

AIA HOME OF THE MONTH

Details, angles make Madison Park skinny houses seem bigger

BY ELIZABETH RHODES
Seattle Times
staff reporter

The houses: Two brand-new "skinny houses" developed on what had been a rare vacant lot in

Seattle's Madison Park neighborhood. The land was purchased by veteran Seattle contractors Steve Fradkin and Steve Mittendorf. "We wanted to build a couple of spec houses that stand out from the crowd and have street appeal," says Mittendorf. It also was very important, he adds, that despite their slim 20-foot width they have "a big-house feel" and be compatible with the older, well-kept neighborhood. The results are two houses nearly identical save for their facades

and finishes. Both are two-story, with finished basements and two-car garages off an alley.

The architects: Peter Stoner and Scott Vajda of Peter Stoner Architects. Stoner says that in designing skinny houses, their "success or failure depends on many small things," but primarily on "breaking down the mass of what you see. Then it's attention to detail." Thus rather than being straightforward rectangles, these houses have bay windows, carefully planned popouts and varying roof lines. Inside, 9- and 12-foot ceilings give volume. Finishes are traditional and luxurious: deep moldings, oak or ash hardwood floors and cabinets, wainscoting, tile, granite, slate and either double-hung or casement windows. The kitchen-family rooms boast

built-ins, breakfast bars and high-end appliances. The houses are fully computer-wired.

The owners: Steve Fradkin and Steve Mittendorf.

The contractor: Fradkin-Mittendorf Fine Construction.

The size: Each is 2,850 square feet and has four bedrooms, four baths.

Construction cost: \$400,000 for each house (excluding land, landscaping, builders' profit, fees and carrying costs). They're projected to sell in the low \$800,000s.

Judges' comments: "For being a skinny house(s) in an old neighborhood of larger homes, it still felt like it would be a good neighbor."

Floor plans: See Page E 6.

Tour details: Noon to 4 p.m.

today (Sunday).

Addresses: 1820 and 1822 38th Ave. E., Seattle.

Driving directions: From I-5 take the Madison Street exit and travel east on Madison past the Washington Park Arboretum and Broadmoor neighborhood. Turn left at 38th Avenue East and follow signs to homes, which are located on 38th between the cross streets of Blaine and Howe.

The Seattle Times/AIA Home of the Month program began in 1954. All licensed architects are encouraged to submit their residential work for consideration. Nominees are reviewed by the Seattle Chapter, AIA Home of the Month Committee, which includes peers and non-architects. Call 206-448-4938.



BARRY WONG / THE SEATTLE TIMES

Two new houses in Seattle's Madison Park are nearly identical except for their facades and trim.