



**THE NEW  
AMERICAN HOUSE 3**

**Innovations in Residential Design  
and Construction**

**30 Case Studies**

**Edited by**

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**and IL KIM**

# Leschi Residence 1999

## OLSON SUNDBERG KUNDIG ALLEN

**Owner:** Withheld at owner's request

**Architect:** Olson Sundberg Kundig Allen, Seattle, Washington

**Design Team:** Tom Kundig (principal designer), Jim Graham (project manager)

**Engineer:** Monte Clark Engineering

**General Contractor:** Boone Construction

**Photography:** Benjamin Benschneider

**Location:** Seattle, Washington

**Program:** Living room, kitchen, dining area, breakfast room, 2 bedrooms, 2.5 bathrooms, 2 offices, garage, deck

**Square Footage:** 2562

**Structural System:** Wood framing

**Mechanical System:** Forced air

**Major Exterior Materials:** Cedar siding

**Major Interior Materials:** Drywall, stained elm (floors), mild steel (stair and bridge structure), precast concrete (stair treads)

**Doors and Hardware:** Custom mild steel on solid-core doors, Rixson hinges, Richard-Wilcox (sliding hardware), Nanza (door hardware)

**Windows:** Aluminum store window system, All New Glass

**Fixtures:** Chicago (kitchen faucets), Grohe (shower mixer), Villeroy & Boch (bathroom sinks, tub)

**Appliances and Equipment:** Venta Hood (range hood), Thermador (oven), Russell Range (cooktop), Sub-Zero (refrigerator)

**Cost:** Withheld at owner's request

### Site

The house is located in a typically densely packed Seattle neighborhood with dramatic views to the south.

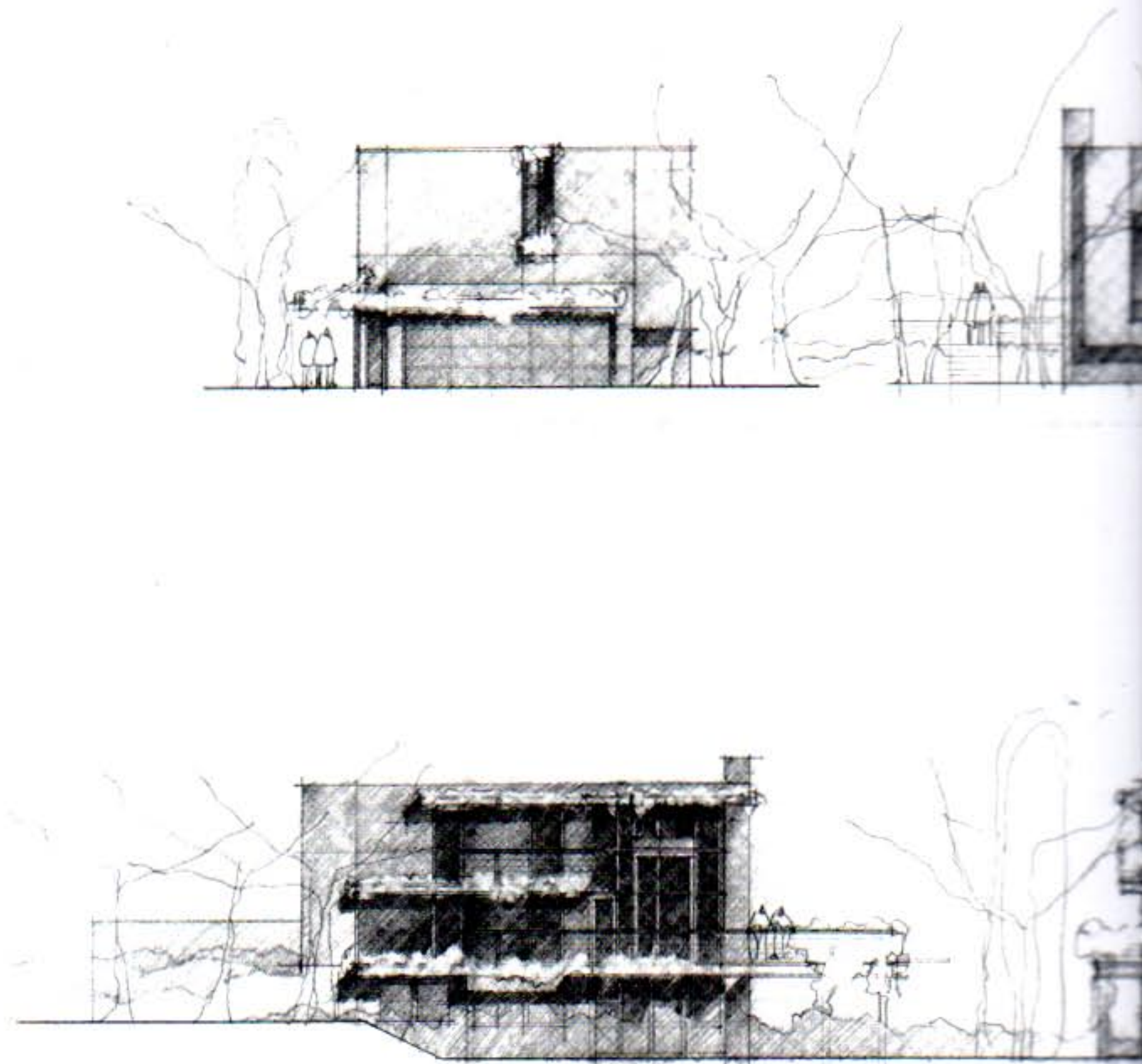
### Design

The architects were called upon to transform a boxy 1970s house into a sleek, modern, industrial-like loft with open spaces and dramatic views. The project consisted of a complete reworking of the home's interior, opening it up to the exterior through decks and window walls while keeping the essentially boxlike quality of the house intact.

The owners, a couple with varied interests, wanted a house that would serve as a base for their travels and casual entertaining needs as well as accommodate their art collection.

The design is purposefully simple and direct. Doors and walls are kept to a minimum, allowing a smooth flow of space from one area of activity to another. The straightforward use of basic materials such as raw steel, elm flooring, ash cabinetry, and plain, off-white walls give the interior a direct, pared-down look.

The main levels and rooms of the house are connected via raw steel staircases and catwalks. The steel, which is



**ABOVE:** Elevation drawings

**FACING PAGE:** View of west corner from deck