NARI MINNESOTA 2023 COTY AWARDS

## COLONIAL PORTICO

Residential Exterior \$100,000-\$200,000





### **ABOUT THE PROJECT**

The clients purchased the home about 15 years ago and never knew what to do with the porch addition off the back of the home. In addition to being a general eye sore and cutting off a large portion of their small back yard, it was always a little damp, smelly, and not very well arranged. This also impeded access to the back yard by forcing passage through a secondary space. The size of the porch restricted light into the home which they did not like. The at-grade cedar deck was a maintenance nightmare and a terrible misuse of space.

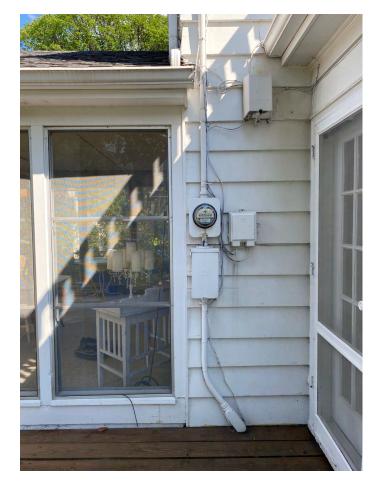
#### PLANS



#### **CLIENT NEEDS**

- Covered transition space between home and outdoors
- Client wanted to create a pass-through window area between the kitchen window and the covered space
- Better connection between two exterior doors one double door out of the dining room and a side door out of a sunroom
- Tie into existing traditional style details of home
- More light inside home; airy spaces at exterior





Before













# After





### **INNOVATION**

- Carpentry stoop built with grid system for Pewter Limestone "decking" over joists
- Roof line follows previous roofline to avoid costly siding replacement; gentle curve off one side covers pass-through window area
- Previous kitchen window was taller and went below counter height at interior kitchen area. By replacing the window with a shorter double-hung set, the homeowner can extend interior cabinets/countertops increase kitchen storage

## CRAFTSMANSHIP

- Barrel vault ceiling at portico inverse to curve on roof
- Intricate details at moulding and column details

## **AESTHETICS**

- Traditional with coastal flare style
- Dentil and crown moulding details mimic details on front entry of home; metal roof also calls back to detail on front of home
- Color scheme: whites and creamy light grey with touch of blue
- Staggered cedar shake accents at roof peak and side wall reminiscent of east cost
- Pass through window is double set of double-hung window to match existing windows on home (previously one single solid window)

## **KEY FEATURES**

- Connecting raised deck around home from sunroom across to pass-through stool area
- Barrel vault portico
- Natural stone decking
- Traditional architectural elements
- Lower maintenance materials metal roofing, Azek finishes, natural stone decking
- Stone pass-through bar top

## FUNCTIONALITY

- Curved roof helps to accommodate pitch of roof necessary to miss upper story windows but have an extension to cover pass-through window area
- Connected doors with one single deck that wraps around corner of house to sunroom door
- Side wall at edge of portion connects space to outdoor kitchen area but blocks view of gas meter in that location
- Easy access to back yard through dining doors and access to sun room



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