

2014 CotY Award Program

TITLE PAGE

CATEGORY NAME:

RESIDENTIAL EXTERIOR UNDER \$100,000

For office use only:

Entry # _____

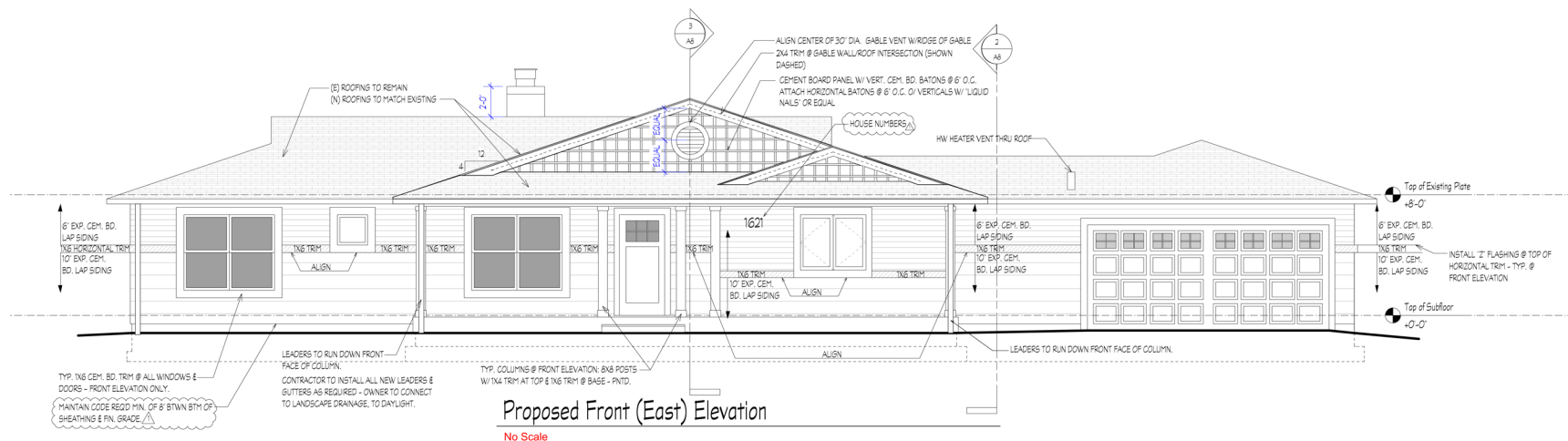
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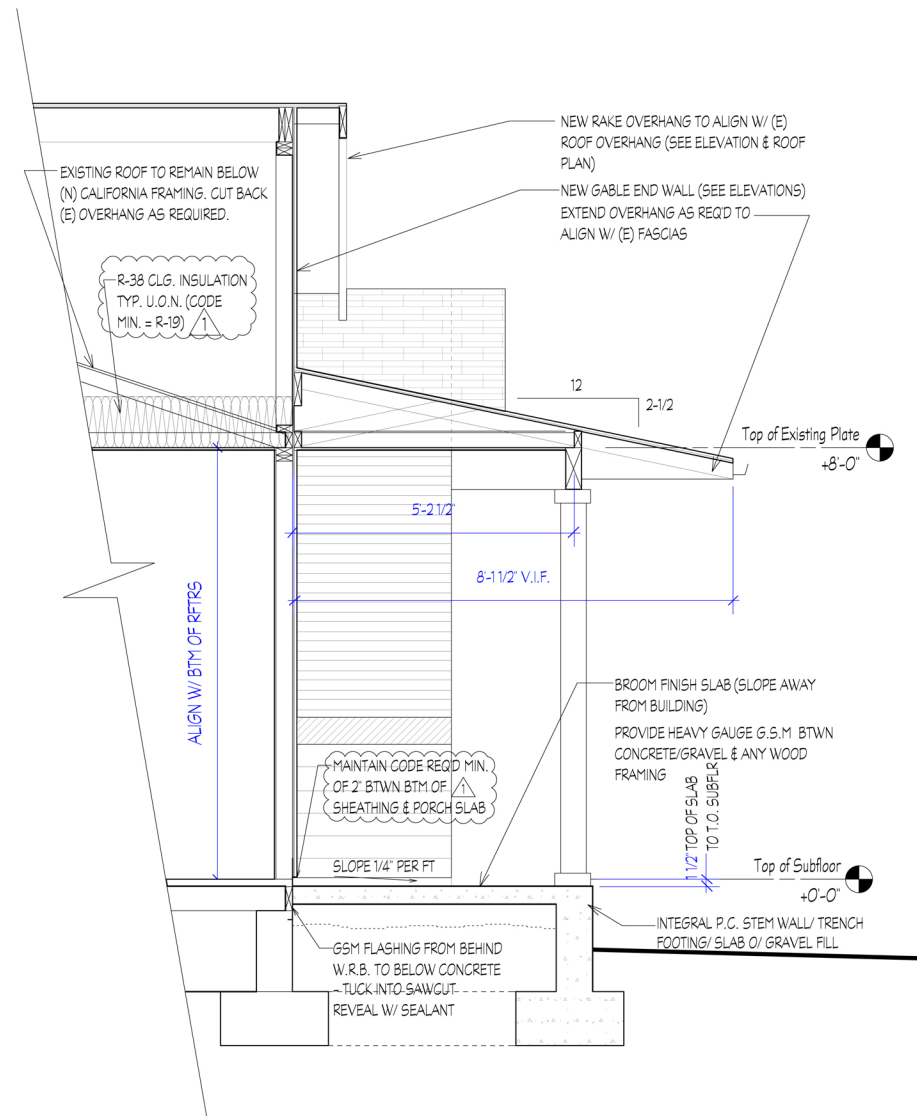
Project Description: Residential Exterior Under \$100,000 (#14)

Our Clients' existing home was in disrepair and had zero street appeal with its chipping paint, rusted gutters, cave-like and undefined entry, jail-like screen door, unused planter boxes, overgrown landscape, uninteresting roof line, and small windows. Our Clients' wished for an updated and inviting new façade while utilizing sturdy and low maintenance materials to keep up with their three young children and long-term living. The recently re-done roofing needed to coordinate with the new design as well.

We responded by relocating the front door to a new, central location and painting it a bold color to further identify the entry and invite visitors in. The front brick wall near the sidewalk was slightly modified and repaired in order to add new concrete stairs. These lead up to a new, curved and contrasting colored walkway that draws the eye to the entry. We used very durable cement fiber board siding material and new, larger, longer lasting vinyl windows. The front porch frames in the new entry and a repeat of patterns along the façade unifies the design. In addition, we added a new porch roof and two new, Dutch Gable roofs to give the façade and roof line interest and height. Although a challenge, incorporating the existing roofing into the new roof design was accomplished by skilled craftsmen who were able to weave in new of the same roofing material into the new roof areas. New landscaping and trees will mature to give this home a brand new curb appeal.

Please enjoy the photographs that follow that point out all of the details.





Proposed Section Through Porch

No Scale



BEFORE:

The existing home was in disrepair and lacked street appeal. The front entry was dark and undefined. Small windows brought very little light in, and the uniform hip roof line was uninteresting.

AFTER:

The home is much more welcoming and inviting. The new large cased windows and Dutch Gable roof give height and visual appeal to the home. A decorative grid application at the gables tie in with the square window pattern and window grids at the garage door. A curved entry walk draws your eye into the boldly painted entry door. The new garage has one door, making vehicular access much easier.





DURING:

The existing house was torn down to the studs. The existing roofing was removed only in the area where the new roofs were modified, in order to salvage as much of the existing roofing as possible.



DURING:

The small windows were removed and the new door location framed in to prepare for the new 42" front door. A new concrete front patio was poured and the roof areas were California framed in place.



DURING:

Here you can see the overhangs on the new roof areas being built. The new wood posts are put in place to create the porch columns.



DURING:

This photo shows how the new roofing was matched and woven in to the existing to create an even, uniform look. The shape of the new porch roof blends in well with the existing overhang.





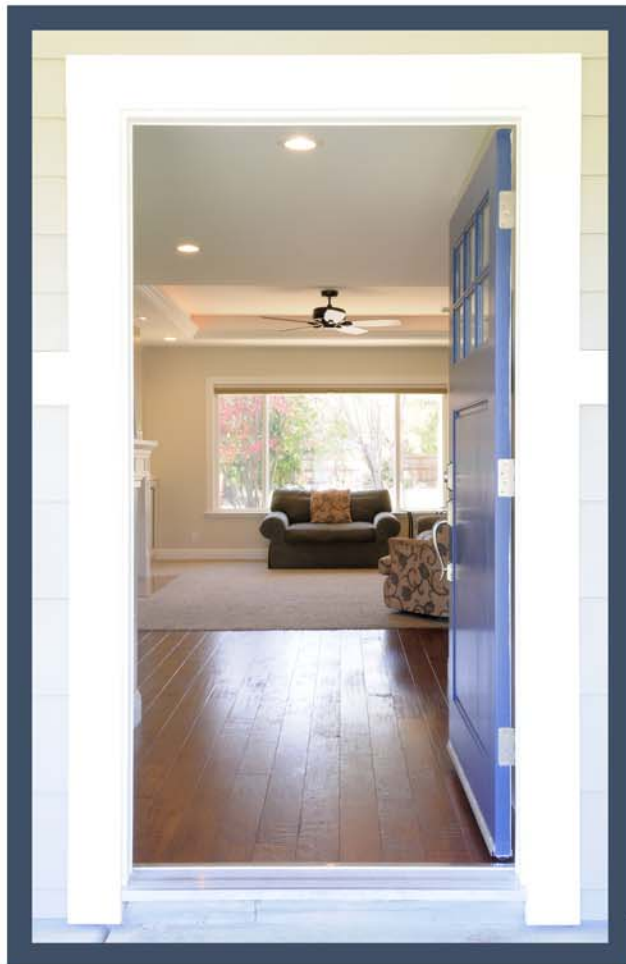
BEFORE:

The previous small porch wasn't very usable. The brick siding caused the house to appear squatty. The sidewalk seemed to blend into the landscape, making it hard to follow up to the entry.

AFTER:

The new larger entry porch was extended to increase the covered porch area of the home, and for additional outdoor seating. New, larger columns frame the porch. The continuous Hardie Board siding contributes to the visual height of the house. Note that the circular attic vent softens and plays with the rectangular grids of the design.





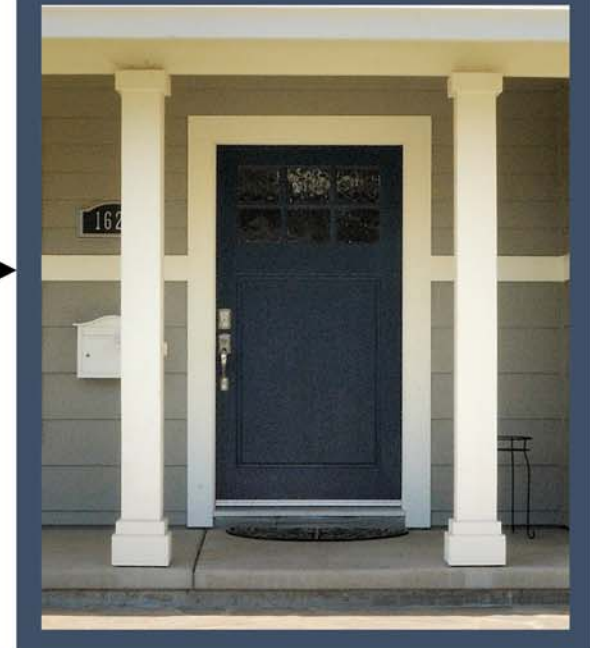
BEFORE (DETAIL):

The front door color blended in with the rest of the facade and the screen door further obscured the door from view.



AFTER (DETAIL):

The window pattern on the new front door complements other grid patterns along the new facade. Adding a bold and contrasting color, along with centering the door between two columns, allows the entry to pop and be visible from the street.



AFTER (DETAIL):

Large open space and windows beyond the entry create a warm welcome into the home.