



A Bungalow Grows Up



A second-story addition provides homeowners with the space they need in the home they love

BY MAUREEN FRIEDMAN

When Jane and Mark Wainwright purchased their home in 2000, the one-story, two-bedroom house built in 1927 was just the right size for two. Four years and two toddlers later, the Wainwrights finished the bungalow's basement with a much-needed guest room, TV room, and laundry room. But children don't stay small forever. By the time Jane and Mark's son turned ten and their daughter seven, the 890-sq.-ft. house was bursting at the seams. The family did not want to leave their beloved Seattle neighborhood of pre- and post-World War II bungalows, but there were very few larger homes for sale in the area. When it became obvious that their only options were to move further away or remodel their home, the couple decided that their little house would need to grow up along with their children.

For help designing a second-floor addition, Mark turned to former colleague Jeffrey Pelletier. Jeff's biggest challenge for this remodel was to develop a second-floor plan that would give the family the space they need while making sure the new addition would not appear too large and bulky from the street. The family's wish list for the new second floor included a master suite for Jane and Mark, as well as a shared bath for their

son and daughter and bedrooms for each. Since the family would no longer need bedrooms on the first floor, they decided to reconfigure it with the goal of increasing the size of their living room.

Noteworthy improvements

While Jeff didn't make many changes to the first floor's original layout, those he did make were significant. Believing that a generous front porch is key to keeping a friendly face to the neighborhood, he added one to help ground the house and provide an inviting place to sit and chat with neighbors. He also relocated the front entrance to face the street and centered it on the existing walkway to the house. While it initially seemed like a great idea to increase the size of the living room by taking over the front bedroom, after spending a significant amount of time struggling with furniture placement, the Wainwrights agreed that the flow would be too awkward and the room would no longer be the intimate space the family enjoyed. Once they abandoned the plan to enlarge the living room, Jeff modified the floor plan to turn the front bedroom into a formal entry foyer. Now, instead of opening directly into the living room, the new fir front door opens into the foyer.

In this new entry foyer, Jeff located the staircase to access the second-floor addition. The area underneath the staircase became a large storage closet, and the wall separating the old bedroom from the living room was replaced by a generous archway between the new foyer and the living room. The living room is still the cozy place the family always enjoyed, but it's even more inviting now that it opens into the foyer. A custom display cabinet next to the archway opens into both spaces, and the glass doors on each side allow light to flow from one room to the other. A storage area below the display cabinet can be accessed through doors in the living room. In addition, a new pass-through was added between the living room and the kitchen.

Jeff refinished the oak floors on the first story and wove in new oak to match the original as needed. He converted the living room's wood-burning fireplace to gas, refaced it with a custom art-tile surround and stone hearth, and added a custom wood mantle. To further enhance the bungalow style, Jeff's design specified large baseboard trim throughout the foyer, hallway, and living room and new fir carriage doors on the garage.

All new second floor

In addition to creating a second-story layout that met the family's needs, Jeff wanted to make sure the addition was designed to look as if it were always part of the original house. Creating a shed dormer with small windows helped disguise the second story and reinforce the bungalow style.

Since the second-story addition increased the size of the house by only 734 sq. ft., Jeff worked diligently with the Wainwrights to understand their priorities. A



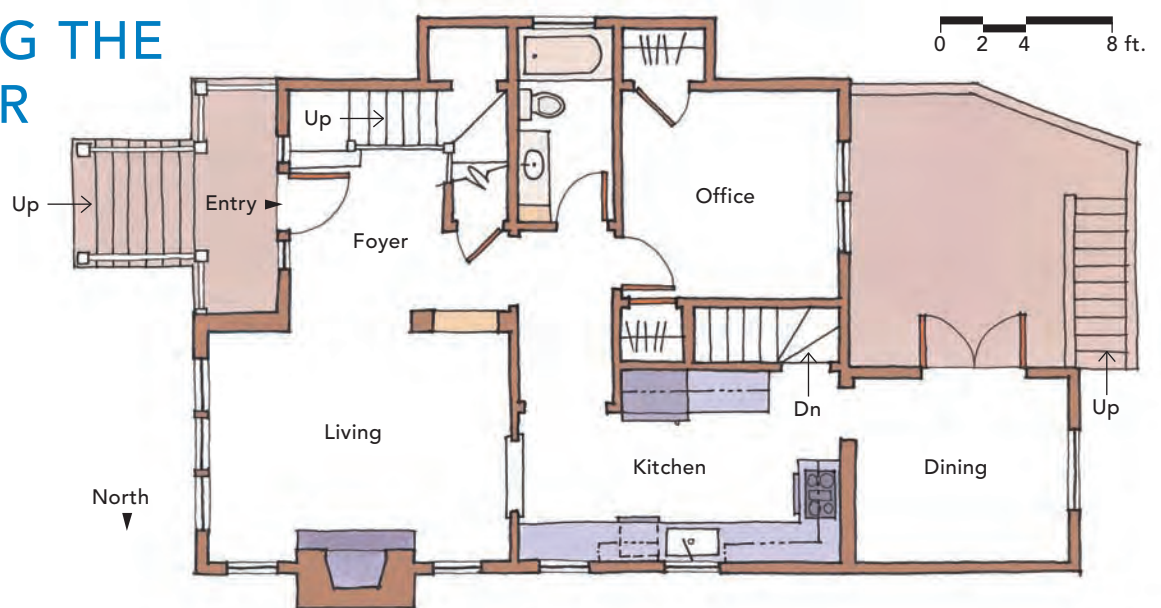


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FINE-TUNING THE FIRST FLOOR

Modifications to the first floor included turning a bedroom into an entry foyer and adding a generous archway between the foyer and living room. To enhance the bungalow style of the home, tall baseboard trim was added throughout the foyer, hallway, and living room. The porch was enlarged and the front door moved to open into the foyer.



large shower in the master bath was important to Jane and Mark, but they felt that one sink would be fine. By specifying a single sink for the custom painted-wood vanity with its marble top, Jeff was able to allocate the square footage saved in the master bath to other areas of the upstairs. A generous closet was also important to the couple. To create a sunny walk-in closet with built-in storage under the windows, Jeff slimmed down the dimensions of all the bedrooms.

The new upstairs also has a bedroom for each child. Neither room is very large, but each is designed with unique features to help combat the smaller square footage. During the design process, careful consideration was given to the location of the roof peak so that Jeff could use the extra ceiling height to create a loft sleeping area in the son's bedroom. The loft is accessed by an industrial-looking ladder mounted to the wall, and a skylight above the loft brings more natural light into the room. The closet in this room features a sliding barn-style door with a whiteboard surface.

Jeff designed plenty of built-in storage in the daughter's bedroom to make it feel more open and spacious. A window seat with storage compartments below and a recessed bookcase to one side creates the perfect place to read or dream. Recessing a dresser into the wall freed up valuable floor space. The children also share a simple yet stylish bathroom.

The bedrooms have new oak floors to match those on the first floor. Energy-efficient lighting was installed throughout the house, the insulation was upgraded wherever it was easily accessible and convenient to tackle, and a rainwater collection system was added. Living in Seattle, the family didn't see a need to add central air conditioning, but a whole-house ventilation system was put in place to help with cooling in the evenings.

Jane and Mark are delighted with the changes Jeff made to their home. While it took several rounds to lock down the design for both the first- and second-story floor plans as well as the style for the addition's exterior, the Wainwrights and Jeff agree that this initial work was key and well worth everyone's time and effort. The decision to have their house "grow up" with them allowed the family to stay in their beloved neighborhood and provided them with the space they need, which the Wainwrights describe as two huge wins. Even more important to them, the remodel allowed the family to fine-tune the house to align with the way they really want to live. Eating, cooking, entertaining, and working all take place on the first floor and lower level. The second floor is the sanctuary: No electronics, no screens, and no distractions are allowed—it's just a quiet space dedicated to sleeping and bathing, the biggest win of all. □

Maureen Friedman is *Fine Homebuilding's* administrative assistant and the curator of the Project Gallery. Photos by John Wilbanks (jwphoto.com), courtesy of Board & Vellum.



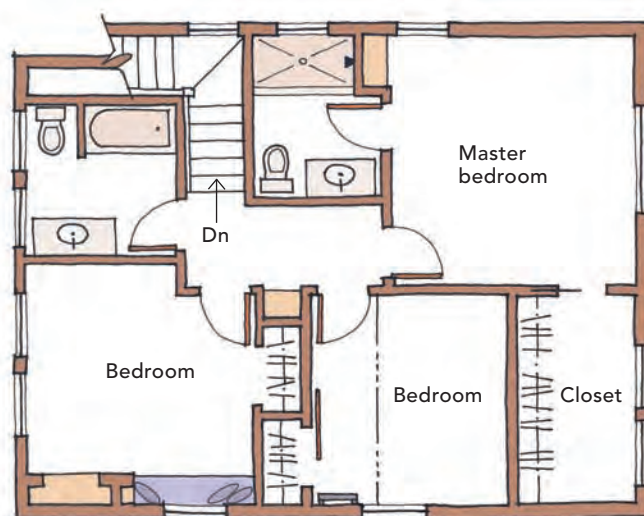


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PLENTY OF ROOM FOR FOUR

Though it took several rounds of revising floor plans and elevations, Jeff's final design made the second-story addition look as though it were always part of the house. With the placement of the staircase by the front door, he was able to give the family everything they wished for in the planning stage. Jane and Mark now have the comfortable master suite they wanted and their son and daughter each have a room of their own and a spacious shared bath.



SPECS

Second-floor bedrooms: 3

Second-floor bathrooms: 2

Additional square footage: 734

Completed: 2012

Location: Seattle

Architect: Jeffrey Pelletier, Board & Vellum, Seattle, boardandvellum.com

Construction: NRC Homes, Seattle, nrchomesgc.com

Cabinetmaker: Grigoriy Psarev, Western Cabinets, Auburn, Wash., westerncabinetsplus.com

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