

# The Vermont Street Project 02

Portland, Oregon.

## JUDGES' COMMENTS

"This is a beautiful example of timber frame; it's cozy and well-built, and showcases a good use of reclaimed wood on the interior, with wonderful attention to detail."



# This urban timber frame home elevates the art of craft in home building.

The timber in this home is FSC-certified reclaimed wood.



## PROJECT TEAM

**Builder**  
NewEnergyWorks  
Timberframers  
McMinnville, OR

**Architect**  
Jonathan Orpin  
and Ty Allen  
New Energy Works  
Design Department  
McMinnville, OR

**Landscape Architect**  
Landscape East  
and West  
Clackamas, OR

**Interiors**  
Maxine  
Bloomfield  
McMinnville, OR

**Photos**  
Loren Nelson  
Photography

The builders of this timber frame house took craft to a new level with their extensive use of salvaged and natural materials and reclaimed wood, impressing the judges with its thoughtful detailing and warm interiors. The house is the first LEED Platinum timber frame home candidate in Oregon, points out Jonathan Orpin, the co-designer and builder. "For me, the main issue of sustainable building is that there isn't only one issue. Projects must balance four major points: advanced thermal and mechanical systems, thoughtful and sustainable sourcing of materials, longevity and effectiveness in structure and enclosure systems, and high levels of design and craft."

Orpin calls timber frame a "smart way to build." An expression of structure and craft, a home built using this structural system will last many generations. This home's high-efficiency envelope of structural insulated panels and Matrix walls eliminates thermal breaks. The timbers are FSC reclaimed wood. Prebuilt frame and enclosures meant reduced construction time.

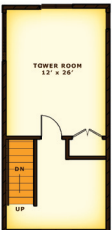
A high percentage of the materials for the house were sourced locally with low embodied energy and recycled content.

"Every effort was made to use products sourced and manufactured in the United States, which is not always an easy task—but worth every moment," Orpin says.

Built on a vacant flag parcel in southwest Portland, the 2,000-sq.-ft. home is a good example of urban infill. It is situated to take advantage of both passive and active solar efficiencies. Strategically placed energy-efficient windows and doors combine with large overhangs to reduce solar heat gain and wind exposure. In colder months, a 96%-98% efficient boiler warms wall-hung radiators and radiant floor systems. Windows and ceiling fans cool the



The spare, 2,000-sq.-ft. footprint proves that a family can live comfortably in smaller spaces if they are well-organized. The home features an open kitchen and family room and a play room in the day-lit lower level.



American Clay natural plaster walls throughout the house reduce humidity and don't require paint. Reclaimed FSC wood was used for flooring, cabinetry, built-ins and furniture.

home without the need for air-conditioning in warmer months.

Clean air for the family includes locally manufactured insulating concrete forms, which uses recycled wood, cellulose (recycled newspapers) offering low embodied energy, breathability and cost efficiency. Dual-flush toilets, natural plaster wall coverings, a heat recovery ventilation system, photovoltaic panels and all natural finishes create a system of clean air, minimal environmental impact and high energy efficiency. A 4,000-gallon rainwater system supplements municipal water.

"The services and products manufactured by the divisions of New Energy Works and its sister company, Pioneer Millworks, were created in an eco-friendly facility in a way that is healthy for our employees, our customers, and the planet," Orpin adds.

Perhaps most important to Orpin is the fact that this house reflects the company's intense commitment to fine craft, which helps ensure it will last for centuries. "If we inspire everyone involved in our projects with the greatness of beauty and the craft of it, then the bar is raised throughout the proj-



ect and for the next few generations," Orpin says. "No one will ever tear down my houses to make way for a Walmart parking lot." **GB**

## PRODUCTS

Appliances	Miele
Building Envelope	SIPs (roof panels), Matrix (walls)
Countertops	NEWwoodworks, Sheldon Slate
Alt. Energy	Sanyo (PV), Shuco (solar thermal panels)
Exterior Finishes	Pioneer Millworks (reclaimed woods)
Fireplace	Rais (high-efficiency woodstove)
Flooring	Sheldon Slate, reclaimed wood, concrete
Furniture	Mitchell Gold + Bob Williams
Garage Doors	Pacific Overhead Door
HVAC	Lochnivar, Teco, Grundfos, Fantech (HRV)
Insulation	Fastwall (ICFs), Matrix (cellulose insulation)
Lighting	Hubbardton Forge, Tech Lighting
Plumbing/Plumbing fixtures	Hansgrohe, Jado, Kohler, Toto, Duravit, Kaidewei, Eleek
Roof	Custom-Bilt Metals (metal roofing)
Windows	Kolbe & Kolbe