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State Building Association celebrates remodeling excellence

OLYMPIA...The Building Industry Association of Washington has announced the winners of its 2020 Excellence in Remodeling Awards.

The EIR awards program recognizes outstanding remodeling projects across Washington, ranging from additions and historic renovations to kitchen and bath updates to entire home transformations at a variety of price points. This year, remodelers from home builders' associations across the state submitted 32 entries in 19 categories.

BIAW traditionally honors award winners at a live annual awards ceremony but COVID-19 restrictions forced the organization to cancel its live event for 2020.

2020 Excellence in Remodeling Award Winners

[Kitchen under \\$45,000: Cottage Kitchen](#)

Vanderbeken Remodel | Jennifer Vanderbeken | *Master Builders Association of King & Snohomish Counties*

The homeowners of this 1949 bungalow were desperate to reform the dreary space into a modern farmhouse kitchen. Rustic alder cabinetry, luxury vinyl plank flooring, classic white subway tile, and a gorgeous slab of Bahama White granite all made way for a refreshed and visually delightful kitchen. Space limitations required that the cabinets maximize the storage options so Vanderbeken Remodel made creative use of underutilized space and pull out cabinet shelves. Replacing the flooring of the entire main floor living areas, including the kitchen, dining room, laundry room, and living room, created a visual flow and cohesive look throughout. While the footprint of this small kitchen didn't change, the look and function of this space is an absolute triumph and the homeowners are thrilled with the substantial increase in the value of their home.

[Kitchen \\$45,001 – \\$75,000: Kitchen with a Personality](#)

R4 Construction | Steven Rork | *Master Builders Association of Pierce County*

The R4 Construction team helped North Tacoma homeowners create a kitchen and overall home layout that better suited their lifestyle and needs of their growing family. They not only removed old countertops and vinyl flooring, they transformed this kitchen into a bright new hub of the household with a seamless transition between indoors and outdoors. The new open space allows the family to enjoy both the kitchen and patio area to the fullest.

[Kitchen \\$75,001 - \\$140,000: Bora Bora Blue!](#)

Sockeye Homes | Tod & Kristen Sakai | *Master Builders Association of King & Snohomish Counties*

These homeowners loved their lake views, but a load-bearing wall obscured the view from their kitchen. Sockeye Homes remedied this situation revealing a spectacular view. Then they moved the refrigerator and stove to create a more functional space and added a new display area for the homeowner's wine, glasses and dinnerware. Finally, they added a beautiful Bora Bora blue tile and Arezzo countertop to bring the beauty of the lake into their home.

[Kitchen \\$140,001+: Ethridge Kitchen Remodel](#)

Phase II, Inc. | Tara Waits | *Master Builders Association of Pierce County*

This remodel helped restore a 1938 home with a 1980s kitchen back to its original era. Phase II opened up the space, adding a new mudroom, two islands to the kitchen and a family room. With custom features such as cabinets, counters, hardware, tile mural, and leaded-art glass as well as 7' x 13' custom atrium skylight perched over a period-style fireplace and mantle, this space is back in the right era.

[Bath \\$35,001 - \\$60,000: Deegan Property](#)

Untamed Construction, Spokane Valley | Nick Scheel | *Spokane Home Builders Association*

This beautiful brick South Hill home's master bath was lack-luster and sub-quality, leaving the homeowner feeling stressed out and unappreciated. She requested a spa-like bathroom--elegant, yet simple. Maintaining counter space and storage was a priority, but the homeowner also wanted a larger shower to include dual showerheads and a built-in bench. Although freestanding tubs are in vogue she appreciated an under-mount soaking tub with room on both sides to place books, candles and a glass of wine while enjoying a relaxing soak. Thoughtful changes to the existing layout allowed Untamed Construction to exceed the homeowner's expectations without drastically altering the footprint. The team reconfigured the small corner shower into a spacious shower with built-in bench and dual shower head. They then transformed the oversized corner tub deck to a tailored under-mount tub with ample room to relax with a good book and a glass of wine by candlelight.

[Bath \\$80,001+: Sweet Master Bathroom Addition](#)

Irons Brothers Construction, Inc., Shoreline | Melissa & Joseph Irons | *Master Builders Association of King & Snohomish Counties*

Parents of two boys, the homeowners in this remodel wanted to be close to their children while also having a private retreat to themselves so Irons Brothers added a master suite using creative reconfiguration of existing space. The remodeling team built an addition to the rear of

the home using the family's existing laundry room and expanding into their outside-corner covered patio. They then filled the bathroom retreat space with luxurious elements to combine modern-day comfort with 1955 architecture, including a curbless, walk-in shower with a wide doorway for accessibility. Oversized white tiles surround the large shower niche, while marine blue dimensional gloss tiles create a statement at the vanity. The rich walnut custom cabinets with white quartz countertops and silvery-gray plank floor are durable and timeless. A clerestory window at the top of the shower and a large skylight maximizes the use of natural light.

[Get-Away Room: Library](#)

Vanderbeken Remodel | Jennifer Vanderbeken | *Master Builders Association of King & Snohomish Counties*

This stylish space provides a tranquil antidote to the home's active, open-plan living. An extra room just off the entry was the perfect candidate for a get-away room and an opportunity to transform a neglected, boring space into a beautiful retreat. Homeowners can escape to this sophisticated library to enjoy excellent read or gather their friends for book club and a cocktail. Custom-crafted rich walnut bookcases and gorgeous wall tiles with a metal patina surround a flush wood burning insert. The new floor compliments and balances the dark wood of the cabinetry and is carried throughout the entire main floor, including the entry, hallway, dining, kitchen, and family room. This maintains the library as a unique retreat while bringing a sense of continuity to the rest of the home. The absence of an entertainment screen makes the space perfect for focusing on quality time for good conversation or getting engrossed in a riveting novel with a cozy fire blazing in the sleek wood stove insert. Before the remodel, the homeowners avoided the space and its mismatched furniture. Now they thoroughly enjoy this unique get-away room where the custom cabinetry, color scheme, and furniture positioning encourage conversation, offer abundant space to display book collections and provide a comfortable spot to relax, read and reflect.

[Aging in Place/Universal Design Over \\$80,001: Hendrickson Universal AIP Master](#)

Irons Brothers Construction, Inc. | Joseph and Melissa Irons | *Master Builders Association of King & Snohomish Counties*

This third-floor master suite is the crowning glory of this redesigned home. Irons Brothers' certified aging-in-place design team specified elements for the retired couple and their 120-pound pit bull terrier to age in place. The team added a new residential elevator to the west side of the home to access the master bedroom from all levels, placing the elevator shaft on the home's exterior to minimize the need for interior structural changes. This move also maximized the couple's budget. The shed roof for the addition followed the site's slope, creating tall walls east of the master suite for clerestory windows that allow daylight without sacrificing wall space in the bathroom/closet area. This design kept western walls low to maximize the bedroom views. The master bathroom includes an easy-access shower, his-and-her wall-mounted vanities with motion-sensor lights, and pops of beachy blue for a spa-like feel. An extensive walk-through closet and indoor sauna completes the suite. Other universal design features include wider doorways, slip-resistant flooring and reduced transitions, lever handles,

and pocket doors for easy use.

Basements/ Accessory Dwelling Unit under \$125,000: Jones

John Erwin Remodeling, Inc. | John Erwin | *Olympia Master Builders*

Despite the pandemic, a mother and daughter reached out to John Erwin Remodeling with a dream of maintaining a happy and healthy life together while meeting their goals of safety, privacy, comfort and independent lifestyles. A pre-existing detached shop near the daughter's house provided the perfect opportunity to make this dream come true. Adhering to all the COVID-19 safety standards, the team built an open concept kitchen and living room area, a master bedroom with a walk-in closet, a separate laundry room and a smartly designed Jack-and-Jill master bathroom to accommodate guests. And they fit it all into an 800-square-foot craftsman design. Beautiful refinished floors, cabinets, crown molding, doors and trim make it a warm and inviting cottage for a mother to gracefully age in place near her family while continuing to live comfortably and independently.

Open Under \$125,000: Vanity of Vanities

Vision Woodworks, Inc. | Jill Burwell | *Master Builders Association of King & Snohomish Counties*

The best thing to do with a blank wall is to make it pop. Enter walnut burl. Vision Woodworks carefully laid walnut burl veneer, sequencing and matching the design for a seamless look from panel to panel. The thickness of the veneer required skill and precision as the team fit the veneered panels into frame grooves. The team constructed the vanity sturdy enough to hold both the weight of the vanity and the stone countertop on tapered feet by laminating the feet to enhance strength and using tightly fastened dowel joinery. The different layers give the vanity a 3-D look with burl panels making up the deepest layer, framed by molding. Under the countertop, the horizontal frame protrudes beyond the drawers and vertical legs extend up the height of the vanity, standing as the proudest of all the layers.

Addition \$250,001+: Industrial Makeover and Addition in Ballard

Pathway Design & Construction | Paul Kocharhook | *Master Builders Association of King & Snohomish Counties*

This 370-square-foot, light-filled addition includes an additional bedroom, a flex space for the children, an expanded kitchen and a dining room. Large windows natural light into the previously dark interiors. A [Solatube](#) lights up a windowless bathroom and laundry room. The previously flat roof was prone to leaks and didn't allow for much insulation. A new pitched roof with blown-in, R-56+ insulation, incorporates storage cubbies between the trusses and sleeping lofts tucked into the roof, making the small bedrooms extra spacious. Cozy and efficient radiant ceiling panels and cove heaters replace the original 1970s radiant heating system. New energy-efficient [Navien](#) condensing tankless water heaters, mounted on the exterior, save precious interior space. [Panasonic](#) exhaust fans and ventilators improve the overall air quality in the home and nontoxic materials and finishes, like hickory flooring and beetle-kill blue pine countertops, were used throughout. A 130 s/f common storage room addition replaces the garage. The covered area with glass awning in front of the addition doubles as a two-car carport

as well as a front porch and play space. The team selected metal roofing and siding for durability and low maintenance, as well as for a more industrial character.

Historic Renovation/Restoration: North End Historic Renovation

Phase II, Inc. | Tara Waits | *Master Builders Association of Pierce County*

This 1918 home had been meticulously restored until it came to the kitchen. There elements and storage had been cobbled together throughout the decades. Due to the size and space restraints, the cabinets were all carefully designed with storage solutions in every possible cubic inch. The team added toe-kick drawers and corner convenience hardware to make use of all options. Then they salvaged and restored the original pie cabinet. This small space also incorporates a beautiful window corner eating nook for the morning sun with under-bench storage for additional function. The team continued the flooring from the adjoining spaces to level the surface and to create the illusion of a larger space. They also added new lighting in all different levels to create contrasting task areas as well as moods or schemes. They moved the door so they could move the refrigerator, improve the workspace and expand. They installed a small snack center in the corner, separate and out of the way from the main prep area. This adds a little visual interest next to the large refrigerator and breaks up the corner. The team replicated or coordinated the uncoated brass details with the original details of the home. Using white subway tile and white walls and trim, the kitchen appears larger than it is and reflects much of the daylight. Overall the clean lines and period details create a beautiful and inviting kitchen that is functional and practical. The end result is a perfectly period-style kitchen that reflects its original architectural style and blends in as it has always been there.

Residential Interior Design: The Well-Traveled Home

509 Design | 509 Design LLC | *Spokane Home Builders Association*

This project drew from its well-traveled, color-loving homeowner, intermixing her contemporary art collection with her Colonial Revival style home, giving traditional an exciting take.

Entire House Under \$200: Howard Avenue Remodel

Copper Hills Construction | Copper Hills Construction, LLC | *Central Washington Home Builders Association*

Originally built in 1968, this single-level rambler with full basement was ready for an update. Our clients worked closely with a local member affiliate, Traditional Designs, to come up with a plan that would increase both form and function of the home. They decided to relocate the entry from being off to the side of the front of the home to the center. This gave them a large future master walk-in closet and reset the focal point of the house. From there, Copper Hills removed a non-load-bearing wall next to the basement stairs to let light in and open up the room. Then they removed the old kitchen and relocated it to an adjoining secondary family room. This gave them ample room for a functional kitchen as well as a large pantry. With all of these changes on the inside, they then repaired and infilled the exterior siding in those areas that were changed. They were also able to make great use of the original entry porch, turning it

into a lawn and garden storage shed that blends into the exterior, going completely unnoticed.

Entire House \$200,001 - \$400,000: From Outdated Cottage to Dream Home

Sockeye Homes | Tod & Kristen Sakai | *Master Builders Association of King & Snohomish Counties*

The homeowners of this outdated lake cottage hoped to transform the 868 square-foot main level space into a spacious dream waterfront home without adding any square footage. The solution: 1) remove the interior walls; 2) vault the ceiling and create an open floorplan for the main living/dining/ kitchen spaces; and 3) remove walls and an extra bedroom to create a true master bathroom. A large beam, spanning the length of the living/dining/kitchen space, allowed for the structural changes, so the lake view was visible from the kitchen, dining and living rooms. The main floor, original house design had a master bedroom, an extra bedroom and a very small master bathroom. Since extra bedrooms/ bathrooms are in the lower level, we were able to eliminate the extra bedroom on the main floor to free up space for a separate guest powder bathroom and a true master bathroom.

Entire House \$400,001 - \$600,000: Justesen

Untamed Construction | Nick Scheel | *Spokane Home Builders Association*

Dark interior finishes detracted from the beautiful views offered by this Moses Lake home. The clients came to Untamed Construction hoping to blend their modern inspired ideas with rustic elements that were already in the home. The team transformed this Moses Lake mystery into a metropolitan masterpiece. By maximizing inherent natural daylight, they increased the perceived volume of the space without adding additional square footage. Additional details included replacing the windows in the living room with a 12-foot bi-parting sliding door and trimming out the windows in white. The team also replaced the dark and heavy fireplace and surround with flanking bookcases and a vertical Dekton installation, mirrored by a similar application behind the cooktop hood. Taking down a central corner-wall between the three main areas: kitchen, baker's pantry, and living room helped magnify its spaciousness. The master bathroom was equally dark and underwhelming. The team squared off the arched window, removed the soaking tub and increased the size of the shower, framing partial walls to provide location for plumbing and a bench but keeping it open to the rest of the bathroom. The master bath opens up to the master closet, which incorporates the laundry as well as a hidden door to the homeowner's man cave.

Entire House \$600,001+: Location, Location, Location!

Sockeye Homes | Kristin and Tod Sakai | *Master Builders Association of King & Snohomish Counties*

Location, location, location is the beauty in this dilapidated beachfront cabin that was transformed into the couple's dream waterfront home. Careful attention was paid to window placement to ensure a view from nearly every room in the house. The interior is packed with exceptional features including European-style, no-handle cabinetry with a banquet seating area, a custom concrete living room fireplace and concrete powder-room countertop/sink, custom metal ceiling mounted master bathroom mirrors, floating stairs with a one of a kind

edge detail, unique lighting and plumbing fixtures and distinctive tile, countertop and floor finishes. The game room connects to the outdoor covered entertaining space with a Nanawall running the length of the floor and over the Dekton waterfall edge countertops. Guests are wowed by the powder room with its Ballistic Byzantine armor tile backsplash, custom concrete sink and Graff wall mount Luna linear faucet (After photo_8). Finally, the master bathroom provides the perfect retreat to soak in that great view, with custom metal framed mirrors, auto blinds, Terrazzo heated tile floors, and floor-to-ceiling Dekton steam shower.

Commercial Under \$350,000: Showroom

Current Home Technologies | Tony Curtis | *Building Industry Association of Clark County*
Developing Current Home Technologies' showroom evolved into an entirely new business, the 19th Hole on Main. This newly-developed showroom and sports bar features Golf Digest's #1 Luxury Golf Simulator, a Dolby Atmos surround sound system featuring a dual-video design, including an 85-inch 8K television or-- with the push of a button-- a 120-inch mechanical screen that is integrated into a floating on-wall cabinet. Additional room features include custom-built light clouds that improve the room's acoustics as well as display various low voltage lighting products and custom-built loudspeakers. The seating bar was designed as a safety barrier for the viewers behind the tee box as well as providing an optimum location to enjoy music and movies on the opposite end of the space. Woodwork designed around the golf area conceals push-to-open doors that provide access to the kitchen area when servicing large group events. The showroom and entire building have been updated with a Crestron integrated-control system that highlights Current Home Technologies' audio/video, design and low voltage integration abilities. Wall-mounted touch screens allow patrons of the 19th Hole on Main to easily control custom audio, video, lighting and environmental controls while playing some of the world's finest golf courses. Additional key features in this space:

- Hydraulic simulator tee box - the swing plate moves to match the lie of the ball.
- Low-voltage architectural lighting that displays circadian rhythm pattern
- Small aperture speakers, custom-built to match light trims
- Medical-grade air filtration with DFS technology
- 8K UHD television, 4K laser projector and a very cool turntable

Commercial \$350,001 - \$750,000: Seattle Coffee House

BLOX Construction/Pierce Design | Steve Layman | Master Builders Association of King & Snohomish Counties

BLOX Construction worked with Pierce Design to complete this 1265-square-foot tenant improvement in the heart of the Roosevelt neighborhood in Seattle to provide a casual and neighborly feel for friends and family to gather at this cafe. Large windows on the northside of the space provide a great deal of natural light and a great visual showcase, allowing passers-by to see the beautiful and unique interior. BLOX included a 32-inch wood bar/wall bench with a unique transition from bar to wall bench at its midpoint. Located in the center of the space is a 345-square foot area surrounded by glass cabinetry and countertops which include a leather-wrapped aluminum bar and marble laminate cabinetry and countertops. Adding to the

openness and airy feeling is the entire left wall of the space that is made up of 22 feet of glass doors designed to open in an accordion fashion.

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The Building Industry Association of Washington is the voice of the housing industry as the state's largest trade association with nearly 8,200 member companies employing approximately 265,000 people. The association is dedicated to ensuring and enhancing the vitality of the building industry for the benefit of its members and the housing needs of the citizens. Learn more at: www.biaaw.com