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# Designer digs

Warner Group Architects  
Of Santa Barbara Has  
Created Two Luxurious Lofts  
For A Brother And Sister  
While Attending ASU In Tempe

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PHOTOGRAPHY BY AL PAYNE

A couple of California college students have really lucked out—thanks to generous parents and the design skills of Santa Barbara based Warner Group Architects—Maxine and Adam Loder have enjoyed luxurious digs while attending Arizona State University.

On the historic Tempe campus, home to more than 50,000 students, parents Ron and Yolanda Loder bought two lofts in a six story, red brick building constructed about ten years ago to house around forty condominiums plus retail and office space.

After spending over \$1 million buying the two properties, the Loders, from Laguna Beach, then invested roughly another \$700,000 on major interior renovations and furnishings.

"We completely gutted both lofts, from floor to ceiling to the outside walls," says Thiep Cung, Warner Group's chief executive officer. The condos were then rebuilt, refashioned and refurnished, with spectacular results.

Warner Group Architects created a light, airy, free flowing feel in the kitchen/dining area of Maxine Loder's loft.











**ABOVE** A demi-wall between one bedroom and the living area beyond adds to the feeling of spaciousness in this 1,000 square foot loft.

**OPPOSITE** The bathrooms in this loft feature oak flooring, fixtures from designer Philippe Starck and a myriad of mirrors to stretch out the space.

The first loft was renovated in what Mr. Cung calls "sophisticated contemporary" style, in 2004. Maxine, 22, lived there for three years until graduating last year with a business degree.

Mr. Cung, who acted as principal designer, says his aim was to make this 1,000 square foot, third floor space "as open and flowing as possible." Ways in which he achieved this included the generous use of mirrors in both bathrooms, having just a demi-wall separating one of the two bedrooms from the living space, and opening up the entire kitchen/dining lounge area.

The architect also decided against drop ceilings, opting instead to keep the existing concrete ceiling "as a unifying element, flowing from one room to the next," and maintaining the full eleven foot height of the rooms.

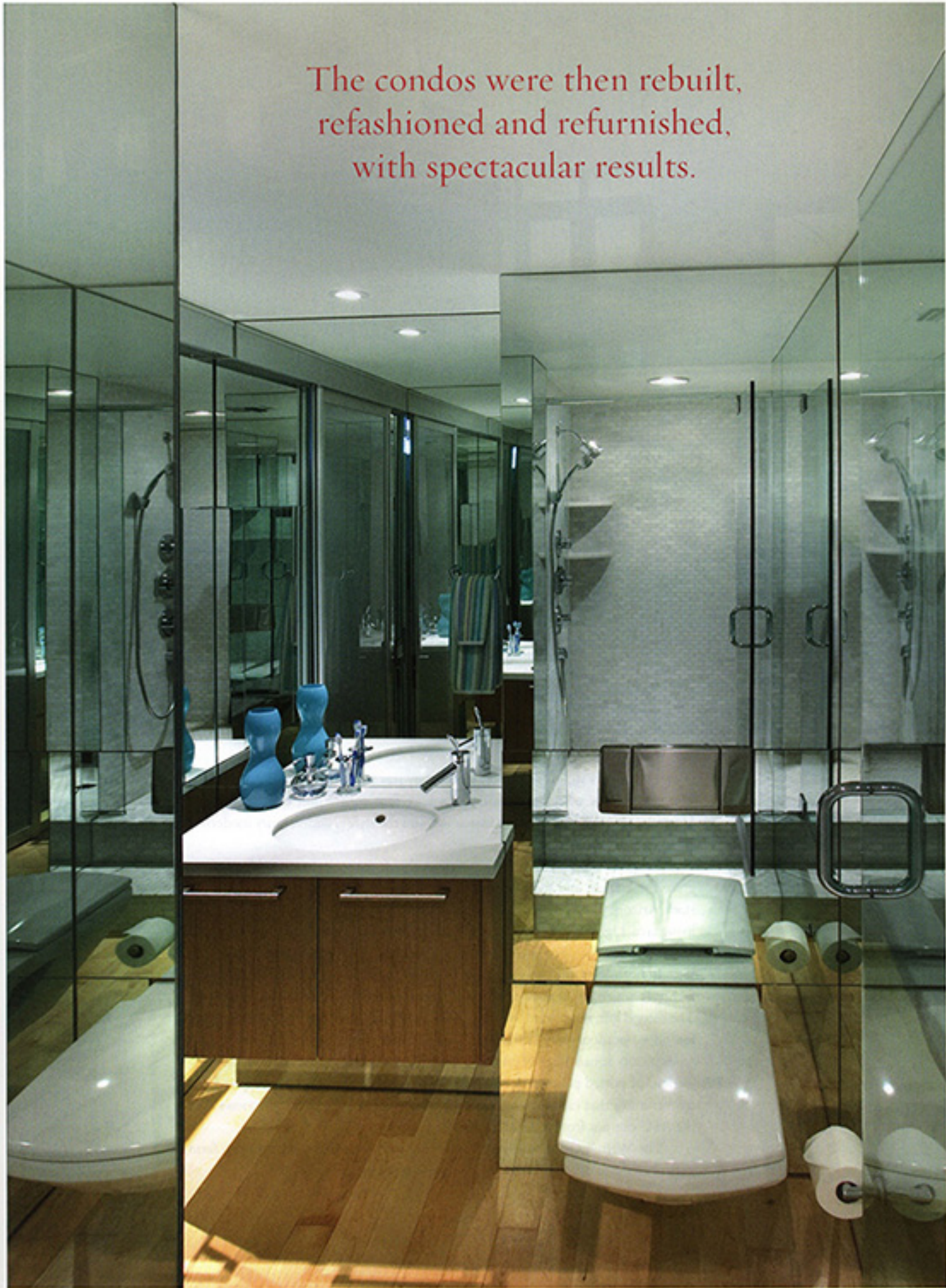
The slightly industrialized look of the ceilings was further enhanced by replacing, but still leaving exposed, the mechanical ducts for air conditioning and the lighting conduits. However, the overall effect was considerably softened by significant touches of luxury.

The interior doors, brushed aluminum with frosted glass panels, were imported from the storied Italian design company Rimadesio; matte aluminum cabinetry from German kitchen specialist bulthaup was preferred to wooden cabinets; the oven is Gaggenau; and the refrigerator is an energy efficient Sub-Zero.

Floors throughout are oak plank, and one complete wall of glass, which Cung would have liked to have changed if the building rules had allowed, was instead covered with floor-to-ceiling drapes to improve the acoustics, insulation and aesthetics.



The condos were then rebuilt,  
refashioned and refurnished,  
with spectacular results.







ABOVE A bachelor pad like this must be the envy of most students—even the flat screen television fits in perfectly with the retro '50s furniture.

OPPOSITE TOP One bedroom in Adam Loder's student loft features the iconic, mid-1950s Eames lounge chair and a view beyond to the fourth floor patio with its garden of potted plants and Arabian style shade tents.

OPPOSITE BOTTOM This bathroom makes good use of mirrors and wall mosaics to accentuate the greens in the Tuscan marble sink top and the Arizona slate floor.

The Loders still own this loft where they stay when visiting son Adam, 20, a film study major who lives in a 1,400 square foot corner unit one floor above. Here, the vibe is distinctly more masculine, and the style—mid-century modern—is reminiscent of the 1950s.

Endgrain parquet flooring runs throughout, green Italian marble surfaces grace the kitchen and two bathrooms, while dark oak paneling and exposed dry stack Arizona flagstone add a rugged, natural tone to the loft's foyer and main living area. Lighting is by international design firm Ann Kale Associates, originally from New York but headquartered for the past five years in Santa Barbara.

In both lofts, the architect worked closely with the owners in choosing the furniture which, in Adam's condo, is all based on designs from the '50s and '60s. The second loft, remodeled by Warner Group in early 2007, is very much designed for indoor/outdoor living, with French doors leading from the main room to a generous 1,000 square feet of balcony space. Outside features include a "floating garden" of potted plants and two Arabian style tents offering shady respite from temperatures that can soar above 100 degrees; there are also sweeping views over the ASU campus from a bar and hot tub.

The Warner Group is currently working with the Loders on an Italian farm style oceanfront estate now under construction in Laguna Beach. 