



A vaulted ceiling adds a feeling of spaciousness to Bill Rozar and Kay Kelly's 750-square-foot addition over the garage at their Eugene home.

Living large over the garage

Addition affords Eugene couple a multipurpose room for guests, art, games and books.

By Shirley West
FOR THE REGISTER-GUARD
Photos by Collin Andrew
THE REGISTER-GUARD

You could call it a hobby room, a library, a private retreat for guests. Whatever its use, the 750-square-foot addition above Kay Kelly and Bill Rozar's garage fits many purposes while blending beautifully with the existing house.

Kelly and Rozar had raised their kids in Palo Alto, Calif., retired to the Eugene area years ago, then in 2005 migrated south again to be closer to grandchildren — this time to Arizona. But after several years of overheated summers, the couple decided to return to Eugene.

At first they spent mostly summers in their new home at Crescent Meadows, and the house seemed adequate for their needs. But when they made the move to living here year-round, it was



A mini-library at one end of the garage addition has ample window light for sitting down with a good book.

clear they needed more space. The lone guest room was small and made a poor art space (Kelly found herself draping a tarp over the bottom half of the guest bed to lay out her watercolor paints).

"Two bedrooms all year round wasn't enough," Kelly says. "We wanted more

space. My husband buys a lot of books. We wanted a multi-purpose room that could be a library, a guest space, an art studio."

The issue was where to put it. The existing one-story home takes up a good bit of their corner lot. Kelly, an avid gardener, didn't want to lose anymore ground. The couple interviewed a couple of builders, and decided on the Rainbow Valley Design & Construction teamed recommended by friends.

The design process started in July 2013.

"At our initial meeting at the house, we quickly determined that an addition over any of the existing living spaces would be cost prohibitive and have far too much impact on Bill and Kay's lives," reminisces Scott Felsher, a designer at Rainbow Valley.

The roof framing consisted of trusses that would either need to be removed or re-engineered and extensively modified.



Adding trusses over garage was cost-effective (top); "inside" stairs lead to new addition from the dining room; a guest bed and bathroom (not pictured) accommodate kids and grandkids.

"It was going to be much easier and less expensive to pull the trusses off over the garage ... modify the foundation, install new structural beams and go up from there," Felsher says.

Kelly and Rozar also wanted this new multi-purpose space to have a bathroom, which seemed to cut significantly into available space.

"I was looking at the old plans and thought, 'If we go into the attic over the laundry room, that would be enough space for the bathroom,'" Kelly relates.

Her idea worked beautifully, providing adequate space for a shower, a 4-foot vanity and a storage nook that could easily become a master bedroom walk-in closet.

Outside the box

The issue of where to locate the addition was solved, but new design challenges emerged, such as where to put the stairway, and how to keep the addition from looking like a "box on a box."



Gables help the garage addition from looking like a “box on a box” while also blending it into the existing architecture of the home. Design work was by Rainbow Valley Design & Construction.

The owners and their design team looked at four options for where to place the stairs, finally landing on a solution that keeps the room’s access “inside” the house. A doorway now leads from the dining room to the stairwell built onto the outside of the garage. The small punch-out rises one-and-a-half

stories with a window and gable that add architectural interest and pull the eye down from the garage addition’s height.

Building above the garage had some additional benefits. It was a great staging area during the construction process, says Felsher. It also was less expen-



Bill Rozar and Kay Kelly enjoy their new addition as a multipurpose room with ample light.

sive to return to a “finished space.” Kelly also gained 10 feet of garden space by moving an adjoining fence parallel with the garage front and backyard gate.

“It just looks good”

No sooner had the addition been completed than guests began to arrive.

While the guest bed takes up a spacious corner, the rest of the room is ample enough for its many purposes. One wall is devoted to handsome built-in bookcases to house some of Rozar’s collection. Two couches offer comfortable landing spots to linger over a good book.

A vaulted ceiling adds to the feeling of spaciousness, while sitting areas near each of the room’s bank of windows create space for other activities. Kelly’s

Scrabble club was eager to use the space once it was finished. Now everybody wants to build a space like this, she says.

Likewise, neighbors who watched the addition rise above the garage tell Rozar, “It just looks good.”

“Rainbow Valley made (the addition) look like it’s always been there,” Rozar says. “A lot of people think it’s an in-law unit, but when I tell them how we use it, they say, ‘I want one, too.’”

As for the art studio, Kelly has loaded a cart with her supplies, ready to roll out from a storage nook when the mood strikes her. She loves the new bamboo floors, the way they help reflect light coming in from the ample windows.

“I always tried to picture the kind of space I wanted, and the light I wanted,” she says. “We’re very happy with how it turned out.”

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At the home show

Nearly 30 builders will be at the Lane County Home Improvement Show at the Lane Events Center tomorrow through Sunday. See the directory on Page 5 for “Builders — New Homes” and “Builders — Remodelers.” Rainbow Valley Construction & Design, the company featured in this story, will be in booths 340-341.