

TOUR *of* architects



WEEKEND ONE TOURS

March 17 - WEST/SOUTH SOUND | MARCH 18 - BAINBRIDGE ISLAND

AIA Southwest Washington

aia seattle

ART GARDEN
GALLERY

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DON LARKIN, ARCHITECT firm profile

DON LARKIN, ARCHITECT

MANCHESTER VILLAGE HOUSE

I am a full-service architectural design firm specializing in elegant custom homes and remodels.

With over 20 years of experience designing custom homes and remodels of various styles, each home reflects the unique needs of the client, budget and the site. Through careful detailing and refinement, my goal is to create a home of timeless quality.

For a project to be successful, I emphasize a team approach to design. Listening to client's ideas and suggestions is a priority in the communication process. I also believe in designing for quality not quantity, and the way clients actually live in their homes."

The home is designed to maximize the setting overlooking Puget Sound and the Seattle skyline, while meeting the client's needs today for an active lifestyle yet accommodate aging in place which may entail physical limitations. The plan called for complete living on a single level without steps and with wheelchair accessibility. The topography allowed for a walk-out lower-floor.

The main floor includes a warm, inviting Entry which opens onto the expansive Great Room with exposed trusses supporting the 23 foot tall clerestory ceiling, with windows to allow morning and afternoon light, and large fireplace.



"I strive to integrate your goals, site and lifestyle into a delightful and unique design that fits your personality and budget. Not just for today, but for many years to come."



MANCHESTER VILLAGE HOUSE, continued

The Great Room opens onto a large covered patio, protected from wind and rain on three sides, open to the view. The Great Room also connects to the gourmet Kitchen with views of Mt. Rainier and the Sound, which is supported by a large Butler's Pantry. The Dining Room comfortably seats 12, with built in buffet and ample natural light protected from direct sun by the covered front porch. The Master Suite is in a private zone occupying the entire south wing of the home, with access to the deck, while enjoying the views of Seattle and the Sound. There is a Guest Bedroom with bath which also serves as the main floor Powder Room. A combination Mud Room/Laundry Room completes the main house.

The clients operate their own business, so the home includes a separate Office on the main living level that is separated from the main house by a breezeway under a common roof. The Office could easily become a studio for the artiste, gathering inspiration from the views and natural light through the large windows.

The lower level is accessed by internal stairs, external stairs, and an elevator. It provides a game and entertainment room, a small bar and kitchenette, a third bedroom and bath, and separate wet and electrical mechanical rooms to support the home.

The home is designed for low operating costs, supported by a ground-source geothermal heating system which provides ample low cost heat to the hydronic radiant in-floor heating system, as well as heating for domestic hot water. The landscaping includes a rain garden to accommodate the roof runoff in an environmentally sound and efficient method.

Contributors: The Homeowners Dave and Karen Pabst, who I wish to thank for being wonderful clients and now good friends.