

# 2009 OUTSTANDING REMODELING ACHIEVEMENT AWARDS

Oregon Remodelers Association/NARI is proud to present the winners of the Outstanding Remodeling Achievement Awards for 2009. Each of the projects featured represents that remodeler's unique response to the needs of the client.

## 2009 OREGON REMODELERS ASSOCIATION/NARI -OUTSTANDING REMODELING ACHIEVEMENT AWARD FOR A RESIDENTIAL ADDITION OVER \$250,000

### FAMILY ROOM AND KITCHEN

Architect Ernest Tucker designed this historic Lake Oswego home in the Arts and Crafts style. Design elements were drawn from the existing home to preserve the historic character and charm in the new addition. These included woodwork for the tongue and groove ceiling, beams, windows, & moldings. True to the Arts & Crafts style, the existing home had stained woodwork and paneling which made the home seem dark, so bringing in daylight and providing good lighting in the new addition was very important. The clients wanted to take advantage of the views of their gardens, the lake below, and Mt. Hood in the distance. Extensive use of skylights, large windows, transoms, French doors, and painted woodwork accomplished these goals opening up the view and bringing in abundant light. Concealing the flat panel television behind pocket doors above the fireplace and the control equipment in built-in cabinetry at the



end of the family room keeps modern technology hidden from view when not being used.

The new single-story addition replaced the small kitchen, a dining nook, and laundry room. By matching the existing architectural style and details, the new living spaces tied flawlessly into the existing two-story home. The new design includes a second entry, large, open kitchen, family room, breakfast nook, laundry, powder room, and a mudroom at the side entry to the home. Having lived in South America and Asia, cabinetry in each room provided ample display area for the collections and treasures from their travels.



Old homes do offer opportunities! A void where a chimney chase existed provided the chance to tuck appliance garages with roll out shelving into the kitchen backsplash area providing a clutter free work space. (Left)

With the view taking precedence, a tall pantry cabinet with pull out drawers was located on the wall opposite the windows. A wine bar tucked nicely next to the pantry. (Right)



**BUTLER'S PANTRY** Opening the existing Butler's Pantry to the formal dining room with double French doors and updating its look achieved the simple elegance the homeowners desired. Due to the existing footprint of the home and site limitations, the Butler's Pantry became the pathway from the existing home to the new addition, making the visual aesthetic very important. The style needed to be formal and elegant but also warm and inviting. The bow window expands the view from the dining room and floods the area with light making this space warm and inviting.



**LAUNDRY ROOM** The design of the laundry room mirrored the details of the Butler's pantry by repeating the bow window, and lighting. This also provided the architectural consistency on the exterior elevation between the old section and new addition. A bank of floor to ceiling tall cabinets (left) provided the additional storage every home needs and even hides



a litter box in a special compartment for the family pets. Opposite these, the stacked washer and dryer are hidden inside the pocket door cabinetry. Pulling the base cabinets forward helped minimize the impact of the washer/dryer cabinet and provide ample workspace on the countertop for folding clothes. The powder room with shower is visible through the doorway.