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February 2015

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PROJECTS: Design Solutions

Rescue mission

A complete renovation revives a castaway home with a front-row view of the Pacific Ocean

By KJ Fields

The Oregon Coast is renowned for wind-swept shores marked by huge craggy rocks, fir-forested cliffs and rolling sand dunes. In gentler weather, people flock to the beach to fly kites, surf the waves and walk their dogs. When fall and winter storms surge, tumultuous ocean drama unfurls. On the Neskowin coastline, a house perfectly positioned to showcase this scenic locale had been marooned by severe fire damage, until two real estate investment partners decided to buy and rescue the 7,200-sq.-ft. home.

One of the partners, Bill Purple, is also a licensed Realtor and owner of Home Facets, a general contracting company based in Beaverton, Ore., which performed the renovation. The fire had created a 20-ft. hole in the house's center and extensive smoke damage throughout. Demolishing the house to build new might have seemed an obvious choice but that created restrictive zoning issues.

"Nowadays, you can't build a new oceanfront house that large without purchasing multiple lots," explains Purple. "The large size was a real value thanks to the growing popularity of possible fractional ownership, where multiple families/owners buy one property together," explains Purple. "It also had a lower level, and federal restrictions no longer allow building a new oceanfront house with a basement."

TURN THE TIDE

Purple and his team stripped the house down to the bare studs to get rid of the smoke smell and take better advantage of its location. The property is separated by a rocky point to the south and a river that flows to the ocean to the north, creating a virtually private beachfront. The former layout's poorly placed interior walls obscured the coastline's panorama, and small windows further narrowed potential sweeping views.

Because the fire may have been caused by an electrical fault, it made sense to remove all electrical wiring, and



COMPANY INFORMATION

Home Facet LLC,
Beaverton, Ore. Homefacets.com

Employees: 1

Average annual revenue:
\$1.2 million

Annual remodeling projects:
40-50 (renovations, cabinets
and countertops)

Residential: 95 percent

Commercial: 5 percent

Single-family: 90 percent

Multifamily: 10 percent

Design/build: 5 percent

PROJECT INFORMATION

Surf Road,
Neskowin, Ore.

Completed:
December 2013

Square footage: 7,216

Project cost: \$1.19 million



Photos: NW Video Tours

EXTERIOR PRODUCTS

Roofing: Rubber membrane
Siding: Cedar shake, Board & Batten
Brick/stone/stucco: Eldorado Stone
Doors: Simpson Door Company
Windows: Milgard Windows and Andersen
Locksets and hardware: Kwikset
Framing: Sellac sealed Douglas fir
Garage doors: Wayne Dalton
Insulation: Foam fiber
Paint/stain: Sherwin-Williams

INTERIOR PRODUCTS

Doors: Lemieux
Flooring: Shaw
Brick/stone/stucco: Willamette Graystone
Fireplaces: Napoleon
Elevator: Western Lift

HOME TECHNOLOGY PRODUCTS

AV distribution: Sonos
Home theater: Magnovox-Denon

KITCHEN PRODUCTS

Cabinets: Custom walnut
Countertops: Cosmos Quartz, granite
Sinks: Blanco
Faucets: Moen
Range & exhaust hood: Dacor
Oven & draw appliances: KitchenAid
Refrigerator: Electrolux
Freezer: Frigidaire
Wine cooler: Danby
Dishwasher: KitchenAid
Washer/dryer: Whirlpool
Microwave oven: KitchenAid

BATH PRODUCTS

Cabinets: Custom walnut and alder
Countertops: Quartz and granite
Tub: Maax
Toilet: Toto
Shower: Raindance
Shower faucet: Hansgrohe
Sink: Kohler
Sink faucet: Hansgrohe

PROJECTS: Design Solutions



A tile inlay of a compass greets entrants in the home's front entryway and creates a nautical flair for the space. The installer hand-cut tiles for a perfect fit.

Home Facets took out the plumbing and redid the electrical as well. The team rebuilt the framing and installed heated flooring in the kitchens and master suites.

Eliminating the smoke smell proved much more difficult than anticipated. "We shellacked all the lumber and studs to seal it up," recalls Purple. "In the end, we went through nearly 200 gal. of shellac to ensure the smell didn't seep back through. It was a very expensive process that cost us close to \$17,000 for smoke mitigation alone."

Purple drew a much more open space plan with large windows that unveiled the horizon. This required the team to reframe all the windows and strike a strategic balance between size and durability. When dual-pane windows exceed a certain size, temperature fluctuations and moisture from harsh coastal winds can create seal failures. Commercial windows weren't cost-effective

and didn't offer the traditional seaside aesthetic Purple wanted to maintain. The final choice was the largest possible dual-frame window panes that offer lifetime seal warranties and Low E coating for energy efficiency. The ocean-facing windows also have UV protection to prevent glare and protect fabrics and furnishings from fading. Now, windows and balconies maximize views in all main areas, bedrooms, the sitting room and the new space over the garage.

With fractional ownership in mind, Purple's layout for the three-level home allows two or more families to comfortably share the space, each with their own master suite. He also added a half-level over the garage. Another consideration Purple took seriously was handicapped accessibility.

"There can be many limitations for living on the Oregon coast if someone has restricted mobility," Purple describes. "Now, if someone pulls into the garage from the driveway, they can roll a wheelchair right into an elevator and go to any floor in the house. I designed the main and top floors with 36-in. doors, wide halls, and put a roll-in shower on the top floor. There's also a ramp to the oceanfront patio from the front parking area."

SEA BREEZE

Purple and his real estate partner are selling the home fully furnished, and Purple chose details and fixtures throughout the house reminiscent of its environment. Tile, glass, wood and stone all speak the language of the shore.

In the floor's front entryway, a tile inlay of a compass instantly creates a nautical flair. Purple enlarged an image of a compass to actual size for a template and his installer hand-cut large tiles to perfectly fit. The entryway's lighting

Windows that unveil the horizon were part of the design. These ocean-facing windows have UV protection to prevent glare and protect items.



PROJECTS: Design Solutions



Above: A glass artist created glass jellyfish that were then wired into three pendant lights.

Right: Multiple master suites allow two or more families to comfortably share the space.

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fixture recalls glass balls tangled in rope that sometimes wash up on the beach.

On the main floor, Purple had a glass artist hand-blow pink- and amber-colored glass jellyfish and then wired them into three pendant lights. He also selected a dining area lighting fixture that looks like a jellyfish.

For durability, there is no hardwood flooring in the house. Instead, Purple chose a porcelain tile that looks like travertine but can respond better to heat to prevent cracks over time. But wood plays prominently in the home.

"We whitewashed the tongue-and-groove wooden ceilings in the main areas so they feel like driftwood," Purple says. "The mantel over the main level main fireplace is made of burl wood jutting out from fossil Tuscany stone. My wife had the idea to trim out the main level master bedroom fireplace using a big driftwood log, and we found the perfect piece right on the beach." NW Cabinet Source, Home Facets' sister company, installed the cabinet work, and Purple did all the custom design himself. Walnut was the material of choice for the kitchen cabinets and Purple says he added louvers in places to give it a more "beachy" feel and used rounded features to mimic the roll of the ocean. Interior doors and trims are hemlock, and clear alder cabinetry is in the pantries, wet bar and laundry room.

Kitchen areas on both floors have custom islands and granite countertops. The curved face of the main level



kitchen island is covered in 1" x 2" travertine tiles in the color Noche. The raised curve surface is quartz with the lower surface in granite to match the rest of the countertops. The upstairs island's curved face is covered with 1" x 2" mica slate tiles. In addition to the fireplaces and kitchen areas, stone and granite accent features and rock walls provide natural touches throughout the home.



A 110-in. screen and projector with 3-D capability on the lower level can be enjoyed from leather recliners or from an adjacent standing granite bar.

SMOOTH SAILING

Modern technology fills the house with convenience. On-demand hot water; air-jetted tubs; wet bars in master suites, the garage extension and lower-level game/theater room; and Internet control for remote access to heating and cooling systems increase comfort. A specialized sound system for each floor can be regulated from an iPhone or iPad, and Purple installed extra insulation between floors and walls, which not only made each level more soundproof but also produced high energy efficiency.

On the lower level, a pool table, shuffleboard table and wet bar encourage relaxation. A 7.1 surround-sound theater, a 110-in. screen and a projector with 3-D capability can be enjoyed from eight leather theater recliners or from an adjacent standing granite bar, allowing a room full of people to watch the big game.

Purple is pleased with the final project, but amusedly confides that there are drawbacks of being both the designer and contractor. "I really thought through design details at project inception, but I wanted to maximize every aspect of what we were doing. I couldn't help re-evaluating it at different stages and ended up making change orders for myself," he says. | QR

KJ Fields writes from Portland, Ore., about remodeling and design.

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