



Ballard Remodel

Seattle, Washington



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- Site Area: 3,849 square feet
- Project Size: 2,708 square feet (living)
463 square feet (garage)
411 square feet (roof / decks)
- Scope of work: Remodel and upper-story addition to existing 2-story split level house.
- Completion Date: November, 2008
- Owner: Christine and Brian Palidar
- Architect: **Grouparchitect**
Brian Palidar *AIA Principal*
2222 Eastlake Ave E, Seattle, WA 98102
Phone 206.365.1230 x204
www.grouparch.com
- General Contractor: **Barlow Construction**
James Barlow *President*
PO Box 729, Sultan, WA 98294
Phone 360.793.2777
www.barlowconstruction.com
- Structural Engineer: **Perbix Bykonen**
Todd Perbix *SE Principal*
820 John Street # 201, Seattle, WA 98109
Phone 206.264.7784
www.pxbyk.com
- Landscape Architect: **Thomas Rengstorf Associates**
Tom Rengstorf *ASLA Principal*
911 Western Ave #202, Seattle, WA 98104
Phone 206.782.7562
www.thomasrengstorfassociates.com



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A Cure for the Common Cold:

Spatially redefining the split-level from a house into a home while shaking up Ballard in the process

Every architect talks to the random passerby while on a jobsite, someone who stops to complement or condemn the work. This project was no exception, but owners Christine and Brian Palidar were not prepared to talk to literally everyone that walked or drove by. Seriously – it happened here. This home remodel is located just north of the Ballard Locks in Seattle, on a street frequented by cross-neighborhood vehicle traffic and pedestrians out for a walk with the kids with latte in hand. The contractor had warned the owner that a number of neighbors and random passersby had expressed an uncanny amount of interest in the project, but the owners were not ready for the rash of looky-loos, cruising cars, and the not-so-occasional gawker that just stood there on the sidewalk for a minute or more just to take it in. Upon move-in in early November, the Palidars began noticing that no less than 75% of the people walking by their house were slowing down or stopping to look at it, including a few long-lost friends that happened to live nearby. Their comments ranged from “that’s superb!” (a random bicyclist) to “that’s fun!” (one of the numerous families with small children in strollers) to “that’s too commercial” (one of the neighbors in a not-so-modern home). Shaking up the neighborhood though wasn’t as much the owner’s focus as it was to remodel the existing split-level home by destroying the split level feel and redefining its spatial composition while maintain the home’s functional core and organization. The following is the story of how it was done.

Owner’s program / special considerations

The owner’s primary objectives for the remodel were to expand the existing two-story split level home to accommodate a forthcoming first child, remodeling all common living areas, and provide a new master suite and roof deck, all while remodeling the outdated exterior siding and windows. The existing building location on the substandard-sized lot dictated that a minimal number of outward expansion opportunities existed upon which to capitalize, therefore efforts were focused on revitalizing the project from the inside out. The owners desired a home that lived bigger than the site allowed, particularly with respect to entertainment spaces and potential exterior recreational opportunities wherever possible, and which also took maximum advantage of available solar exposure and views of downtown Seattle and Mount Rainier.

Design criteria / problems + Design resolutions

The architectural focus of the project was to explore the destruction of the existing structure and to 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. Expansive windows were added to the southern-facing façade to maximize interior natural light while capturing views of the surrounding neighborhood to break down the feeling of enclosure. The section of the building was substantially altered in the primary usage areas to further blur the distinction between the existing floor plates by lowering the existing entry level, raising the roof deck elevation to vault the dining hall ceiling, and sloping the upper level ceiling to create a dynamic spatial gesture which respects its exterior form.

Special features

The site’s substandard lot size and existing building placement demanded an urban response to use of outdoor spaces. This condition led to the placement of a substantial roof deck on the southwestern corner of the building for maximum solar exposure, with the extensive building overhangs allowing for partial usage of the deck in inclement weather. The garage responds to the site constrictions by both



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extending depth and increasing height to accommodate a tandem parking arrangement while also providing enough overhead clearance for two vehicle lifts, ultimately providing parking for four vehicles.

Notable elements

The location of the central stair made it a focal element in the project and the decision to expose and emphasize its structure became a high design priority, highlighted by utilizing oversized fir treads paired with fir stringers and posts. The large overhanging shed roof was a response to the site's zoning envelope and building's location with respect to setbacks. The result was a large, cantilevered roof plane which shelters the entry to the roof deck as well as shading all windows at the top of the stairway.

Sustainability features + Affordability elements

Sustainable building strategies and materials were utilized wherever possible throughout the project. Large building overhangs provide UV protection for the stained cedar siding below as well as shading the upper floor glazing from summer sun. Low flow faucets and dual flush toilets replaced all existing plumbing fixtures. Metal roofing combined with cement board panels and metal siding provides a long-lasting, extremely durable exterior enclosure from the elements. A large metal awning shades the front entry doorway while providing weather protection for guests and any of the three resident house cats.

All efforts were made to reuse existing building structure wherever possible or practical. Three-quarters of the existing main floor level was retained, and approximately two-thirds of the basement was preserved, including the existing 6X15 wood beam supporting the upper floor, and over one-third of the existing main floor framing was exposed to increase basement ceiling height as well as reduce quantities of sheetrock and paint. On the exterior, the extensive rockery in the front yard was relocated to the rear and reused in place of concrete retaining walls at new landscaping beds.

Energy efficiency

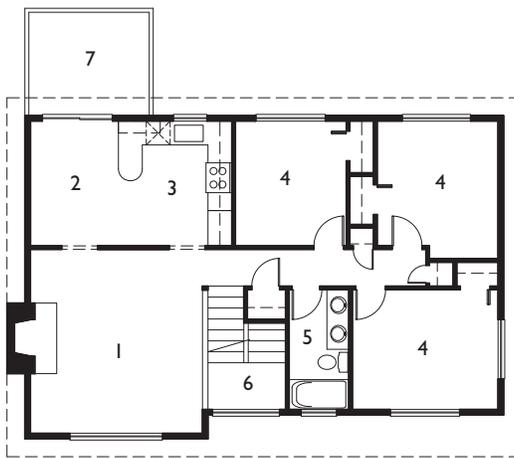
The extensive amount of glazing in the home required overinsulated windows with additional layers of Low-E coating to complement the maximization of daylighting and use of passive solar throughout the main and upper floors. Operable windows are present throughout the house to allow for natural ventilation through cross-flow and the stack effect within the main stairway.



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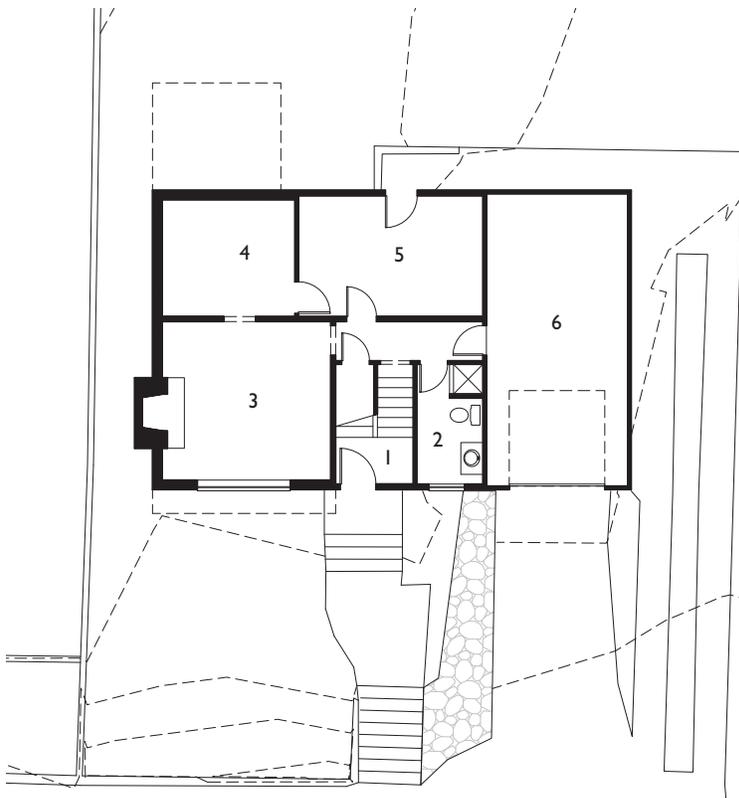
existing conditions

existing conditions:
south elevation (from street)



- 1 living
- 2 dining
- 3 kitchen
- 4 bedroom
- 5 bathroom
- 6 entry below
- 7 deck

existing conditions:
main floor plan

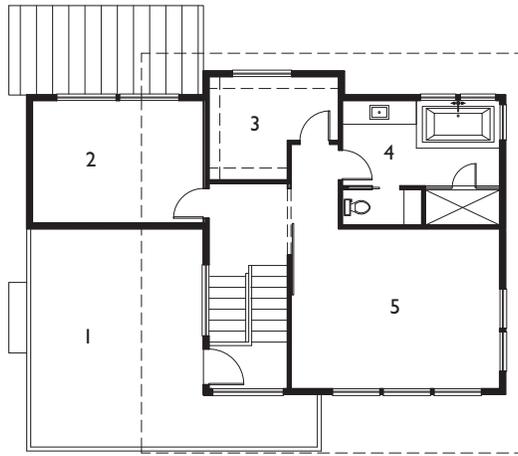


- 1 entry
- 2 bathroom
- 3 living
- 4 play room
- 5 laundry / storage
- 6 garage

existing conditions:
lower floor plan

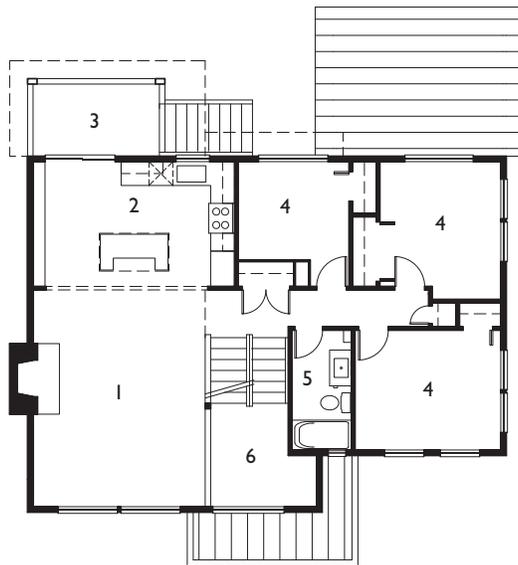


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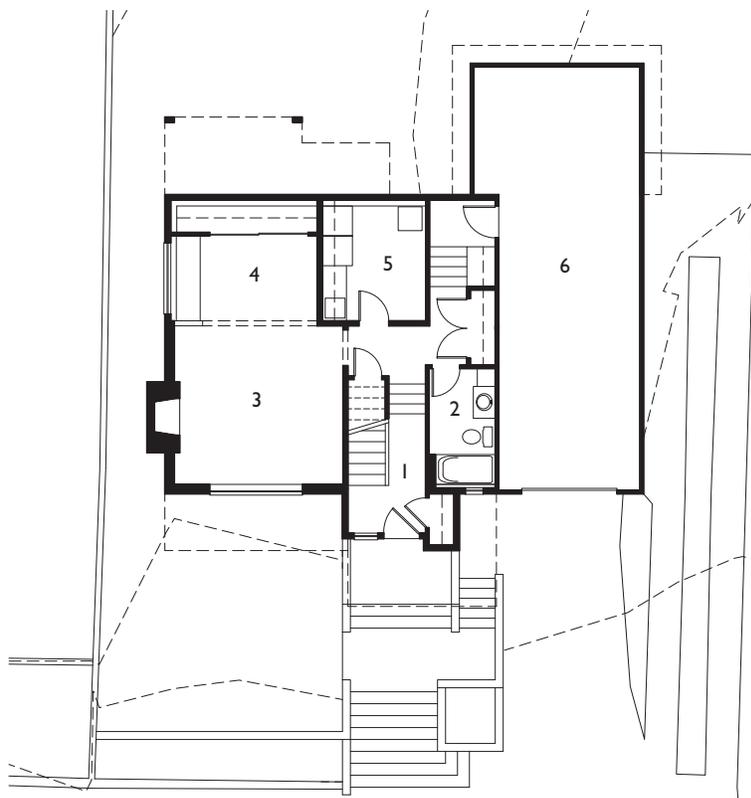
- 1 roof deck
- 2 office
- 3 master closet
- 4 master bathroom
- 5 master bedroom

upper floor plan



- 1 dining hall
- 2 kitchen
- 3 deck / outdoor kitchen
- 4 bedroom
- 5 bathroom
- 6 den / landing

main floor plan



- 1 entry
- 2 bathroom
- 3 living
- 4 play room
- 5 laundry / storage
- 6 garage

lower floor plan

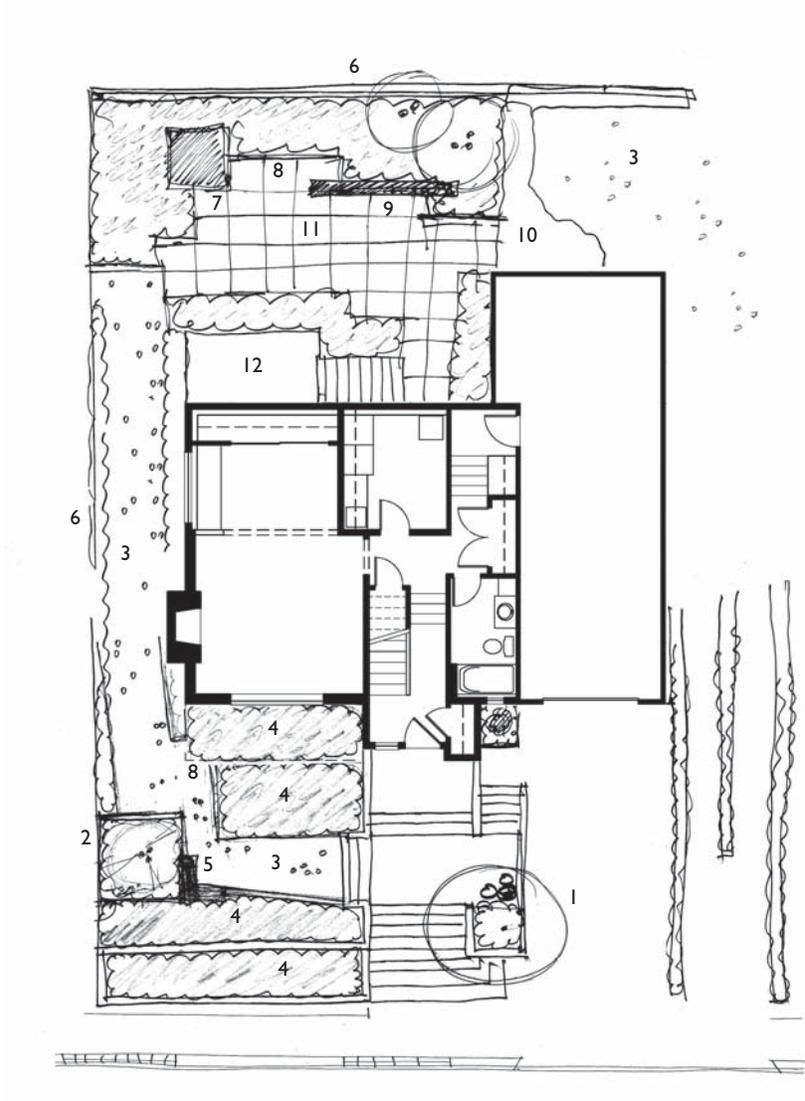




**THOMAS RENGSTORF
AND ASSOCIATES**

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 202, 911 WESTERN AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562 FAX: (206) 682-4721



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- 1 specimen tree
- 2 garden sculpture
- 3 crushed granite pathway
- 4 vegetable garden
- 5 bench
- 6 fence
- 7 water feature
- 8 raised planter
- 9 seating wall
- 10 rockery and stair (reused)
- 11 scored concrete patio
- 12 yard tool storage

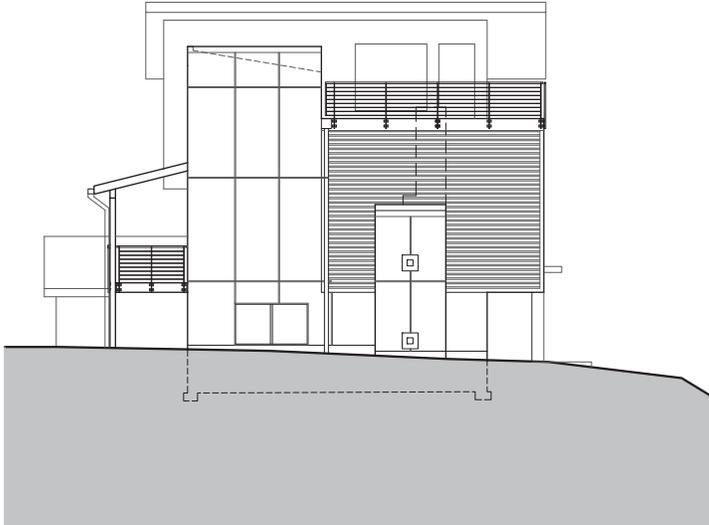
landscape plan

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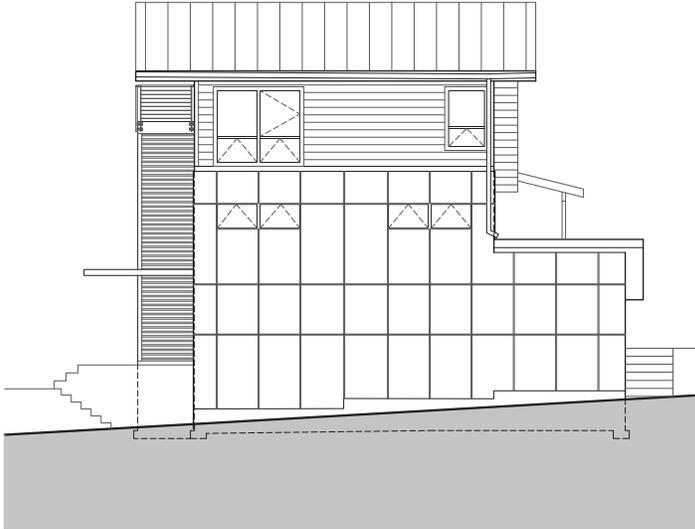
west elevation



south elevation



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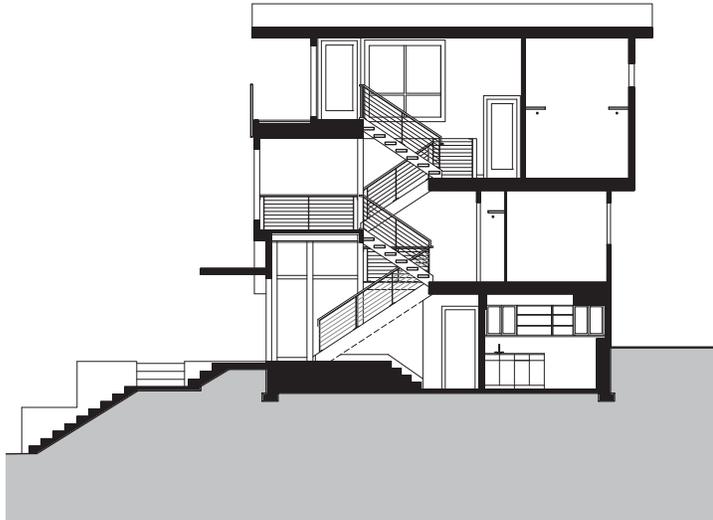
east elevation



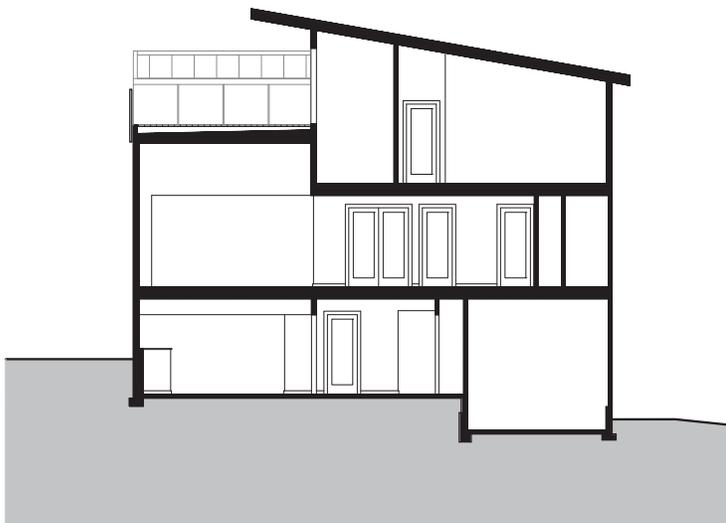
north elevation



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north-south section
looking west



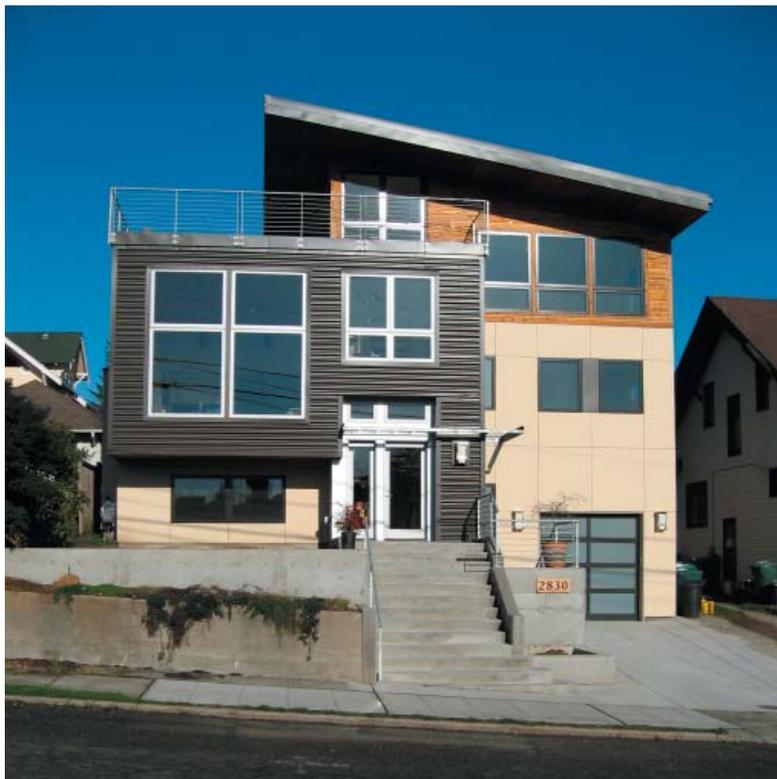
east-west section
looking north





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photograph above:
Project profile from 59th Street



photograph left:
South Facade from 59th Street



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photograph:
Exterior from Southeast



photograph:
Exterior from Southwest



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photograph above:
Dining Hall - main level



photograph left:
Entry stair to main level



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photograph:
Central stair - main level



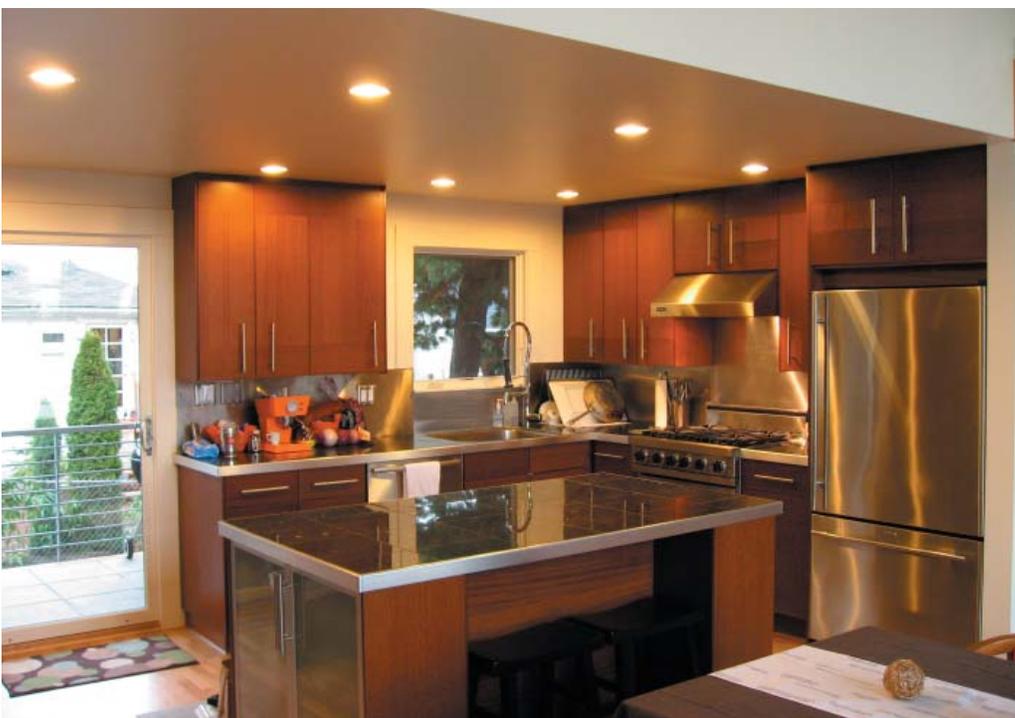
photographs:
Central stair - handrail details





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photograph above:
Dining Hall looking South



photograph left:
Kitchen



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photograph:
Master Bedroom - sliding door



photograph:
Master Bathroom

