

# 25 HOUSES

UNDER 2500 SQUARE FEET

BY JAMES GRAYSON





# **PORTAGE BAY**

**SEATTLE, WASHINGTON**

**2500 SQUARE FEET**

**ARCHITECTS: OLSON SUNDBERG  
KUNDIG ALLEN ARCHITECTS**

**PHOTOGRAPHY: BEN BENSCHNEIDER**

**T**he clients wanted a house for their retirement years that fit neatly with the bohemian character of this waterfront site on Portage Bay and the Lake Washington Ship Canal. The property slopes down to the water and the adjacent houseboat community.

## **Design & Construction**

The architect designed a house with the primary living quarters on the main floor to take advantage of the views. The kitchen, living/dining area and the master bedroom and bath are located here. This floor alone can fully accommodate the owners' needs should mobility become an issue. This space is kept high to take advantage of the views. The openness provides a loft-like experience. There is a small sleeping/viewing nook perched above the master bedroom. An additional bedroom and bath, an office, and a family room are located on the ground floor along with the garage and storage.

Simple, low maintenance building materials are used inside and out. Due to difficult site access, light construction techniques were used and virtually all of the building components assembled by hand. The exterior is clad with cement-board clapboards painted a pale yellow. Roof beams span the primary living space and emerge on the street and water façades.