



EDITION #142 NOVEMBER 2025

# Inside

LIFESTYLE & INTERIORS

GNAPET

# *Inside*

EDITION #142



*Inside* a 7,831-square-foot residence on Lake Washington, Kor Architects has dissolved the conventional boundaries between interior and exterior space. Working with landscape architect Bruce D. Hinckley and interior designer Barbara Leland, architects Bryan Krannitz and Matthew Kent organized three pavilions along a glass spine, creating a family home where charred wood, concrete, and steel frame views of reconstructed Northwest woodland and cascading water features.



Ben Benschneider

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**A SENSE OF PLACE FORMED THROUGH DEEP ALIGNMENT BETWEEN  
BUILDING AND LANDSCAPE.**

# *Verithra*

The residence featured in these pages is a reminder of what happens when architecture listens to its landscape. The pavilions sit gently within the site, shaped by water, woodland, and light. Charred wood carries the memory of driftwood along the shore. Glass becomes a medium of connection rather than separation. Water moves through the property with purpose, filtering, reflecting, and creating an atmosphere that feels calm and grounded.

Inside, the interiors honour the architecture with a quiet elegance. Warmth enters through texture and proportion. Linen, leather, chenille, and muted tones create an effortless softness that balances the precision of steel, concrete, and stone. Nothing is loud. Nothing is forced. Every detail contributes to a feeling of composure and ease.

What stands out most is the sense of integration. Nature leads, and the building responds. Light forms its own choreography across surfaces. Spaces open toward views that feel discovered rather than framed. The home becomes an experience of continuity where the boundary between inside and outside gently dissolves.

This issue celebrates that philosophy. Design shaped by environment. Beauty created through restraint. Living defined by openness, comfort, and a deep awareness of place.

A stylized, handwritten signature of the word "LEPANG" in a cursive, flowing script.











# *Nature*

## MOODBOARD 142

MATERIALS REFLECT ORGANIC ORIGINS, CREATING A MOODBOARD GROUNDED IN NATURE.

The residence operates within a disciplined palette of charred wood, poured concrete, limestone, and structural steel—materials chosen for their ability to weather and integrate with the lakefront context. Shou sugi ban cladding reads as weathered driftwood, while concrete and stone transition seamlessly from exterior to interior without visual interruption. Floor-to-ceiling glass dissolves spatial boundaries, allowing rain patterns and seasonal light shifts to register as part of the interior experience. Barbara Leland's interiors introduce calculated warmth through linen, chenille, leather, and shagreen, punctuated by pale blue and chartreuse accents. Strategic glass installations—illuminated counters, waterfall walls, suspended planes—create moments of refraction throughout. Area rugs in blended neutrals and graphic patterns define zones within the open plan, establishing contrast against dark flooring while maintaining the overall tonal restraint.



*Glass, Stone & Water*

# Built Around *Light &* Landscape

On a generous lot along Lake Washington's shoreline, architects Bryan Krannitz and Matthew Kent of Kor Architects, working alongside colleagues Barry Gehl and Michael Conover, have delivered exactly that—a 7,831-square-foot residence where the boundary between built environment and natural landscape becomes genuinely difficult to discern.

The solution lies in the home's fundamental organization. Rather than presenting a monolithic form to the site, the design team broke the program into three distinct pavilions connected by a north-south glass corridor that functions as both circulation spine and light well. This linear arrangement does more than organize space efficiently—it creates a framework for privacy gradation, allowing different areas of the home to recede or engage with the landscape according to their function. The spine itself acts as a viewing gallery, drawing morning sunlight deep into the plan while maintaining visual connections across the property throughout the day.

Working with landscape architect Bruce D. Hinckley and landscape designer Mario S. Laky, the architects developed a planting strategy dominated by native species, establishing what amounts to a reconstructed Northwest woodland between and around the pavilions. This isn't ornamental landscaping in the traditional sense. The plant material serves to soften the building's geometry while reinforcing its ecological context, creating pockets of green space that read as natural clearings rather than decorative gardens.

The most striking aspect of the project is its use of water as a design element. A series of interconnected water features move through the site, ultimately terminating in a large architectonic pond designed to reference the native wetland conditions that would have historically characterized the lakefront. These aren't decorative fountains—they're functional elements that collect rainwater, move it through the property, and return it to the watershed through natural filtration beds. General contractor Klaus Toth and his team at Toth Construction engineered these features to pass beneath the building itself, further erasing the distinction between interior and exterior.

The material palette reinforces this relationship. Kent and Krannitz specified floor-to-ceiling glass throughout the pavilions, creating what Kent describes as an opportunity to experience weather as part of the interior environment. Rain patterns become visible as geometric compositions on the water features outside; morning light washes through the spine at predictable angles; seasonal changes in the surrounding vegetation register as shifts in the quality of interior illumination.

Steel provides the structural frame, allowing for surprisingly thin profiles that create what Toth describes as floating rooflines. The wood cladding—both interior and exterior—uses shou sugi ban, a Japanese charring technique that preserves the material while giving it a weathered, driftwood-like appearance. Concrete and limestone carry from outside to inside without break, eliminating the visual threshold that typically marks the building envelope.

Interior designer Barbara Leland, who had worked with the clients on previous projects, developed a scheme that calibrates warmth against the cool precision of the architecture. Her interventions are deliberate and restrained: linen wrapping a coffee table in the great room, chenille and leather on a daybed, pale blue and gray chevron pillows adding rhythm to a sofa. In the sitting room, she introduced a shagreen bench and suede-backed sofas with chartreuse accents—a rare moment of saturated color in an otherwise neutral palette.

Glass reappears as a material motif throughout the interiors. An illuminated counter in the dining room, a waterfall wall in a powder room, suspended planes above the kitchen island and dining table—these applications create moments of refraction and reflection that shift throughout the day. A sculpture by Peter Bremers anchors one end of the entry spine, its transparent volume catching both controlled artificial light and natural illumination as conditions change.

Leland used area rugs to define zones within the open plan, creating what she describes as frames formed by the contrast between dark flooring and light carpet. The approach varies by space—blended patterns and colors in the great room and dining room, a bolder black-and-white composition in the sitting room that plays against sculptural elements.

The environmental performance components—geothermal heating, high-efficiency windows and insulation, the natural filtration system in the water features—don't announce themselves but operate quietly as part of the larger strategy. Two outdoor rooms with fire pits, a series of terraces adjacent to the main living spaces, and a discreet path to the lakeshore extend the usable program beyond the building envelope.

Kor Architects and their collaborators have produced a residence that operates on multiple registers simultaneously. It's a sophisticated example of pavilion planning, an exercise in material restraint, and a serious engagement with ecological site design. Most importantly, it's a livable family home that has managed to achieve something increasingly rare—a genuine integration with its landscape rather than an imposition upon it.





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# The *Kitchen* Edit



The kitchen continues the home's material strategy without compromise. Warm wood cabinetry matches the ceiling treatment, creating a horizontal band that grounds the space while maintaining visual consistency with the rest of the interior. A suspended glass plane hovers above the island, introduced at the clients' request to add what Leland describes as sparkle and softness—qualities that shift depending on natural light conditions and controlled illumination. The island itself likely features the same concrete or limestone surfaces that run throughout the house, reinforcing the inside-outside continuity central to the design. Cabinetry detailing emphasizes clean lines and integrated hardware, allowing the material quality to define the aesthetic rather than decorative elements. The kitchen's position within the pavilion structure maintains sightlines to the landscape, ensuring that cooking and gathering spaces remain connected to the water features and native plantings visible through floor-to-ceiling glass. Functional elements integrate discreetly, supporting the family's daily routines without disrupting the spatial clarity.

## LUMISOL

*Light interacts with surfaces, producing softness within the architectural clarity.*



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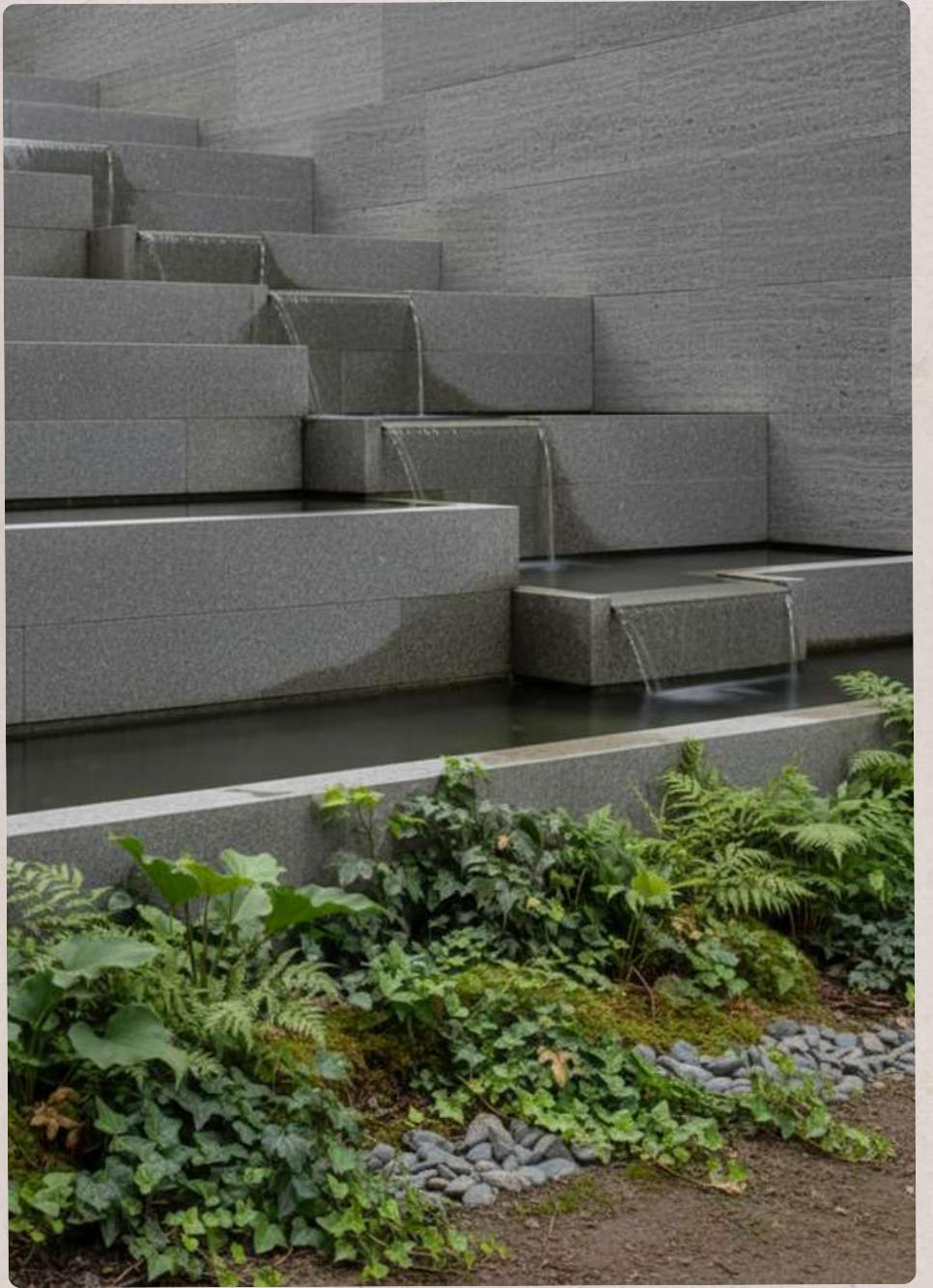


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# /INSIDEMODE

## AUREVANE

*Water used as a quiet architectural ribbon, guiding movement through reflection and light.*



Water features have the power to shift the entire tone of a home, giving architecture a living pulse. In this residence, water becomes a quiet orchestrator of mood, guiding movement and softening the precision of concrete, steel, and stone. Its presence introduces reflection, shimmer, and a gentle sense of rhythm, allowing light to perform across surfaces throughout the day. The result is an atmosphere that feels serene yet intentional. Water anchors the architecture in nature, dissolving boundaries between indoor and outdoor spaces. It turns transitions into experiences and creates a meditative calm that elevates the home's overall sense of refinement and depth.



*Inside*

*CATALOGUE*

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# LIVING STYLE

## EGON CHAISE LONGUE

Chaise longue upholstered in In Discipline fabric with horn details, featuring a structure covered in Kotakot fabric and Aida pebbled leather in onyx.

## ARCAHORN



The large scale ceramic heads are both tranquil and energized, their meditative expressions counterbalanced by bright, rhythmic patterning by **Jun Kaneko**.

## DURHAM COFFEE TABLE

Substantial oak tabletop, offered in two finishes, with subtly rounded fluting is paired with bold bronze legs

## BEN SOLEIMANI

# DINING STYLE

## RED CARPET DINING TABLE

Absolutely beautiful dining table crafted in Torba timber or in chocolate lacquered finish upon request as part of the stunning Red Carpet collection.

## SOVEREIGN



Handcrafted from top-quality solid wood, Santa Barbara is a bench that combines timeless design with contemporary comfort by **Hurtado.**

## CONTEMPORARY DINING CHAIR

walnut frame with fabric or leather upholstery walnut available only in CASTE Collection finishes.

## GALLATIN





# KITCHEN STYLE

## ATHERTON TALL CHEST

Premium greyish walnut veneer, its very tall silhouette maximizes storage while maintaining a sleek, small footprint.

AETHER HOME



Matte Black & Alabaster linear chandelier meticulously sculpted to create a stunning interplay of light and shadow, this fixture takes design to new heights of sophistication by **The Belacan**.

## SHADOW BAR STOOL

A modern interpretation of a classic cantilever dining chair, the Shadow Bar Stool brings gravity-defying style and form to spaces. Made of precision-milled solid aluminum.

HOLLY HUNT

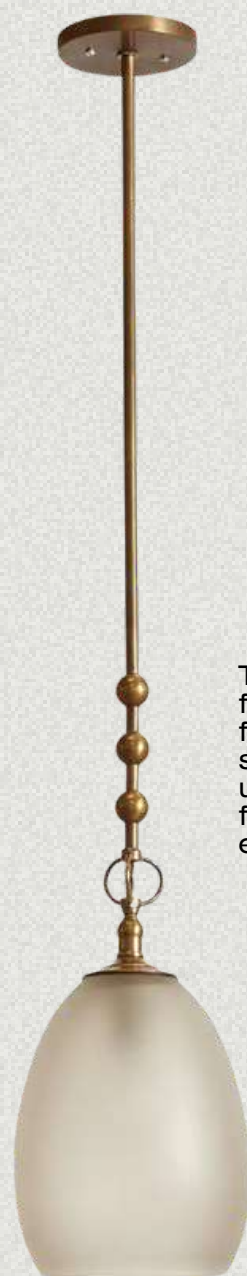


# BEDROOM STYLE

## DUET BED

Elegant, minimalist, light beige matte leather bed with a twin-panel, flat headboard.

## HAVEN ATELIER



The Pearl pendant features hand blown frosted glass in a teardrop shade with an unlacquered brass metal finish. Our take on a pearl earring. by **JDP Interiors**

## KAVA NIGHTSTAND

Spacious yet streamlined, the Kava 28" nightstand delivers elevated bedside storage with a modern design.

## SCANDESIGN



# BATHROOM STYLE

## SOLENE VANITY

The vanity masterfully balances organic warmth with clean, contemporary lines. The long, seamless horizontal form emphasizes modern design.

## NELLA VETRINA



Tall, dark brown, modern faucet with a thin, wide, flat rectangular stand and spout for luxury minimalist style by **Aero.**

## WAVE BATH

Sculptural and modern Matte White High End Designer Freestanding Bath.

## ACQUA BATHROOMS

# The *Outdoor* Edit



The landscape design by Bruce D. Hinckley and Mario S. Laky establishes a reconstructed Northwest woodland using predominantly native plant materials, creating a naturalistic buffer between the pavilions and the lakeshore. Rather than formal gardens, the planting strategy produces pockets of green space that read as clearings within a larger ecological system. Two outdoor rooms with fire pits provide defined gathering spaces, while terraces adjacent to the main living areas extend the interior program outward. A discreet path leads to the lake, maintaining access without imposing on the landscape. The water feature system—flowing through the site and terminating in an architectonic pond designed to reference native wetland conditions—serves both aesthetic and ecological functions, collecting rainwater and filtering it through natural beds before returning it to the watershed. The same materials used inside—concrete, limestone, steel—reappear in hardscape elements, creating continuity while allowing the architecture to recede. This approach produces outdoor spaces that feel discovered rather than designed, integrated into the site's natural systems rather than imposed upon them.

## WATERSPINE

*Interconnected water features forming a continuous ecological and aesthetic pathway.*







# OUTDOOR STYLE

## CATALINA EASY CHAIR

The Catalina easy chair is made with engineered solid Indonesian teak and plush cushions built for everyday lounging. It combines natural strength with soft, laidback comfort.

MOHD



Rock Elements are polygon-inspired benches featuring sharp, clean edges and soft foam for a sleek yet inviting design by **SixInch.**

## BANDERA END TABLE

Entirely handcrafted from solid wood, this premium quality end table features diamond shapes on all of its sides and a beautiful hexagon-shaped tabletop

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# *LUXE LIVING*



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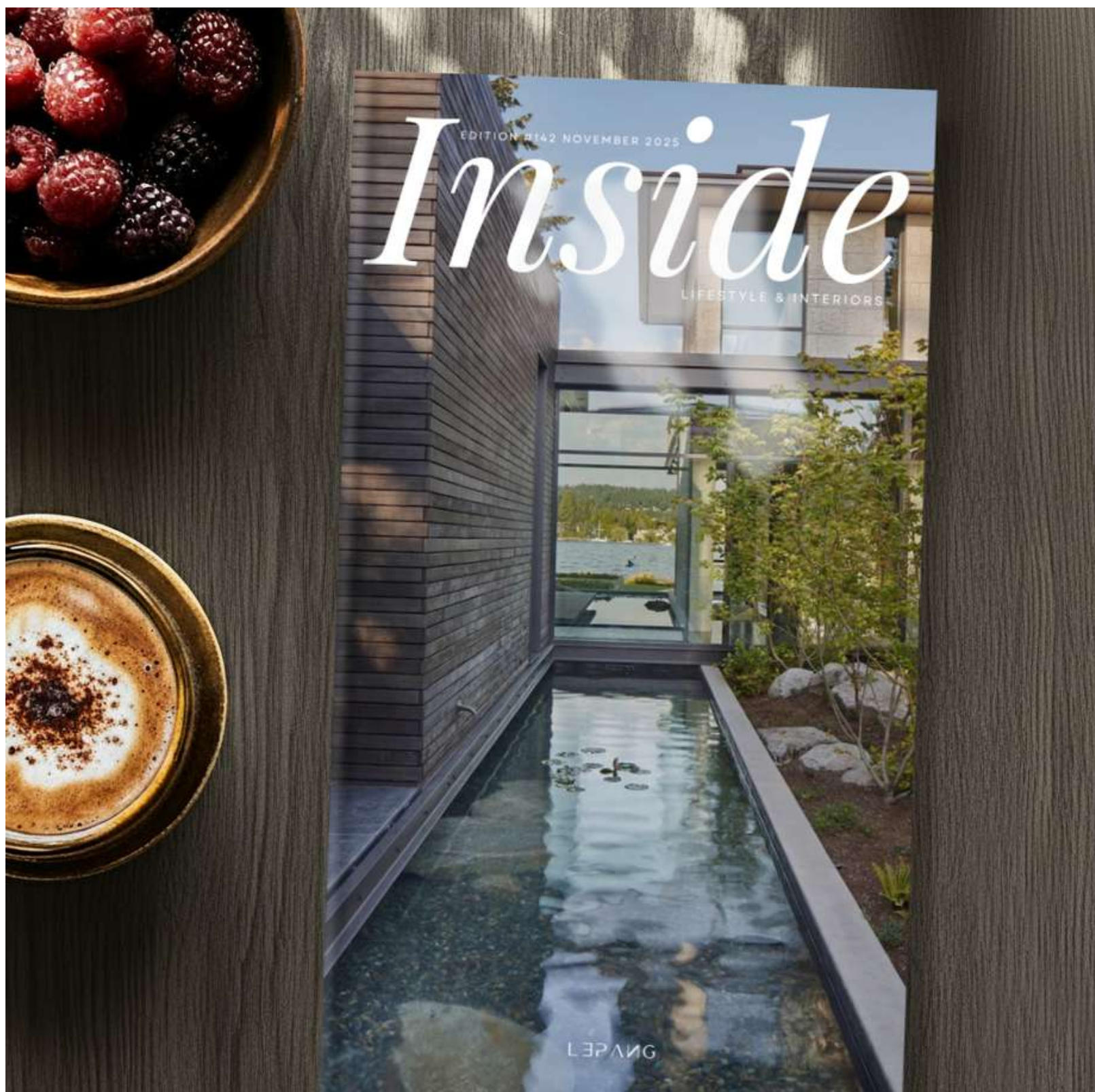


# We are redefining luxury living *through interiors and architecture*

Design is a canvas, and the brush is in our hands. Every choice, every stroke shapes the direction, breathing life into spaces and products that tell a story. This is what inspires me—to create with intention, to craft environments that feel alive. For design communities worldwide, this is more than work; it's our shared narrative.

LEPANG FERGUSON

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