



RESIDENTIAL EXTERIOR

\$100K - \$200K

NARI REMODELER OF THE YEAR AWARDS 2026

PROJECT TOTAL: \$157,071

PROJECT COMPLETED JUNE 2026



PROJECT Overview

FROM SCREENED PORCH TO THREE-SEASON RETREAT

The homeowners loved the connection their existing screened porch provided to the outdoors, but its limited protection from dust, dirt, and lack of temperature control made the space difficult to maintain and use consistently. Their goal was to transform the porch into a more comfortable three-season retreat that could function as an extension of the home and, when needed, a sleeping porch for family and guests. It was the only space in the home that was not being regularly used.

The renovation required significantly more than replacing the existing screens. The porch was reframed to accommodate new vinyl window systems, while glass transom windows were introduced within the front and rear gables to take advantage of the vaulted ceiling and bring additional natural light into the space.

New siding, trim, fascia, exterior railings and insect screening beneath the deck completed the exterior transformation.

Inside, durable materials were paired with highly personal design elements that reflect the homeowners' appreciation for craftsmanship, travel and collected pieces. Waterproof Italian wallpaper, custom ceiling draping, integrated lighting and a chandelier discovered by the homeowners while traveling create a space that feels distinctly their own.

The result transforms a seldom-used screened porch into a highly functional three-season retreat designed for relaxing, entertaining and overnight guests.

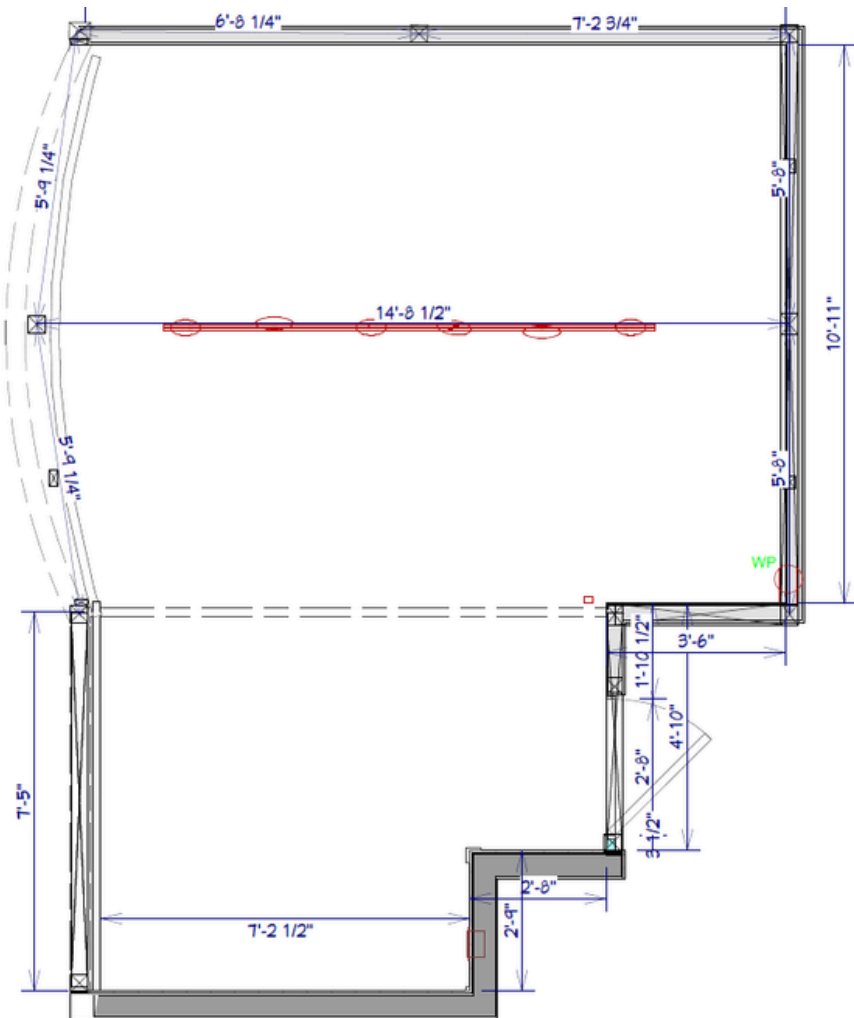


THE Challenge

- **LIMITED SEASONAL USE** - The existing screened porch offered a strong connection to the outdoors but provided little protection from dust, dirt, insects and changing weather. Maintaining the space became difficult, limiting how frequently the homeowners could comfortably use it.
- **MORE THAN A WINDOW REPLACEMENT** - Converting the porch into a three-season space required substantial reframing. New structural support was needed to accommodate the vinyl window assemblies, glass transoms and new porch door while maintaining the proportions and openness of the existing structure.
- **PRESERVING THE VIEW** - Increasing protection from the elements could easily have made the porch feel more enclosed. Window framing and the new exterior cable railing needed to be carefully coordinated to minimize interruptions to sight lines and maintain the porch's visual connection to the backyard trees and lake views.



INTENTIONAL Planning + Design



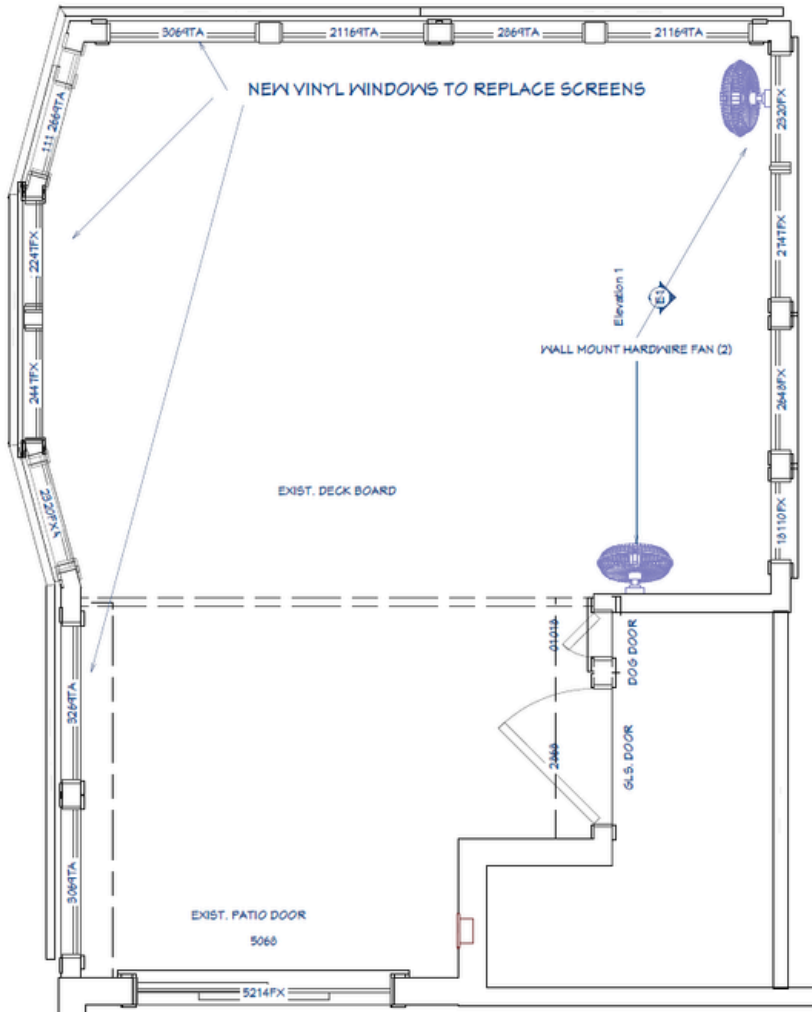
FLOOR PLAN - BEFORE

BEFORE: A PORCH WITH LIMITED LIVABILITY

The existing screened porch provided outdoor living space but offered limited protection from the surrounding environment. Screens allowed dust, dirt and insects to enter, requiring frequent cleaning and reducing the homeowners' ability to use the room comfortably throughout the year.

The existing framing and railing also presented challenges for converting the porch into an enclosed three-season space while preserving its open views.

INTENTIONAL Planning + Design



FLOOR PLAN - AFTER

AFTER: DESIGNED FOR GREATER LIVABILITY

CONSTRUCTION DETAIL

Behind the finished room was extensive coordination between framing, windows, exterior finishes, railing, electrical and interior detailing.

The existing porch was selectively reframed to accommodate the new window system, including engineered structural members where required. Additional framing created support for the central chandelier within the vaulted ceiling, while new construction at the gable ends accommodated the glass transoms.

Exterior-grade Hardie panels and trim, siding, fascia, skirtboards and perimeter details were carefully integrated around the existing structure. Window framing and face-mounted cable railing were coordinated so structural requirements would have minimal impact on the homeowners' views.

FUNCTION + Innovation



Reframed for enclosure - Supplemental framing, including engineered structural members, was introduced to support the new vinyl window assemblies while maintaining the existing vaulted form.



Light as an architectural detail: Integrated LED tape lighting flanks the wallpapered wall, emphasizing its height and creating a soft layer of illumination after sunset.



Natural light from above - Glass transom windows were incorporated into both gable ends, utilizing previously open space above the primary window system and bringing additional daylight into the room.

BEFORE



BEFORE:

OPEN, BUT EXPOSED

The existing screened porch provided a place to enjoy the outdoors but lacked the protection needed for consistent three-season use. Its screening, railing and exterior detailing were designed for a traditional porch rather than the more comfortable, flexible space the homeowners wanted.

AFTER



AFTER:

PROTECTED WITHOUT LOSING THE VIEW

The redesigned exterior transforms the screened porch into a more functional three-season retreat while preserving its connection to the surrounding landscape. New vinyl window systems and glass transoms fill the vaulted gable, bringing in natural light and emphasizing the height of the space.

New siding, trim, and fascia create a cohesive exterior, while face-mounted cable railing posts were intentionally aligned with the window framing to minimize sight-line disruption and maintain expansive views.

BEFORE



BEFORE:

A SPACE WITHOUT A DEFINED PURPOSE

The original porch functioned primarily as a casual seating area. Exposed decking, simple finishes, and the existing screen system gave the room an outdoor feel, but it lacked the comfort and character the homeowners wanted for relaxing or hosting guests.

AFTER



AFTER:

A SLEEPING PORCH WITH PERSONALITY

The finished space was designed to feel collected, comfortable, and distinctly personal. Waterproof Italian Madame Butterfly wallpaper creates a dramatic focal point, while custom ceiling draping softens the vaulted architecture.

A chandelier discovered by the homeowners while traveling in Colorado adds a meaningful centerpiece overhead, and integrated tape lighting flanking the feature wall highlights its height and detail.

A new integrated dog door provides direct outdoor access for the homeowners' pets, adding another layer of everyday functionality to the three-season retreat.

BEFORE



BEFORE:

A VISUALLY ENCLOSED EXTERIOR

The original screened porch was defined by heavy horizontal framing and solid siding that limited views and reduced the visual connection between the porch and surrounding landscape. While functional as a screened enclosure, the exterior did not take full advantage of the elevated setting.

AFTER



AFTER:

EXPANSIVE VIEWS, THOUGHTFULLY FRAMED

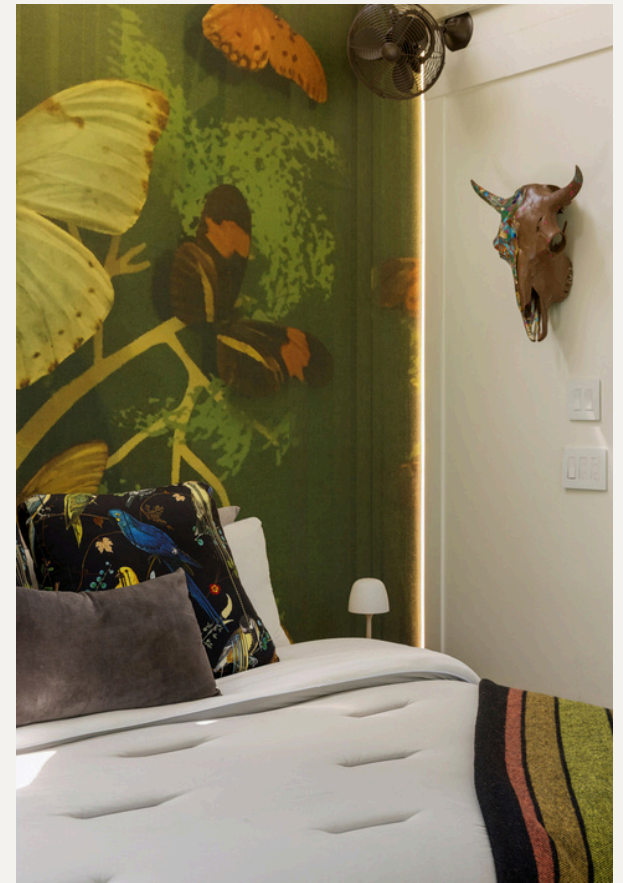
The redesigned elevation replaces the previous screen system and solid lower wall with full-height vinyl window assemblies, creating a more open connection to the landscape.

Exterior-mounted cable railing was carefully aligned with the new window framing to minimize sight-line disruption, while insect screening installed beneath the deck prevents bugs from entering through gaps in the decking. Updated siding, trim, fascia, and architectural detailing complete the transformation.

BEFORE



AFTER



COLLECTED, PERSONAL + UNEXPECTED

- **IMPORTED WALLPAPER:** Waterproof Madame Butterfly wallpaper imported from Italy transforms the back wall into a dramatic focal point. Its oversized botanical and animal motifs create an enchanted, almost storybook quality while introducing a durable finish appropriate for the three-season environment.
- **COLLECTED LIGHTING + CEILING DETAIL** Rather than selecting a fixture simply to complete the room, the homeowners incorporated a chandelier they discovered while traveling in Colorado, adding another collected element with personal meaning. Custom fabric draping softens the architecture overhead, contrasting the harder exterior-rated materials and reinforcing the feeling of an intimate retreat.
- **INTEGRATED ACCENT LIGHTING:** LED tape lighting concealed along the edges of the wallpapered feature wall creates a soft glow that emphasizes the dramatic pattern and draws attention to the height of the vaulted space. The indirect lighting adds depth and dimension while allowing the wall to become an architectural focal point after dark.

PROJECT Recap

CLIENT OBJECTIVES

The homeowners wanted to transform an underused screened porch into a more protected and functional three-season retreat. The room needed to support relaxing, entertaining and overnight guests while reflecting their appreciation for craftsmanship, travel and collected design.

FUNCTIONALITY

Integrated fans, lighting, electrical access and insect screening beneath the deck further support comfortable three-season use, allowing the room to function as both a gathering space and a sleeping porch for overnight guests.

INNOVATION

Glass transoms capitalize on the vaulted gables to introduce additional daylight, while face-mounted cable railing posts align with the window framing to minimize disruption to exterior views. Integrated lighting and home-control technology further allow the porch to function as an extension of the residence.

AESTHETICS

The finished room balances exterior durability with the layered character of an interior living space. Waterproof Italian wallpaper, custom ceiling draping, architectural lighting and collected furnishings create an unexpected sense of intimacy while expansive windows preserve the connection to the outdoors.

CRAFTSMANSHIP

Precise coordination between structural framing, window assemblies, railing posts, Hardie panels, exterior trim, lighting and finish materials allows the numerous new systems to read as one cohesive transformation.

PROBLEM-SOLVING

Converting the existing porch required substantially more than enclosing its openings. Structural framing was reworked to support new vinyl windows, glass gable transoms, a new door and chandelier while exterior detailing and railing systems were redesigned around the new enclosure.

