

A master bedroom with a vaulted wooden ceiling. Three windows are set into the upper part of the wall. A bed with a white coverlet and several pillows is the central focus. A green ottoman with a white frame sits at the foot of the bed. Two dark wood nightstands with lamps and a vase of flowers are on either side of the bed. A tray with a drink and fruit is on the bed. The room is warmly lit.

Peaked with Interest

Adding space and light to a master bedroom and bath updates a 1960s ranch-style home, both inside and out, to increase its livability.

BY ANNE PATTERSON

Better Homes and Gardens® Special Interest Publications®

Price Report: What will
your new bath cost?

Remodeling

Ideas for Your Home.

Fall 1999
Display until November 2



**UNCOVER
THE CHARACTER
OF YOUR OLDER HOME**

Entry storage you can build, p. 60
Smart solutions for problem kitchens, p. 65

93 > \$4.50 U.S.



14005 14064 17

www.bhg.com



Edie and Bill Dagley, a young couple with two children, were becoming increasingly discontent with the limitations of their ranch-style home in San Rafael, California. The master suite was its worst feature.

Their rectangular 14×19-foot bedroom had a flat 8-foot-high ceiling. The minimal 5×7-foot bath contained a toilet, a combination tub/shower, and a single sink. The main source of daylight was a pair of French doors in the bedroom. The closet space also was cramped, dark, and inadequate. “You couldn’t see what clothes you had,” Edie says.

The Dagleys didn’t like the street facade of their house either. Surrounded by old eucalyptus trees, the home was built on a secluded lot split off from a turn-of-the-century estate. Although they loved the location and the beautiful mature trees, the early 1960s architecture lacked visual appeal and was inappropriate

for the property, which had increased in value significantly since they bought it seven years earlier.

“We have more than \$1.1 million of value in this house,” Bill says. “The side, which is the first thing you see when you drive up, was just a box with no interest. We wanted to capture the innate value of the property by trying to eliminate the dated tract house look.”

The Dagleys considered moving and looked at houses in nearby Marin County communities. They discovered that an equivalent home, needing the same kinds of fix-ups, would cost double what they had paid for their present house.

“Shopping around made us appreciate what we had,” Edie says. “We decided we would stay put, maybe forever. But if we were going to stay, we wanted it to be as comfortable as possible.” They had



top and opposite Bill and Edie Dagley’s expanded master suite provides a more interesting street facade. New landscaping softens the end of the house. Inside, the dormer windows emphasize the bedroom’s new height.

Peaked with Interest

right Designed to fit Edie's heirloom desk, a study alcove includes open shelves with room for a television. The French doors lead to a small patio area.

far right A picture window bumps out from the back wall. Drawers tucked under the cushioned seat provide storage space. Molding conceals lighting strips, which wash the ceiling with a soft glow.



already improved the living room and breakfast room by replacing flat plaster ceilings with vaulted ones finished in whitewashed pine planking.

Now it was time to tackle the master suite. The couple longed for a vaulted ceiling over a more spacious bedroom. They also wanted a larger bath and more storage space. When designing the addition, architect Carolyn Walker Davis faced challenges from the lot: a tennis court, an oak tree, and the driveway limited the ability to expand. She also had to contend with local setback restrictions.

"The awkward thing about this lot was whether the city planners would consider

the bedroom facade the side or the front of the house," Davis says. "If they considered it the front, the addition would not have been possible. Although it faces the street, which is really a private road for this house and one other, it really isn't the front of the house." The main entry is in the middle of the property. Visitors enter through a gate beside the garage and follow a walkway to the front door.

"The planners understood that this was an unorthodox subdivision. They allowed us to come out toward the street to a 12-foot side yard setback," Davis explains.

Her design moved the wall of the master suite out 5 feet. One section steps out an additional 2 feet to accommodate a

SUNSHINE WITH PRIVACY

Although ample daylight is a desirable element in any home, sometimes concerns about privacy limit the number of windows homeowners feel comfortable with in certain rooms, as was the case with Edie and Bill Dagley.

Architect Carolyn Walker Davis came up with the perfect solutions: high windows and a skylight. In a room with a high ceiling, placing windows near the peak in the gable end of the room is an excellent way to bring in more light. If the room has no gable, a series of clerestory windows near the ceiling line

will serve the same function.

In addition to offering privacy in bathrooms, skylights often are the answer for kitchens that lack an outside wall or face a nearby home. They also provide an excellent solution for brightening interior stairwells, hallways, or any spaces where privacy is an issue.

The skylights and operable windows offer an extra benefit: They provide plenty of ventilation.



planning points

To expand the master suite in their 1960s ranch and alleviate its claustrophobic feeling, Bill and Edie Dagley raised the ceiling, bumped out walls, and drenched the interiors with light. Here are some tips for adding volume and light to your dreary spaces.

- Check your roof beams. If the rafters can handle the exposure, tear out the oppressive ceiling and create a feeling of spaciousness without adding square footage.

- A whitewashed pine-plank ceiling will enhance and brighten any room.

- If you're adding space, you may have to reroof. Although tying a new roof into the existing slopes is the primary concern, perhaps a gable or a peaked dormer could add some outside interest.

- Add windows where it makes sense. If privacy is an issue, position them at eye level or higher. Stationary windows are the most economical, but if you want extra ventilation, spring for the operable variety.

- Consider lighting levels throughout the day. For ambient after-dark lighting, install low-voltage rope lights in shallow soffits or tucked above the crown molding trim.



BEFORE



AFTER



left The interior vertical surfaces of the new dormer are covered in gypsum board; the angled surfaces are finished in pine. The windows in the dormer are operable, providing ventilation on summer nights.



above In the new bath, a skylight brings in light and fresh air. Vertical incandescent vanity lights flatter skin tones and eliminate facial shadows.

generous walk-in closet at the end of the enlarged bathroom. She also added a large window seat bump-out on the wall next to the existing French doors. A new roof allows for a vaulted ceiling over the entire master suite.

Measuring 19x13 with the closet, the remodeled bath and dressing area contain a large tub, a separate shower with a

steam unit, and twin lavatories. Only the toilet, which is enclosed, remains in the same position as before.

"The most difficult problem to solve was how to give the Dagleys enough light and ventilation without sacrificing their privacy," Davis says. "I'm a real windows person, but Bill was concerned about their privacy and kept vetoing the

GLAZED AND DIFFUSED

No longer unsightly bubbles that dot rooftop landscapes, skylights and roof windows can shower your interiors with light while keeping outside glances at bay.

1. Lookin' good. Solid pine frames and maintenance-free aluminum-clad exteriors give CrestView skylights a classic finish. Sized to fit standard roof truss measurements, they are available in fixed or ventilating units and include options such as laminated or decorator glass, rain sensors, and motorized operation. Selected as a



flashing system helps ensure leakproof installation. Velux-America Inc.; 800/283-2831; www.velux.com

3. A sweet celebration. The Sweet 16 line is a conveniently sized group of roof windows that fits snugly between 16-inch-on-center roof rafters. Homeowners can choose from the venting Sunrise series or the fixed Hillight models. Both feature energy-efficient glazing, solid-wood frames, and built-in condensation gutter systems. The venting windows can be motorized for easier operation. Fico Roof Windows; 800/243-0893.



4. Beyond basics. Andersen's custom skylight offerings replace the bubble domes so prevalent in homes built during the 1970s. A full range of sizes allows complete flexibility. The skylights feature a 20-year glass warranty, a glass-fiber reinforced sash that reduces temperature conduction, and a rubber gasket that seals out moisture. Andersen; 800/426-4261; www.andersenwindows.com



2. Fear not. Install a Velux skylight, and you'll preserve privacy, add natural light, and improve ventilation with the added energy efficiency of a low-E glass coating. Featuring ComfortPlus Glass, a double-pane, dual-sealed tempered safety glass injected with argon gas, this skylight offers increased thermal performance. A layered

windows I initially suggested. The Dagleys didn't want any real windows on the street side or in the bathroom's outside wall, which faces their front walk."

Instead, Davis designed high dormer windows for the wall facing the street. Along with the new window seat, the panes help create a much brighter bedroom. A skylight substitutes for windows in the bathroom.

The expansion improved the appearance of the home's exterior as well. A dormer with three windows replaces the formerly flat, boxlike elevation. The closet bump-out adds further visual interest.

Because the house was built on a concrete slab, the construction process was complicated. The desired vaulted ceiling left no room to run attic ductwork, so space for the heating ducts had to be

included in the new foundation. "The remodeling took longer than we anticipated and also cost more than we expected," Bill says. However, both he and Edie are happy with the results.

"The height of the ceiling makes a great deal of difference in how the room feels. It adds a great deal of openness and airiness," Bill says.

"I love the amount of space in the bathroom and closet," Edie says. "I also love the light in there. It's a cheerful place to be any time of day." □

FOR RESOURCES, SEE PAGE 116.

Photographer: Jamie Hadley. Illustrator: Carson Ode. Architect: Carolyn Walker Davis, AIA. Field editor: Carla Howard.



above The low tub end wall promotes a feeling of openness. The large tub is equipped with a heating unit to keep the water warm.