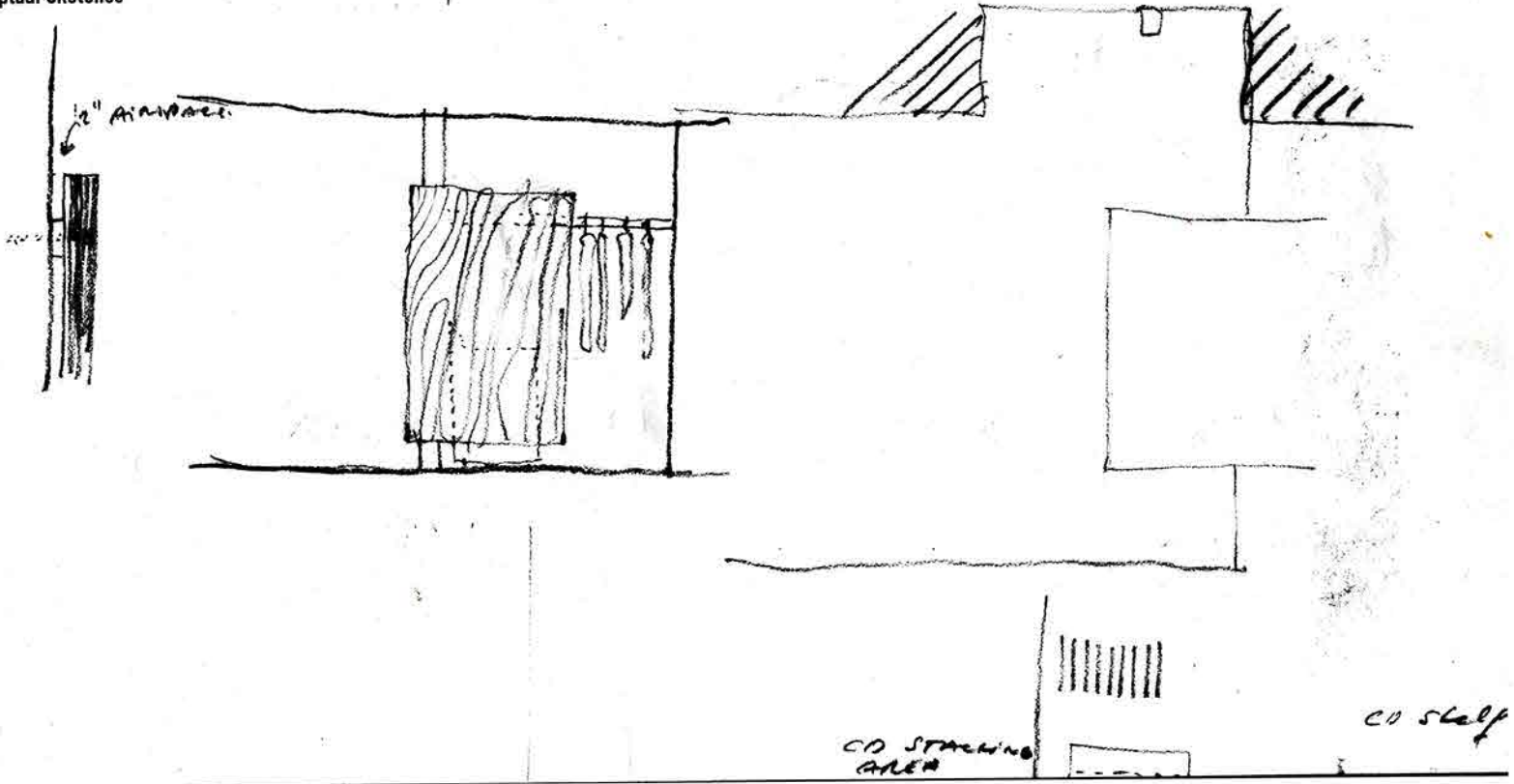




STORAGE  STORAGE
 PASSAGE  PASSAGE
 ROOMS  PROGRAM



Conceptual Sketches



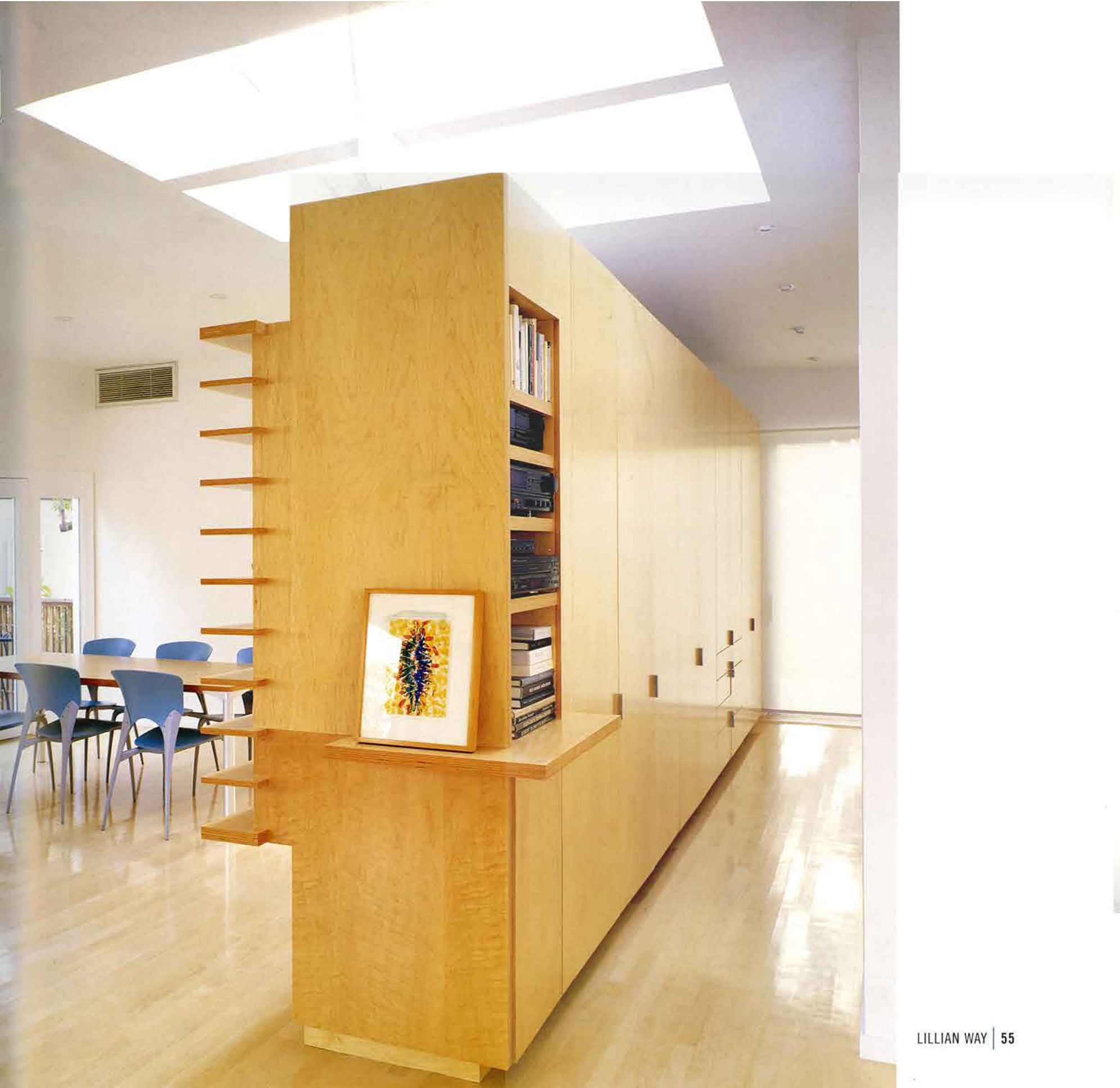


Left and Right: On the living room side of the storage wall, shelving was specifically designed to hold the client's collection of CDs.



Left and Right: Moving the wall to the bedroom side, there are now 20 linear feet of closet space.









Left: A view of the living area from the storage wall

Above: The storage wall divides the public and private spaces in the house.

Above Right: Storage space was also a major factor in the design of the master bath.

