



grouparchitect



## **Ballard Remodel** Seattle, Washington

Owner: Christine and Brian Palidar  
Architect: Grouparchitect  
Brian Palidar *AIA Principal*  
General Contractor: Barlow Construction  
Structural Engineer: Perbix Bykonen  
Landscape Architect: Thomas Rengstorf Associates  
Photographer: TBD  
Construction Cost: withheld  
Completion Date: November, 2008  
Project Size: 2,708 square feet (living)  
463 square feet (garage)  
411 square feet (roof / decks)  
Site: 3,849 square feet

Scope of work: Remodel and upper-story addition to existing 2-story split level house.

### **Design Statement**

This home remodel is located just north of the Ballard Locks in Seattle, Washington. The original split-level home configuration was maintained to limit scope of work while rebuilding the central exposed stairway to the new upper floor with access to a roof top deck with views of downtown Seattle and Mount Rainier. The theme of the project was to explore the destruction of the existing structure and then spatially reconstruct a home in which volume, light, and material could shape spaces which were not otherwise possible due to the limited square footage expansion. All opportunities to expose structure as well as interstitial spaces were taken on the interior, from uncovering the existing wood decking and floor beams of the main floor to the open wood stair with steel railings. The large cantilevered shed roof provides maximum summer sun shading for interior spaces, preserves the longevity of the exterior siding materials below, and offers partial shelter during the inclement weather months for continued roof deck use. Sustainable building strategies and materials were utilized wherever possible throughout the project.