



## Bringing light and life to a Lake Washington redesign

*A pristine example of the Northwest vernacular takes shape along the shore of Lake Washington.*

It was not an easy renovation. Even if it hadn't started at the beginning of COVID, the home is on Lake Washington in Seattle making it subject to a number of land use restrictions. "It would have been much easier to tear down and start from scratch," said lead architect Tim Hammer. Doing so, however, would have meant losing the grandfathered-in setback and a lot of living space.

So Hammer and his team at CAST architecture got creative with a plan that overcame the barriers and resulted in a design that fits the family's lifestyle, taste, and makes the most of their home's stunning surroundings.



CAST architecture / Andrew Giammarco Photography

## Space for 21<sup>st</sup> century living

When the owners approached CAST, they had been living in their home for several years and were increasingly finding it lacking in accommodating their family's changing needs and hobbies. The existing home had a compartmentalized layout and a gable roof that cut off views of the lake and mountains beyond. To make the updates needed, while complying with land use restrictions, CAST created a design that fit in the home's original footprint but added a second volume and a third floor. The new space includes a yoga studio and office for the wife, a music room for the husband, and a second more casual

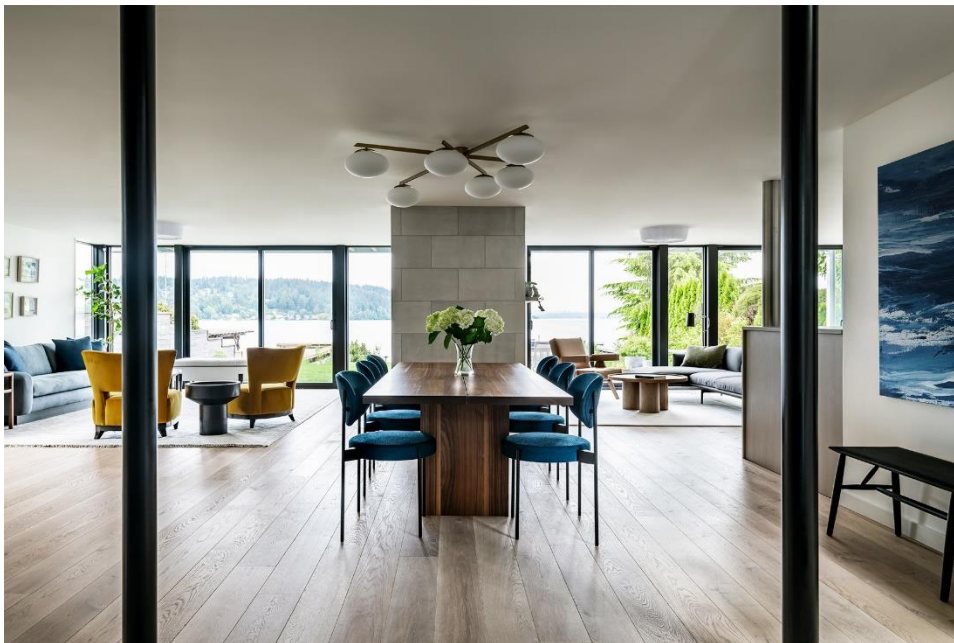
living room for the kids that's complete with a kitchenette and a bonus space that one child has adopted as her art studio.



Before and after images of the redesign show the dramatic transformation, which kept the original footprint but added a second volume and third floor. CAST architecture / Andrew Giammarco Photography

### **A Northwest aesthetic**

Of course, needs were only half of the equation. “The goal was to design a home that would be transformative programmatically *and* stylistically,” Hammer said. The homeowners wanted a place that “embodied Northwest modern architectural aesthetics.” CAST is deeply rooted in the local vernacular and therefore was well positioned to create the right design. To do it, they focused on glazing that would both frame the natural surroundings and counter the overcast weather. Those efforts were furthered by a layout featuring open concept public spaces that make the most of the natural light while also promoting casual togetherness. Honest treatment of local materials furthered the look. A stone chimney punctuates the lake side adding stark beauty inside and out, and black tongue-and-groove wood is a theme repeated in accent walls and cabinetry throughout the home.



*Andersen E-Series windows and gliding patio doors flood the first floor with natural light and focus attention on the lake and view of Mount Rainier and the Cascade Mountains. CAST architecture / Andrew Giammarco Photography*

### **Making the most of a stunning locale**

The additional space created the conditions needed to shift focus back to the scenery. “Switching to a shed roof created almost theatrical views,” Hammer said. Floor-to-ceiling [Andersen E-Series windows and gliding patio doors](#) make the most of the drama on the lake side where the public rooms are concentrated. But the street side wasn’t forgotten either. The stair is located there and features a monumental window with a skylight above and internal windows surrounding it. Although this lightwell was key to the daylighting scheme, it added a complication due to its orientation toward the garage. Complying with land use restrictions meant the garage had to stay in its original location, so Hammer and the team came up with an elegant solution: a green roof. Native plantings now enliven the garage roof creating a beautiful focal point that also roots the home deeper in its region.

Careful planning, creative problem solving, and a deep understanding of the area resulted in a home that perfectly suits its owners and “captures the essence of 21<sup>st</sup> century Northwestern life,” as Hammer put it.

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