

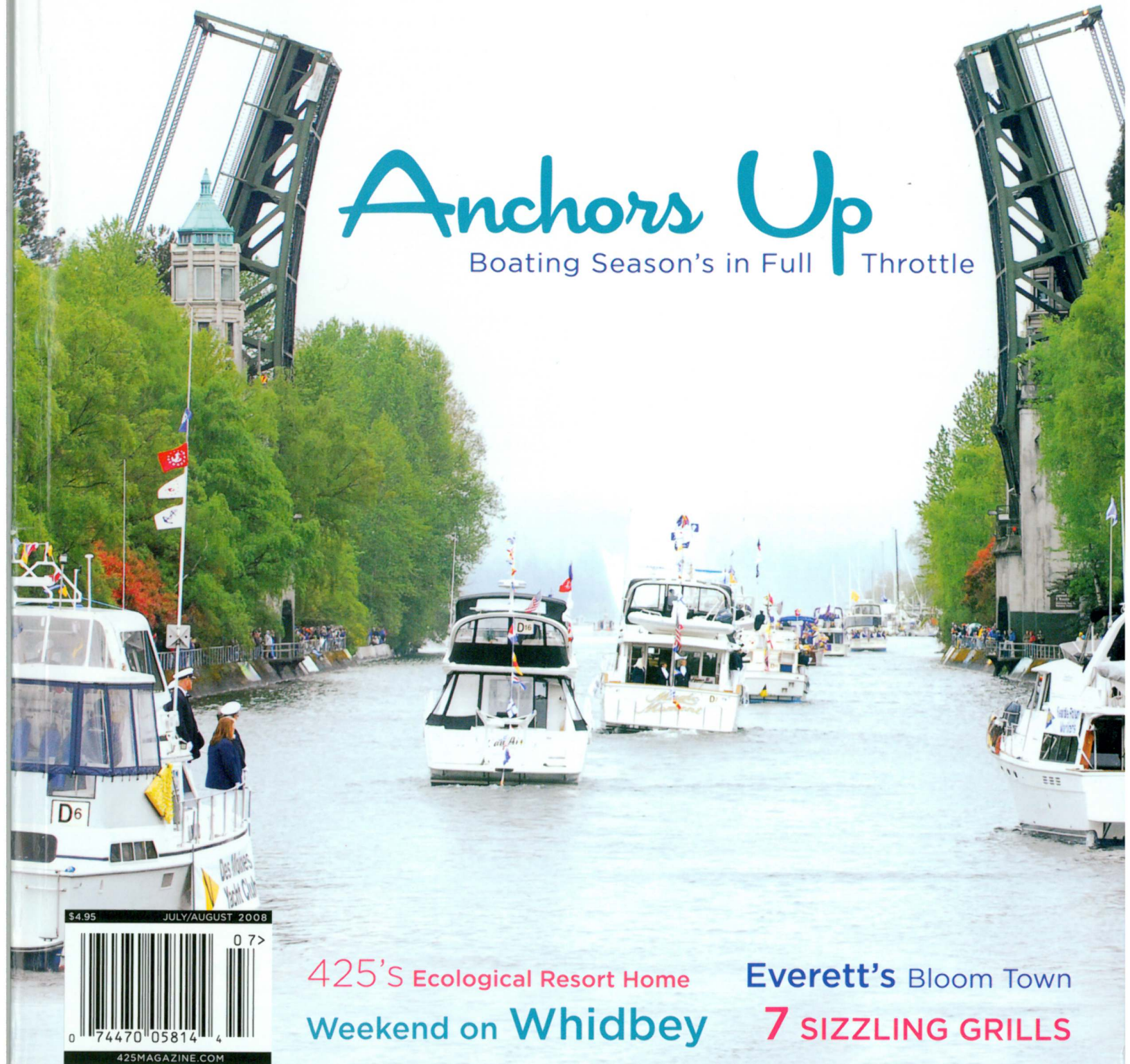
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INSIDE.

one with the landscape

Custom Home Has Birds-eye View of Bellevue

The Lozier family home blends in well with its surroundings, in many ways hiding its true grandeur in plain sight. The two-story home lines a busy street in the Vuecrest neighborhood just northwest of Bellevue Square, and from the street level it appears upscale but unassuming. A passer-by might think the house's most outstanding feature is the perfect view of Bellevue's skyline. >>

BY JOHN DEWEESE | PHOTOGRAPHY BY DANE MEYER



*The interior offers warm earth tones
reminiscent of a Tuscan villa.*

salvaging what they can

Instead of destroying trees and plants when an old building is torn down, the company carefully removes and replants them. The Loziers have several reclaimed trees in their backyard, including a *Criptomaria japonica* tree, a weeping Japanese maple, and a Hinoki cypress.



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That's exactly what Todd and Kristine Lozier (pronounced Low-Zear) wanted in their 5,400-square-foot dream home – a design that's spacious yet modest, contemporary yet classic. Guests who step through the home's sculpted glass doors will see how truly unique the Lozier home is. A Roman archway beckons visitors into the great room/kitchen and out onto the enclosed deck. Long windows maximize the view of Bellevue high-rises that shimmer with sunlight during summer days or glow like Christmas trees during winter nights. The interior offers warm earth tones reminiscent of a Tuscan villa.

Todd Lozier is a third-generation Washington builder, and his own home reflects a lifetime spent constructing homes. Lochwood-Lozier Homes specializes in elegant custom homes for clients in Bellevue, Medina, Yarrow Point, Clyde Hill and Hunts Point. He has always loved the "prairie style" school of architecture that Frank Lloyd Wright made famous in the early 20th century, and when it came time to build his own home he wanted to incorporate certain elements of a prairie style home, including a low-pitched roof, wide eaves, long windows, and an exterior that reflects its Pacific Northwest surroundings.

"We wanted a house that was one with the landscape," Todd Lozier said. "It's a big house, but understated." For Kris Lozier, the new home is a perfect place to raise 6-year-old Lauren and 22-month-old Claire. The family gets to enjoy all the safety and quiet of the suburbs with the convenience of living near downtown. The actual process of designing the home was also an eye-opener to what customers experience when they have a home custom built by Lochwood-Lozier.

"We moved into this home almost two years ago from a 1950s rambler," Kris Lozier said. "This was more house than our family needed, but it was important for us to go through the process to better understand what our clients go through. I must say that I'm glad I had my husband's expertise to make it easier, because it can be overwhelming. However, I did find him to be quite opinionated," she laughed.

"Now that we have lived in a home like this, I must say it's pretty special, and I don't want to go back."

a proud building tradition

The Lozier family moved to the Pacific Northwest in 1958, and by the 1980s, Lochwood-Lozier Homes was formed to focus on custom home building.

After high school, Todd Lozier got his hands dirty learning building trades such as finish carpentry.

"I was good at digging holes and going into crawl spaces," he laughed. "My dad finally told me he wouldn't promote me until I went back to school. I graduated in '93 with a degree in construction management from the University of Washington School of Architecture."

His great-great grandfather was the lead draftsman for Frank Lloyd Wright. Whereas his great-great grandfather shared Wright's philosophy that homes should be designed in close harmony to their surroundings, Todd Lozier believes in taking that concept a step further. His own home uses energy-efficient windows and high-efficiency appliances. Although custom projects often include tearing down an existing building to make room for a new home,

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history in the making

Designing and building homes is in Todd Lozier's blood. There's a record of the Lozier family building a Midland, New Jersey, home in 1776. His great-great grandfather, William Drummond, was chief draftsman for Frank Lloyd Wright. Other Lozier family members founded the Lozier Motor Company in the early 20th century, at one time, producing the most expensive luxury cars in America. "There is a documented builder, architect, or entrepreneur in every generation of our family," Todd Lozier said.

<< Lochwood-Lozier offers ways to mitigate the impact to the company's customers.

"We are a 'Built-Green' builder, and sure, it's somewhat of an oxymoron because you can't build a home without having some impact on the environment," Todd Lozier said. "But certainly we can make in-roads toward making it less impactful. Our society will always want and need homes, which is why we've adopted green practices such as product sustainability, high-efficiency equipment, and recycling. We're also experimenting with solar panels and offering geothermal heating options for our clients."

Randy Hayes, an outside sales representative for Vander Hoek Windows, said that Lochwood-Lozier is well known for building highly detailed and energy-efficient homes. The long, view windows are Jeld-Wen windows, made in the Pacific Northwest to provide state-of-the-art insulation.

"Todd is actively involved in using green manufacturing practices and using sustainable products that don't come from old growth forests. Part of their green practice is using high-insulating,

high-efficiency glass," Hayes said. "To be honest, Lochwood-Lozier builds some of the highest-quality homes in the Puget Sound area. They really pay attention to the details."

But building a sustainable home wasn't the only challenge the Loziers faced. After deciding to tear down an existing 1950s home on their lot, it was important to them to build a new home that fit the rest of the neighborhood. They also needed to balance important design elements with the limitations of the site. One challenge was building a driveway that wouldn't dominate the site's narrow front, while another challenge was maximizing the home's view while meeting neighborhood site restrictions. The Loziers turned to architectural designer and long-time partner Ben Mulder of 4D Architects of Kirkland to help them find the right design.

"We've worked together for many, many years. Many builders and developers don't understand the limitations a property may have, but the Loziers do understand that," Mulder said. "That makes my job a bit more appreciated – it's one of the biggest reasons we work well together."



*Kris reads a paper while
Todd surfs the Web.*



<< modern design meets classic charm

The Lozier home has a very contemporary floor plan. The top floor has a “curved linear” design, where one room tends to flow into the next. The dining room, kitchen, and great room are all separate spaces but are not set apart with hard lines. A curved hallway leads off to the right to the master bedroom. The curved linear design is both family friendly and practical.

“It’s not a huge cavernous space, but it makes for comfortable living,” Todd Lozier said.

Of course the house also comes equipped with 21st century amenities and appliances. The kitchen has four ovens, a 48-inch range, Blanco stainless sinks and granite counter tops.

The master bath features a heated floor, a Bain Ultra jet tub, a shower with nine shower heads, and a Toto washlet toilet with a heated seat. All the main rooms have speakers with audio control, and remote security cameras and motion sensors keep the family safe. The most state-of-the-art room is the downstairs media room, with its HD Runco projector, 100-inch screen and surround sound. Black leather media chairs make it the perfect place to host a movie night or Super Bowl party with friends. Pocket doors connect the media room to the rest of the ground floor.

“We wanted to open the room up, make it a little more social,” Todd Lozier said. “If it was a dark little room in a corner, I don’t think we would use it as much.”

But the home also has a great deal of Old World charm, thanks, in no small part, to their love of antiques. The highlight of his study is a black walnut mantle that was saved from a renovated home in Medina. The head chairs at the dining room table were made around 1820 and are engraved with the faces of a French lord

and lady. The master bedroom, with its antique European armoire, classic molding, and classic headboard, seems like it could almost belong in a French manor.

“These items tell a story,” Kris Lozier said. “We feel honored to own them because of the many lives they’ve touched.” The front Roman archway and the fireplaces adorning the main rooms are actually new, although, once again, they add to the home’s sense of modern design and classic decoration. There’s even a wine cellar on the ground floor, not far from the media room, stocked with great Washington wines.

“I think we have a very eclectic look, combining contemporary and traditional,” Todd Lozier said. “I like to think it works together.”

In the end, the Loziers feel the most important aspect of their home is providing a comfortable place to raise Lauren and Claire. The backyard offers plenty of room to play, including their own extensive wooden play set. On the walls of their daughter’s bedroom is painted a line from one of her mother’s favorite poems by Maya Angelou: “Precious jewel, you glow, you shine, reflecting all the good things in the world.”

In a time when more and more Bellevue residents are choosing high-rise condos, Todd Lozier talked about the pride of ownership in raising his family in a traditional home.

“I try to tell some of my clients that by living in a condo, they’re the same distance from downtown as I am. Their distance just happens to be vertical while mine’s horizontal,” he said. “But when you have land, you have a strong feeling of ownership.”

John DeWeese is a freelance writer who works on the Eastside.

THE 14TH ANNUAL

newcastle days 2008

arts & crafts

fireworks

inflatable toys

custom & classic car show

live music

entertainers



at lake boren park

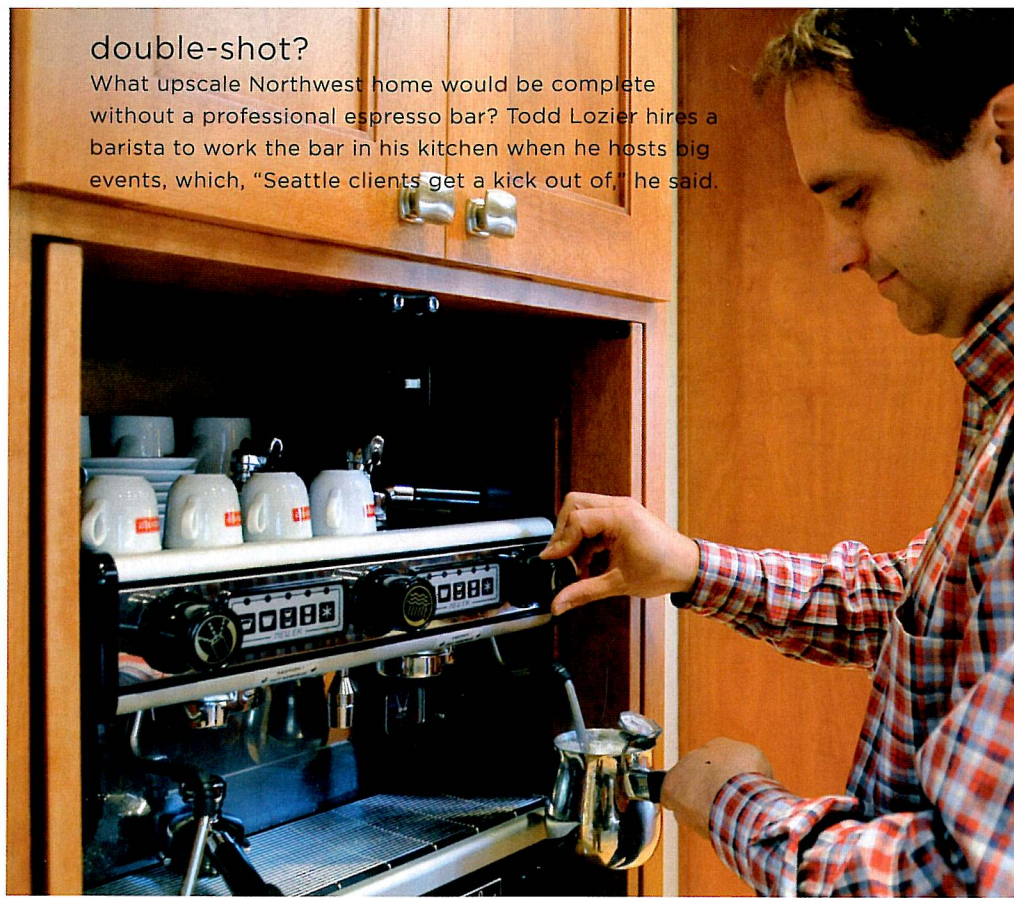


saturday & sunday
september 6 & 7
starting at noon

www.ci.newcastle.wa.us

double-shot?

What upscale Northwest home would be complete without a professional espresso bar? Todd Lozier hires a barista to work the bar in his kitchen when he hosts big events, which, "Seattle clients get a kick out of," he said.



resource list

ARCHITECTURE: 4D Architects, Kirkland, 425.576.1414, 4darchitects.com

EXTERIOR SLATE: Rock Mountain Products, Issaquah, 425.898.9585, rockmountain.com

EXTERIOR COLORED CONCRETE: Cadman Concrete, Redmond, 425.867.1234, cadman.com

GARAGE FLOORS: Custom Garage Floors, Kent, 253.639.6899, customgaragefloors.com

WINDOWS: Vander Hoek Windows Inc., Kirkland, 425.354.1000, vhwindows.com

INTERIOR HARDWARE & LIGHT FIXTURES: Seattle Lighting, Bellevue, 425.455.2110, seattlelighting.com

MEDIA/LOW VOLTAGE: Audio Plus, Renton, 425.277.6136, audioplusllc.com

ROOFING: Jornada Roofing, Auburn, 253.735.6400, jornadaroofting.com

CABINETRY: Benchmark Cabinets, Kent, 253.472.1778

FAUX PAINTING: CLG Interior Art, Sammamish, 425.427.6765

PAINTING: Gordon Trepus Painting, Marysville, 360.652.4326

ART GLASS: Studio B Art Glass, 425.788.1238, studiobartglass.com

HARD SURFACE DESIGNER: Geri Alder, Bellevue, 425.444.1462

INTERIOR DOORS: Doorworks, Everett, 425.355.4457

MILLWORK SUPPLY: PCS Millwork, Inc., Woodinville, 425.488.2344, pcsmillwork.com

APPLIANCES: Gateway Appliance Distributing (Viking), Auburn, 253.872.7838, vikingrange.com

ELECTRICAL: Modern Electric, Redmond, 425.830.3871

FIREPLACES: Fireside Hearth and Home, Kent, 206.949.5445, firesidehearthatdhome.com

FURNITURE: Valley Furniture, Redmond, 425.885.4222, valley-furniture.com and
Crate & Barrel, Bellevue, 425.646.8900, crateandbarrel.com

LANDSCAPING AND MAINTENANCE: Tri-Scape, a division of Lochwood-Lozier Custom Homes, 425.576.9200

CONTAINER POTS: Tont Design Enterprises, 208.200.0105

(Partial list of businesses that contributed to this home was provided by Todd Lozier.)