

in **DETAIL**

# Single Family House

New enlarged edition

Christian Schittich (Ed.)

with essays contributed by  
Rüdiger Krisch  
Gert Kähler

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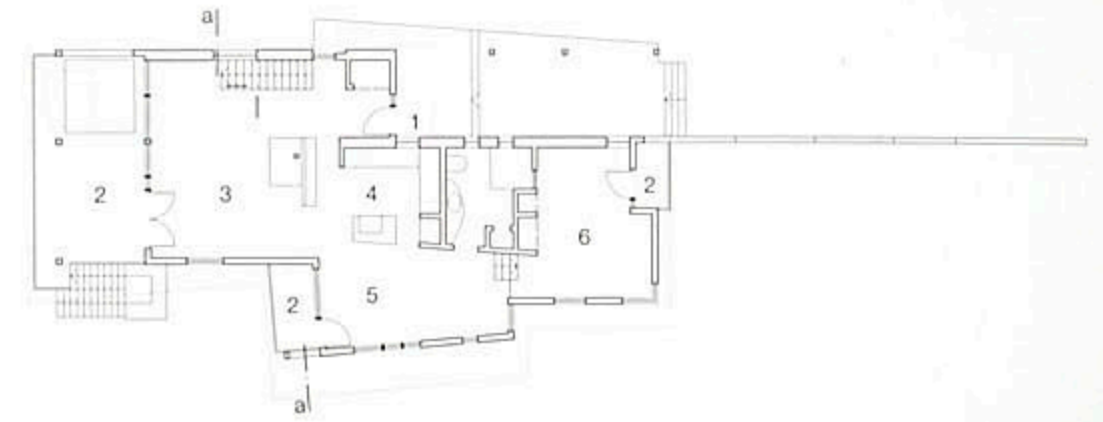
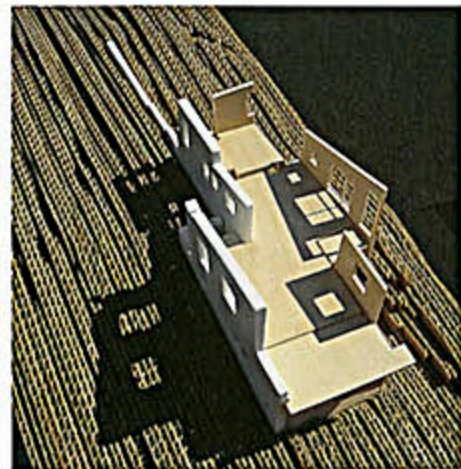
## House near New York

Architects: SR+T, Sislain Rothstein and Joel E. Towers,  
New York



In contrast to many of the simple holiday homes around Ballston Lake in New York state which are used only in the summer months, this house is occupied throughout the year. The design was strongly influenced by the striking topography of the location: a thinly wooded site that slopes down to the west towards the lake. The architects developed the layout in a linear form from east to west, progressing from the access route in the direction of the water.

On the northern side of the house, two walls, consisting of sandblasted precast concrete elements, were erected parallel but offset to each other to form the solid spine of the building. They shield the house against the north wind and anchor it firmly in the ground. The rest of the house, in contrast, is constructed in lightweight materials – glass and wood – and opens on to the surrounding landscape. This open quality is especially evident internally. Even in the entrance area, between the concrete walls on the northern side, visitors have a view of the lake through the glazed living room facade. The open plan is designed in such a way that all spaces on the living level enjoy visual links with Ballston Lake. The south wall to the dining area deviates from the orthogonal linear layout of the house to extend the view to the water. The raking line of the bathroom wall serves a similar purpose, allowing a view from the bedroom area over the whole floor and out to the lake. The broad glazed facade to the living room affords not only an immediate experience of the landscape; it also serves to integrate the terrace into the interior space – a visual impression that is accentuated by the broad cantilevered roof. A warm-water pool sunk in the terrace with an opening in the roof above allows the occupants to bathe in direct sunlight by day and beneath the stars at night.



Site plan  
scale 1:1000

North elevation  
Upper floor plan  
Ground floor plan  
scale 1:250

- 1 Entrance
- 2 Balcony
- 3 Living room
- 4 Kitchen
- 5 Dining area
- 6 Bedroom
- 7 Heating
- 8 Sports room
- 9 Garage

