

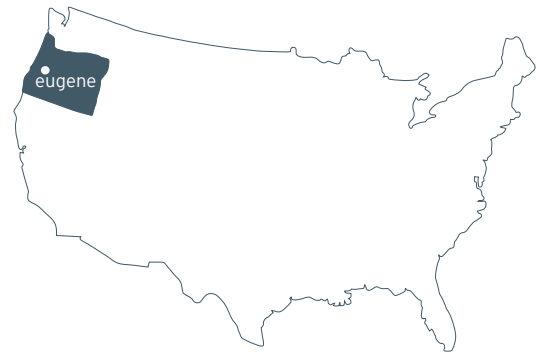
A photograph of a single-story house with dark wood horizontal siding and a dark grey shingled roof. On the left, there is a set of double glass doors with wooden frames, illuminated from within. To the right of the doors is a small, square, black-framed window. Further right is a larger, black-framed window with two panes. A brick chimney is visible on the roof. The house is surrounded by a lawn and some landscaping, including a large green bush and some rocks. The sky is a clear, light blue.

COLLEGE HILL RESIDENCE

A Complete Mid-Century Remodel

Architect: Richard Shugar AIA, LEED AP

Completed 2009
Eugene, Oregon
4300 sf residential remodel



Existing Home

At first glance, Tyler and Tera's College Hill home looks modest, with the same basic outlines and proportions from when it was built in the 1940s. There are subtle hints – like the translucent garage door and a mix of painted cedar siding with horizontal slats of tropical wood – that indicates this mid-century family home is ready for a new generation.

"We bought the house knowing it would require a major renovation," says Tera James. "It was hard to imagine how to fix it, with its low ceilings and chopped-up floor plan. It had poorly remodeled and needed reworking in so many places. It had lost whatever original style it had."

Enter Richard Shugar, principal of 2fORM Architecture in Eugene. The James's wanted their new house to function well for their family and to reflect a contemporary, yet timeless style. When they brought Shugar to the house, he immediately saw the possibilities.

"We had a grand plan. That was important to keep in mind – that it was going to happen for us, but not in a year," says Tyler James.

Keeping to their budget was challenging given the size of the job. Doing a lot of the work themselves with help from Tyler's father. And while there were many times when it seemed the project was too ambitious to pull off, 14 months later the James' deceptively modest-looking place is just what they were looking for in a "new" house.





Kitchen



Bedroom



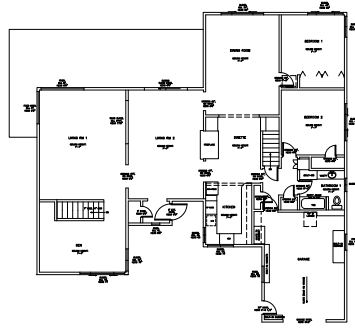
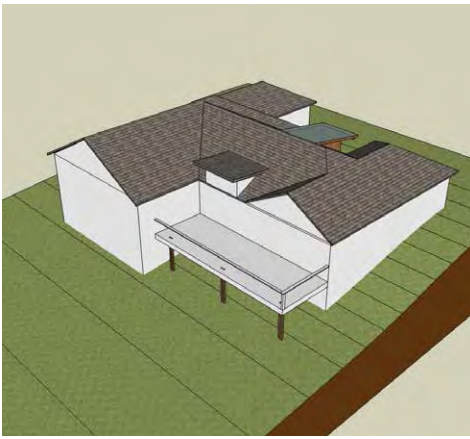
Fine-tuning the Design

Using a wholistic approach, Richard recognized early on that the remodel was going to encompass areas throughout the house. It became like a puzzle, figuring out where the changes would be the most effective.

The main objective of this project was to open the spaces to each other and the outdoors, and to clarify the spatial relationships.

The kitchen, living area, and bedroom suite were aligned along the eastern wall to maximize access and views. The interior partitions were rearranged to create a more open floor plan with larger rooms and less wasted circulation space. A new roof intersects the existing one along a perpendicular axis, delineating a stronger entry threshold and sequence through to the back deck.





Details of the Concept

Maintenance, durability, and energy efficiency were key parameters as products and materials were selected for this project.

Quartz countertops were used throughout the kitchen and baths, for their durability and low maintenance. Other finish materials include refinishable ash flooring, porcelain tile, and an exterior ipe rainscreen. The windows and exterior doors throughout the house were replaced with high-quality aluminum clad wood frames and insulated, argon-filled, low-E glazing. Other energy efficient features include tankless water heaters and low-voltage lighting.

Beyond the expanded entry, which is the home's only new square footage, awaits a warm, open floor plan with naturally finished wood and impressive window views. It's all in a sleek, modern style: angled beams, graphic charcoal tiles at the entry and fireplace, stainless steel and glass in the kitchen.

Conspicuously absent is clutter, despite the presence of three boys ages 6, 9 and 12. With 4,000 square feet of redesigned space, there's clearly a place for everything. Cabinetry designed for each person to store their things was carefully integrated into the new space.





Cost-Saving Strategies

While the 2fORM staff worked on preliminary ideas, the James's spent evenings and weekends taking the house down to its shell. Tearing into walls was sometimes stressful as new problems were exposed, says Tera James, and they credit Shugar for finding inexpensive solutions to meet the style and function of the new space.

Keeping to their budget was challenging given the size of the job. Doing a lot of the work themselves with help from Tyler's father helped. And while there were many times when it seemed the project was too ambitious to pull off, 14 months later the James' deceptively modest-looking place is just what they were looking for in a "new" house.



Cost-Saving Strategies

One major cost savings was realized when they decided to use IKEA cabinetry in the kitchen.

Tyler was able to assemble and install the cabinets, and that savings allowed them to splurge a little on the custom-made table and benches. Shugar also helped the couple reduce their appliances price tag from \$16,000 to \$6,000 by sourcing comparable models, and found solid quartz countertop remnants for next to nothing.



Kitchen Before



Before



After

Master Bath Updates

The two existing baths were updated to reflect the home's new style, partly by resurfacing, rather than replacing, dated bath tile.

The crystal chandelier over the soaking tub brings a whimsical touch to the master bath, while the wide oval mirror in the guest bath is an updated nod to the original oval mirror in that room.

Master Bedroom

Richard designed the bed and headboard to fit the reconfigured master bedroom. To minimize visual clutter and create a visually quiet space, he added translucent panel sliding doors to conceal clothing storage and built-in closets.



Publications

"An Ambitious College Hill Remodel Offers a Eugene Family Plenty of Room to Grow in Living Spaces with Modern Flair and Sweeping Views"

The Register Guard

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