



# GANNON LARSON RESIDENCE

## Mount Vernon, Washington

### Project Overview

When current owners Mary Kay Gannon and Dr. B.J. Larson started to look at this home for sale, they discovered it was designed by the late Henry Klein, a well-known and beloved local architect. The original house was designed in 1954 for the Schneider family, the only other owners, and little had been done to the original design. Knowing that HKP architects (The Henry Klein Partnership Architects) was still practicing in Mount Vernon, Mary Kay and B.J. were excited about the prospect of having the original firm

update the house while honoring the original classic mid-century design.

For the design team, this was an incredibly unique opportunity to study, and work to enhance one of Henry's homes. True to its time, the interior was rich with vertical grain wood finishes on walls and ceilings, and cork and slate floors. The task of the design team was to modernize this architectural treasure without compromising its positive features.

### PROJECT FACTS

**Project Area:**  
 Existing Structure:  
 2,900 SF  
 New Addition:  
 600 SF  
 (+570 SF Garage)  
**Location:**  
 Mount Vernon, WA  
**Completed:**  
 2013

## Updating a Classic

In addition to renovating existing portions of the house, some new square footage was added. A small addition was built on the west side of the house to accommodate the relocated Laundry Room, Guest Bedroom, and the enlarged Master Bathroom and walk-in Closet. An existing Carport was enclosed to create a new Mudroom and Garage on the east side of the building. Two sections of the existing roof were raised in height to bring more light, volume and function to the Family Room and Garage. Thus, with the addition of a minimal amount of square footage, the original 1954 residence was brought into the 21st century in regards to



- KEY**  
 □ existing footprint  
 ■ new footprint
- |                    |                     |                      |
|--------------------|---------------------|----------------------|
| 1 - entry          | 8 - master bathroom | 15 - family room     |
| 2 - breakfast      | 9 - bathroom        | 16 - powder room     |
| 3 - kitchen        | 10 - laundry room   | 17 - outdoor storage |
| 4 - dining room    | 11 - guest bedroom  | 18 - mudroom         |
| 5 - living room    | 12 - bedroom        | 19 - garage          |
| 6 - master bedroom | 13 - office         | 20 - garage storage  |
| 7 - walk-in closet | 14 - mechanical     |                      |



## Design Team:

Julie Blazek, AIA, LEED AP  
 Partner-in-Charge,  
 HKP architects

Russ Weiser, AIA, LEED AP, CHCP,  
 Ph.D.  
 Project Architect,  
 HKP architects

Tim Garrison  
 Structural Engineer,  
 Construction Calc. Inc.  
 Mount Vernon, WA

Chris Clay,  
 Home Energy Assessment,  
 Building Performance  
 Center



Sustainable design principles have always been at the heart of HKP's design decisions, particularly when it comes to natural ventilation, passive solar strategies, light, views and material expression in the Pacific Northwest. HKP architects actively incorporates sustainable design principles in all of our work and we help clients understand the long-term benefits to our environment and to their operation and maintenance costs. HKP's Passive House Studio offers full service Passive House design for both residential and commercial projects. Passive House certification is the most rigorous energy standard in the world.

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## energy efficiency

overall energy use - 40% reduction



air leakage - 40% reduction



window energy performance - 316% improvement



roof insulation - 860% improvement



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### Testimonials

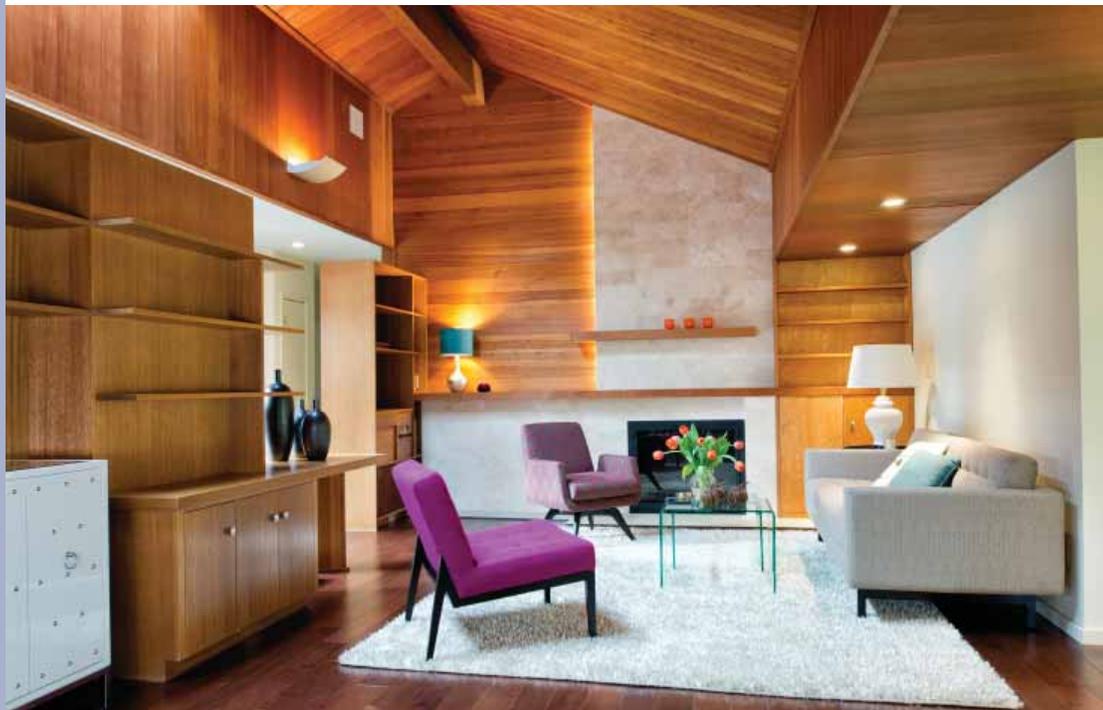
“Julie, you and Russ should be very proud of your work! You’ve made our house so very special. Thank You!”

- Mary Kay Gannon  
and BJ Larson,  
Homeowners

### Sustainable Design and Modernization

The original Kitchen was visually isolated from the Dining and Living areas and with attached Laundry Facilities, both a reflection of the 1954 lifestyle. In modern living, the Kitchen is often a major focal point of entertaining. To accommodate this change, the Kitchen was opened up and made the new central focus and gathering point of the house. Laundry Facilities were moved to a new location, cabinetry was reconfigured, partial walls were reconfigured, and skylights were added to bring light into the Kitchen and connect it visually to the rest of the house.

While many of the fixtures and finishes were replaced with more contemporary materials, many original materials were salvaged and reused. Original wood ceilings were retained in most of the house, new wood ceilings were recreated in the addition to maintain the same look and feel of the original wood ceilings, and some of the original wood was salvaged and reused. Portions of the original cork and slate floors were restored and cabinet panels from the original Kitchen were re-sized and refinished for use in the new cabinets.



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## Energy & Conservation

Another goal for the modernization was to bring more energy efficiency to a house that was designed at a time when energy use was less of a consideration. The house air-tightness was tested, and additional air sealing was performed. Insulation was added, especially to the roof, and all the glazing was replaced in the existing openings with efficient low-e windows with super-spacer technology. Lighting was replaced with energy efficient fluorescent and LED fixtures. With these improvements, this house from the 1950's was brought up to current energy efficiency standards.

