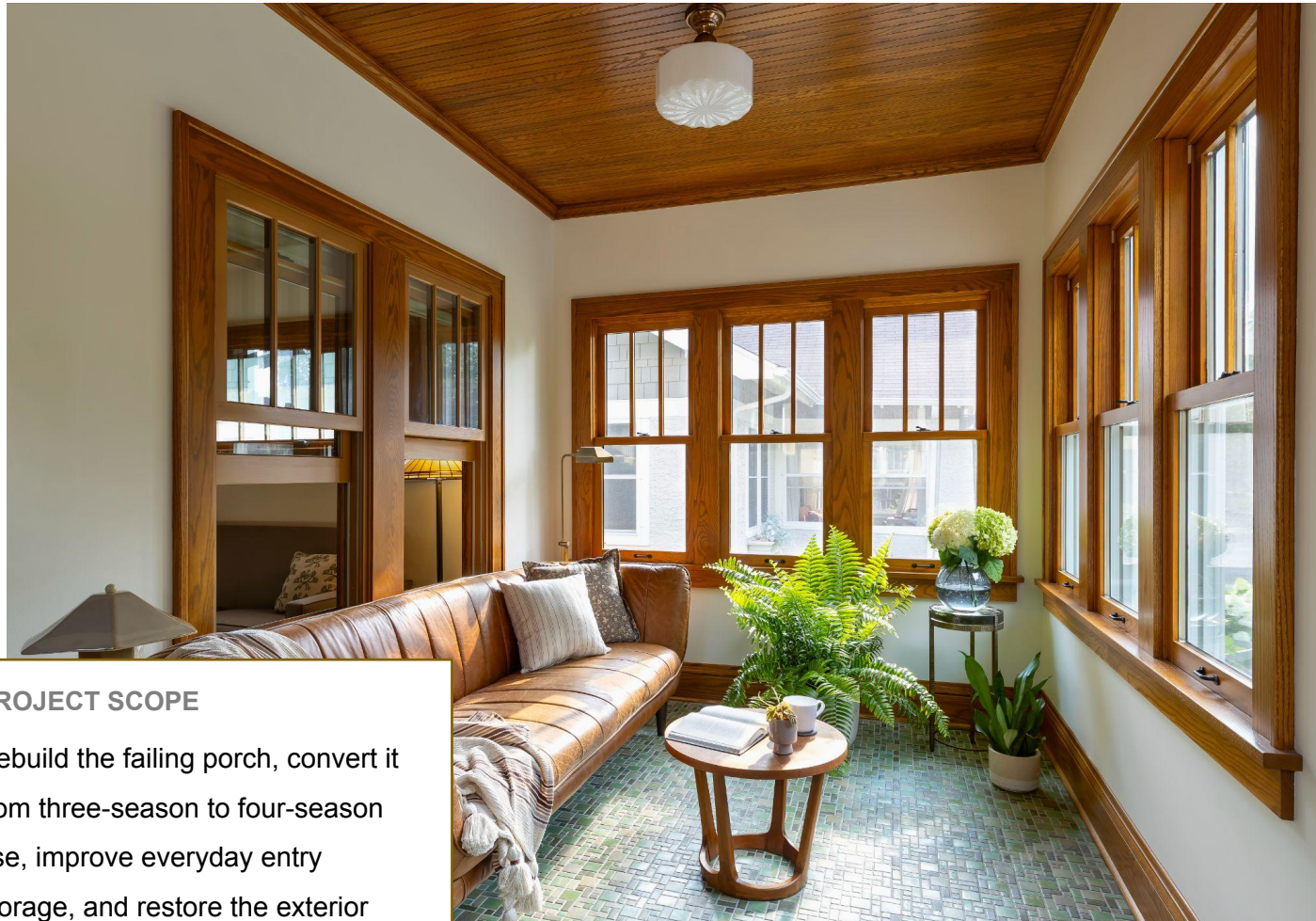


1921 Bungalow Historic Porch & Exterior Renovation



PROJECT SCOPE

Rebuild the failing porch, convert it from three-season to four-season use, improve everyday entry storage, and restore the exterior while maintaining the architectural character of the 1921 bungalow.

CHALLENGE

The front porch has always been an important part of the home. Functionally, it serves as the family's main entrance, but it's also one of their favorite places to read, play games, and spend time together.

Over time, the porch had begun to show its age. Visible sagging hinted at larger structural issues, and the floor had shifted enough that the front door could no longer fully open without hitting it.

Lastly, as a three-season space, the porch also had limited use during much of the year, leaving one of the brightest and most enjoyed areas of the home underutilized.

Restoring character to a tired porch



BEFORE

The existing porch had the natural light the homeowners loved, but aging windows, cracking walls, and a low ceiling left the space feeling tired and disconnected from the character of the home.



AFTER

The ceiling was raised to give the modestly sized porch a greater sense of openness. Warm stained wood, divided-light windows, tile, and period-appropriate details replaced the utilitarian finishes, creating a four-season room that feels connected to the architecture of the original home.

The goal wasn't to make the porch feel new. It was to make it work like new while still feeling at home.

PRESERVING CHARACTER

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PRESERVE + PERFORM

- Correct the failing porch structure
- Extend use from three seasons to four
- Maintain the natural light the family loved
- Add functional storage at the home's primary entrance
- Replace the unsightly aluminum trim and siding
- Select materials and details appropriate to the age and character of the home

Restoring an exterior that belongs to the bungalow



Rebuilding the porch also gave the homeowners an opportunity to improve the home's curb appeal.

The updated exterior brings more definition to the front of the bungalow, while new details were carefully considered to feel appropriate to the home.

Custom metal railings introduce a repeating geometric motif, giving a necessary safety feature an architectural presence of its own.



RESTORING THE EXTERIOR

Beyond the porch



New windows, replicated stucco, shingle siding, trim and skirting details were selected and executed to complement the home's age and style. The color palette ties the elements together, giving the rebuilt porch a refreshed appearance without making it feel newly added.

EXTERIOR MATERIALS

Everything below the roof had to go



Everything below the existing porch roof was removed, allowing the team to address the failing structure and rebuild the porch from the roofline down.

REBUILDING FOR THE NEXT CENTURY

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What demolition revealed

Renovating a century-old home often means confronting conditions that couldn't be seen until work began. Once demolition was underway, concealed mold, rot, and deteriorated structural components revealed the extent of the porch's problems.



Removing the existing wall finishes revealed concealed mold and moisture damage.



Demolition exposed compromised wood framing hidden within the existing structure.



Excavation uncovered remnants of old concrete below grade.

Making room for storage without sacrificing light



With no dedicated storage, shoes, coats, and everyday items accumulated near the family's primary entrance.

Because the porch serves as the family's primary entrance, everyday storage was essential. The homeowners wanted a full-length bench and space for coats, shoes, and winter gear, but they did not want to sacrifice the windows and natural light that made the porch special.

Several configurations were explored before arriving at a custom built-in that balances both priorities.

FUNCTION MEETS HISTORY

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Tile played a big role in the design and took time and careful consideration to get it right.



The custom mosaic tile was sourced from a local tile supplier and, unlike most mosaics of this size, was supplied piece by piece rather than on sheets. Each tile was laid individually, requiring us to build the pattern and distribute the three colors by hand.



Three shades of green were mixed across the floor, creating the subtle irregularity often found in older tilework. The finished floor feels less newly installed and more like a detail that could have always been there.

PERIOD-APPROPRIATE CRAFT

Modern comforts lie beneath.



Radiant floor heat was installed beneath the tile to keep the porch comfortable year-round, even on the coldest winter days. The system provides consistent warmth without taking up valuable wall or floor space.



YEAR-ROUND COMFORT

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A porch that feels like it has always belonged

“We love it and use it all the time”

The once-sagging, three-season porch is now a comfortable extension of the home the family can enjoy year-round. Radiant heat, thoughtful storage, and improved structural performance make it work for modern life, while warm woodwork, hand-laid tile, divided-light windows, and period-appropriate exterior details honor the character.



THE RESULT

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