

# Board & Vellum - Condo at the Market



**Location:** Seattle, WA  
**Use:** Condominium Residence  
**Concept:** Warm Modern  
**Year:** 2018

**Architecture Office:**  
Board & Vellum

**Roles on Project:**

Design  
Work Through All Documentation  
Assist in Obtaining a Permit  
Minor Roll in the Selection of Finishes  
Co-design Stairs  
Detail Soffit

**Write Up:**

It's not every day one gets to work on a condo project near Pike Place Market. The clients came to us to design a more modern aesthetic and alter the plan slightly to make the space more livable. They wanted to avoid a substantial change (both generally and technically with the Seattle Department of Construction and Inspection) so we made a few small moves. We removed a powder room on the first floor to expand the kitchen and reconfigured one bathroom into two bathrooms on the second floor.

Once the plan was buttoned up, we made an effort to ensure the details brought the space together. The largest impact was the stair details where we created a simple steel section vertical bar folded at the top and bottom with horizontal bars to match.



Another significant detail addressed an existing soffit that contained ductwork next to an existing shearwall. We worked with the kitchen cabinet design to make the soffit seem more intentional by creating a wood element in plane with the cabinetry to wrap around the room. This looked more intentional since it was in plane and assisted in defining the room in a bold way.



*Matthew Hagen served as an Associate at Board & Vellum for this Project. This work reflects items Matthew Hagen had a large part in the development of, but not entirely or exclusively.*

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