



# COBA TOUR OF HOMES JULY 15-17, 22-24, 2011

## AN ANNUAL HOME SHOWCASE

by Susan Thomas Springer / for  
The Bulletin Special Projects

According to Pamela Armstrong, designer and project manager for PGC Building + Design in Bend, a home should complement the people within.

"A house should tell the story of the people who live there," she said.

Be prepared to "read" a lot of stories at the 23rd Annual Central Oregon Builders Association (COBA) Tour of Homes. For two weekends in July, you can tour about 39 homes from Bend to Sisters to Redmond and beyond.

The tour will include homes that are both custom (already sold) and spec built (ready for sale).

"People know they're going to see quality homes," said COBA Executive Vice President Tim Knopp. "It's a great opportunity to see and compare homes that are brand new and ready to go."

Knopp said people are interested to see what's available in their price range and to get ideas on improving the look, feel and livability of their existing homes.

Despite current economic



conditions, the tour's attendance numbers has shown the event has remained popular. Knopp said attendance for the last couple of years has been strong.

And in keeping with the economy, COBA now allows homes which are on Tour a second time, called encore homes. Also, Tour goers can see innovations in green building; Knopp said COBA builders are leading the way in energy efficient building.

Dick Lowell, owner of Westbrook Construction, has been involved in the Tour for ten years and has won several Tour awards. His home in this year's

will also insert into The Bulletin on Wednesday, July 13.

The show is free and runs the weekends of July 15 to 17 and 22 to 24. The hours are Friday, noon to 6 p.m.; and Saturday and Sunday, 10 a.m. to 6 p.m.

Tour is an affordable three bedroom, energy efficient home in Bend. Lowell said the Tour offers builders a chance to showcase their work.

"It's a great way to expose your house to a lot of people," said Lowell. He adds Tour goers like to gather ideas or simply to dream.

"Most of the people are going through the show to see what's new, they're looking at new colors, they're looking at interiors, they're looking for decorating ideas," said Lowell.

Find Tour information at [coba.org](http://coba.org). Or Knopp said people can simply go to one house and pick up a guide, which



# 2011 TOUR HOME HIGHLIGHTS:

## HIGH-END LUXURY HOME: PGC Building + Design

The most expensive home on the tour is a custom 4,800-square-foot home in the Tetherow golf community on Bend's west side, situated to take advantage of beautiful mountain views overlooking the lake. The style is Northwest lodge yet with more elegant Old World elements.

Tour goers will appreciate the rough cut stone both outside and inside, special tile details in the master shower, and the wine room. One unique feature in the kitchen is the hood created by metal artist Andy Wachs which combines copper and steel with burnished finishes.

"I really think what people will come away with is the quality of the craftsmanship. It's a beautifully laid out floor plan, it will entertain well, has great views, it has good privacy, there are all the high tech features including a media room but overall everywhere you look there's a beautiful detail," said Pamela Armstrong, designer and project manager for PGC.

Armstrong adds this house truly tells the story of the owners since furnishings come from past houses. She said that people will come away with ideas about color from the rich and varied palette used throughout the house, with each bedroom and en-suite bath having its own color scheme.



## FIRST ZERO ENERGY HOME IN BEND: SolAire Homebuilders

SolAire Homebuilders, specializing in green and sustainable building practices, has designed a home to use zero energy, meaning it produces as much energy as it consumes. This one-story prairie style house sits on a corner in Bend's Northwest Crossing.

To create such an energy efficient house, SolAire constructed a super insulated, near air-tight shell. The house has 12-inch insulated walls compared with traditional six inch walls. Also, it has 5185 watts of solar electric panels on the roof to generate all the electricity needed to power the home. Other energy efficient features include triple pane windows and low-water landscaping.

"Also we orient the home so that it is sun tempered or passive solar. What that really means is in the summer the house remains cool and doesn't over heat because of the way the house is oriented and the way the windows face. And that in the winter when the sun is lower on the horizon the house gains heat as the sunlight passes through the south facing windows," said Cindi O'Neil, co-owner of SolAire.

O'Neil said the energy-efficient features cost \$44,000. However, thanks to generous incentives, that cost was brought down to only \$8,800. So she predicts the payback for the homebuyers to be about five years.



## UNIVERSAL DESIGN FOR ALL ABILITIES: Panterra Homes

Universal design are one-story houses for people of all abilities and includes features such as doors and hallways wide enough for a wheelchair, curbless showers, slightly lower light switches, and levered door knobs.

"It's a home built for all time and all ages," Jeff Payne owner of Panterra Homes. "Whether you're disabled or not these single story homes with these types of features are going to be much more attractive to boomers."

Payne was inspired to study universal design from his involvement in COBA's Remodeler's Ramp-a-Thon and by having a disabled family member. He is a Member of Bend's Accessibility Advisory Committee. Payne points out that one out of five people will be disabled at some point in their lives, whether permanently or temporarily.

This is the first house in Bend's new Pettigrew Highlands neighborhood with three bedrooms and two baths which is affordably priced. In addition to universal design, this home has a rock fireplace, a fenced and xeriscaped yard and energy-efficient features.



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