

Angie Lipski is a stickler for authenticity. When she and her husband, Dean Johnson, decided to enlarge their one-story bungalow in anticipation of starting a family, Angie saw a two-fold opportunity to improve their house. As an architect adept at working in historic styles, she's well aware that a proper bungalow presents its primary gable to the street. As a consequence, job no. 1 was to fill in the missing gable and make it look as though it had always been there. Job no. 2: Take advantage of the 600 sq. ft. of unused attic space by adding what amounts to a major dog-house dormer to both the front and back of the house (photo right).

The original house had two upstairs bedrooms flanking a full bath. The new configuration spreads living spaces to all four corners of the bungalow's footprint, bringing the upstairs total to three bedrooms, a study/sewing room for Angie, a new master bath, and a multipurpose space adjacent to the hallway (floor plans, p. 73). This room, a remnant of one of the



old bedrooms, is the most engaging of all the new spaces (photo p. 72). Open to the hall and the stairwell, it shares its views and light with the rest of the upstairs. It's display space, library, and potential TV room, and it no doubt will serve as nursery and study hall.

A year after the big blue tarp came down and the expanded second story started to settle into the fabric of the neighborhood, Angie had a chance encounter with the lady who lives across the street. Standing on the sidewalk, she pointed at the new gable and asked Angie, "Have those two windows always been in that wall?" Now that's seamless.



# Seamless

A second-story addition to a classic bungalow looks as though it has been there forever





Fine Homebuilding  
**2011  
HOUSES  
AWARD**

Our remodel-of-the-year award goes to Angie Lipski for the second-story addition she designed for her house in Missoula, Mont. The new roofline completes the look of the house, honors the neighborhood, and makes usable every square foot under the old roof. Modest, rational, and in tune with the times, this remodel demonstrates practical excellence.

# in Missoula



**Problem: A new study in the hallway needed to balance privacy with openness.**

**Solution:** The entry to the hallway study is framed by a box beam supported by pilasters at each end. They aren't structurally necessary, but they give the space a sense of sturdiness and separation from the rest of the house. Photo taken at A on floor plan.

**Problem: The chimney flue intrudes into the upstairs hallway.**

**Solution:** Replace the old heater in the basement with a high-efficiency heater that vents out the side of the house.

**Fortuitous consequences:** The new heater lowered energy costs by 20%, even though the size of the house increased by 33%. The chase for the old flue provided space for laundry drain lines and a new heating duct.

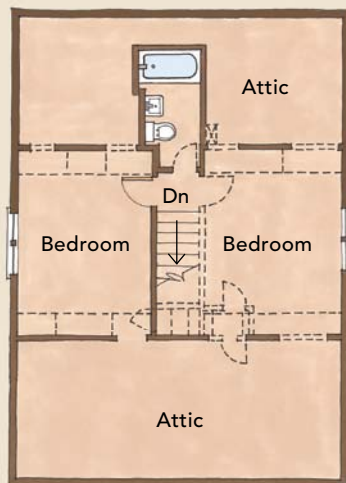




**Problem: The old bathroom lost daylight access.**

**Solution:** A transom window over the shower in the original bath grabs light from the new bath. Photo taken at B on floor plan.

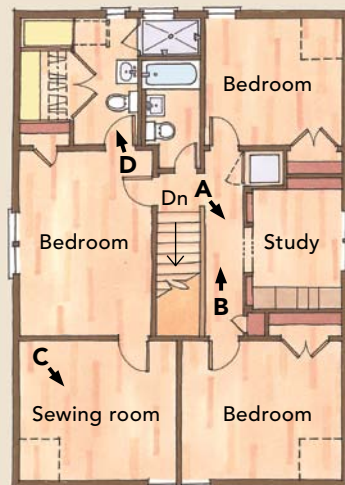
## SHARE THE VIEWS, SHARE THE LIGHT



**Before**

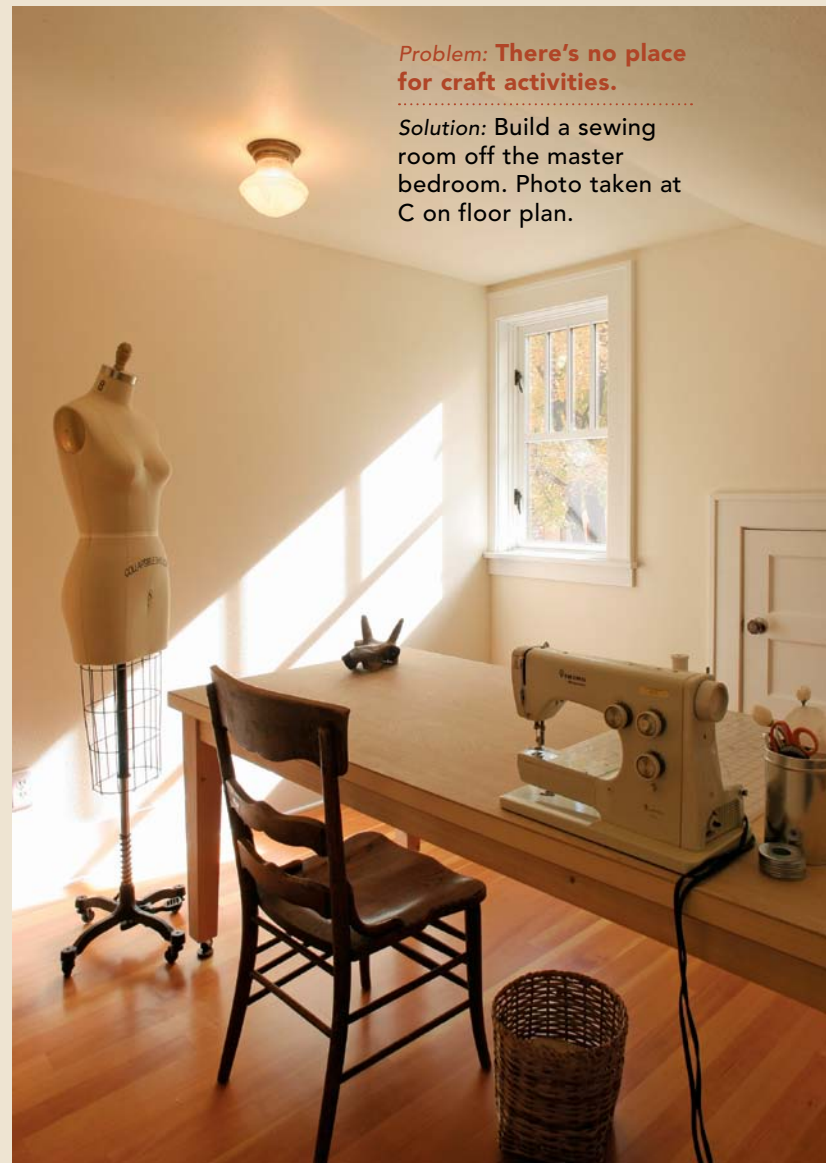
0 4 8 16 ft.

When Angie Lipski first started sketching potential upstairs floor plans, her plumber was fixing the downstairs shower valve. He made an offhand comment about upstairs bathroom placement: "If you put the baths next to each other, you won't screw up the downstairs ceiling, and you'll save on the cost of plumbing." That idea drove the design.



**After**

Photos taken at lettered positions.



**Problem: There's no place for craft activities.**

**Solution:** Build a sewing room off the master bedroom. Photo taken at C on floor plan.

### SPECS (upstairs only)

**Bedrooms:** 3

**Bathrooms:** 2 (one new)

**Size:** 600 sq. ft.

**Cost:** \$230 per sq. ft.

**Completed:** 2009

**Location:** Missoula, Mont.

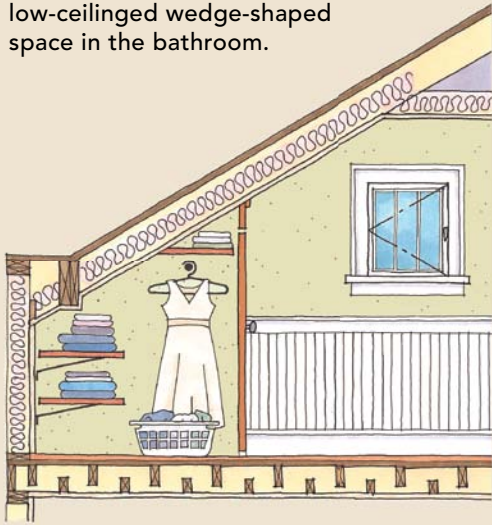
**Architect:** Angie Lipski  
www.mmwarchitects.com

**Builder:** Scariano Construction



**Problem: The master bedroom closet lost space.**

**Solution:** Tuck a closet into the low-ceilinged wedge-shaped space in the bathroom.



**Problem: The master bath had limited space for toiletries.**

**Solution:** Install his and hers deep drawers next to the closet. Photo left taken at D on floor plan.

## How to ease the pain of an upstairs addition

Muddy boots, roofing nails, falling debris, rain squalls, and the carting of bulky materials through finished spaces are just a few of the potential hazards that can damage a house when building a second-story addition. There's also the loss of privacy. Here are three ways that Angie and Dean's builders minimized the pitfalls.

### SCAFFOLDING IN THE FRONT AND BACK

served as bearing points for a beam that held aloft a tarp large enough to tent the entire house. Worries about water damage to existing finishes evaporated. **COST: About \$3000**



**A TEMPORARY EXTERIOR STAIRCASE** led straight to the job through an upstairs window, meaning no endless tromping through the downstairs. **COST: \$900**

**ORIENTED STRAND BOARD (OSB) SHIELDS** at strategic ground-level locations protected exterior finishes and landscaping. **COST: Lost in the round-over**

