

## HOMES



## An inside look at modern living

A public tour opens the doors to eight homes with plenty of wow

By Janet Eastman  
*The Oregonian/OregonLive*

There's something about modern homes that make them seem unreal. Open spaces free of clutter. Walls of glass that seem more dreamlike than practical. Furniture and cabinets that seem to float above slick floors. And yet, modern homes endure because they are so livable.

Here's your chance to peek past the front door and wander underneath anything-but-wood roofs. Eight private residences participating in the Fourth Annual Portland Modern Home Tour will be open 11 a.m.-4 p.m. Saturday, April 25.

Ticket holders (\$30 in advance, \$40 at the door) can talk to homeowners and architects. The tour is self-guided and self-driven, so explore the properties at your own pace.

Architecture expert Brian Libby, founder of portlandarchitecture.com, selected the homes because of their energy efficiency, execution and wow

factors.

Here's a roundup:

**Designing to fit the neighborhood:** A new Northeast Portland house, designed for an infill lot in the Cully neighborhood by Lee Winn of Winn Architecture and built by Brent Keys of Homes By Brent Keys, showcases the best elements of modern within an architectural style that mirrors, in some ways, the neighborhood.

**Cutting energy consumption in half:** John Mead of Cellular Ridge Construction teamed up with architect Matthew Daby to build a sustainable, modern house on a tight budget in Southeast Portland's Sunnyside neighborhood. The two-story house was built on the 50/10 platform, which means it reduces energy consumption by 50 percent while keeping the additional investment below 10 percent when compared with a code-built home.

**Restoring a Midcentury Modern:** The 1960s ranch-style home near Northwest Port-



**MODERN MARBLE |** The LeGendre residence features a 40-foot tall Italian marble stairwell, matching marble kitchen countertops and cabinetry and walnut floors and hand-plastered walls.

**FLOATING HOME |** Andrew and Kelly Holtz moved from a tree-shrouded house in Sylvan to a home on the Willamette designed by Philip Sydnor.

PHOTOS BY MICHAEL LLOYD/STAFF

land's Forest Park was a Live Better Electrically Medallion Home. Reinforcing that this was the pared-down way of the future was the absence of



exterior and interior decoration. Over the decades, the very modern home morphed into one with chandeliers, French county-style white kitchen cab-

inets, trims, molding and other layers of traditional decor.

**Abandoned property becomes ideahousePDX gem:** The "ideahousePDX" offers

**DESIGNED TO FIT IN |** A home in Northeast Portland, designed by Winn Architecture and built by Homes By Brent Keys, incorporates elements of modern living but blends with the long-established neighborhood.

STEVEN R. HANING  
HOMES BY BRENT KEYS

hope to everyone who wants to find an affordable, neglected home to renovate for their family. David Horning, a partner at MOA architecture, and Holly Freres, owner of JHL Design, found an abandoned property off Southwest Riverside Drive near the Willamette River. The ¾-acre lot was private and the setting idyllic.

**Modern Burnside apartment:** Clean lines, a community keg in the lobby and penthouse sky lounge reflect the Pacific Northwest in this new Burnside 26 apartment building designed by SERA Architects and built by Capstone Partners in the middle of Northeast Portland's Kerns neighborhood.

**New modern floating home:** Curious about what it feels like to walk around a dwelling bobbing gently on the Willamette River? A two-story floating residence in the Sellwood-Moreland neighborhood was designed by architect Philip Sydnor of Integrate Architecture & Planning, to capture river views in both directions and benefit from sustainable features, including a geothermal heat pump heating and cooling system as well as a 10 kilovolt photovoltaic rooftop system.

**Modern marble and M.C. Escher tile:** You really have to step inside this new residence in Portland's Southwest Hills to appreciate the design and details. From the street, you see the boldness of the modern architecture and three tall windows breaking through the exterior walls. Inside, however, you are treated to close-up views of hand-troweled plaster, bronze and Italian marble rarely displayed in conventional modern homes.

**Twin homes born in Humboldt neighborhood:** New homes maximize space and efficiency. The open floor plan on the main level begins with a dining area and kitchen; vaulted ceilings and large windows throughout welcome natural light.

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## Drink in the views at floating home

Curious about what it feels like to walk around a dwelling bobbing gently on the Willamette River? A two-story

floating residence in the Sellwood-Moreland neighborhood is one of eight stops on the Modern Home Tour.

Architect Philip Sydnor of Integrate Architecture & Planning designed the home to capture river views and benefit from sustainable features, including a geothermal heating and cooling system and a 10 kilovolt photovoltaic roof-

top system.

The residence at the Oregon Yacht Club Marina has two structures: a 2,490-square-foot primary floating house and a 529-square-foot accessory floating home, which is used as an office and guest area.

The modern aesthetic is only one component of the home and not the driving

force behind the design. Owners Andrew and Kelly Holtz had features on their wish list that were best accommodated by an open floor plan, expansive windows, indoor/outdoor living and other elements of modern design.

Beyond maximizing the views, the plan's angular shape and facade on the river side is a response to the river's

path at the particular location. Sydnor also was inspired by origami when determining the geometry of the home. The pitched roof design acknowledges the Northwest weather and "engages" the rain, he says.

Living on waves placed more than a ripple of difficulty in designing for access, layout, orientation, windows

and outdoor space. Density is a factor; floating homes are often as close as 10 feet from another home.

Adding to the challenges: Direct access from land is limited to foot, bicycle or boat.

But, adds Sydnor, the payoff is huge: "This results in a tight-knit community where everyone has daily personal encounters with one another."



## Modern living

A public tour looks inside eight homes that share a modern sensibility but have widely varying approaches, sites and histories, **Pages 4-5**

MICHAEL LLOYD/STAFF

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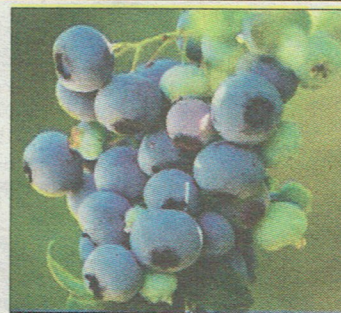


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