

Qualified Remodeler®

November 2014

PROJECTS | PRODUCTS | PROFITS

PRODUCTS

EXTERIOR
KITCHEN/BATH
TOOLS
TRENDS: HVAC 28

PROJECTS

HOME REBORN

An addition and radical rehab of an old home produces a total transformation 24

PROFITS

- Estimating
- Design details
- Data center 35

40th
YEAR
Qualified Remodeler

Cover Story



24 | Design Solutions

An addition and radical rehab of an old home produces a total transformation.

Projects

16 | Exterior Solutions

Completed in several phases, the restoration of this 1920 home faced gaining the homeowners' trust, decay and Super Storm Sandy.

20 | Master Design Solutions

A thoughtfully designed and executed porch addition provides a young family with the outdoor space they desired.



20



30

Departments

- 06** | Editorial Director's Note
- 08** | What's Online
- 46** | Online Buzz
- 48** | Events

Profits

- 35** | Business Solutions: Estimating
- 36** | Business Solutions: Cash flow
- 38** | NAHB Remodeler of the Month
- 39** | NARI Recertification
- 40** | Remodelers Advantage Peer Profile
- 42** | Technology
- 43** | AIBD Designer's Notebook
- 44** | Marketing
- 45** | Tax strategies
- 47** | Data Center



STAY CONNECTED!

- Share:** facebook.com/qualifiedremodeler
- Discuss:** linkedin.com/groups?gid=1428097&goback
- Follow:** twitter.com/QualifiedRemod

Products

- 12** | New Products
- 28** | Kitchen/bath
- 30** | Exterior
- 32** | Tools
- 33** | Product Trends: HVAC
- 50** | Product Solutions: Cable railing

28

Elements of a GREAT PORCH

A thoughtfully designed and executed porch addition provides a young family with outdoor space they desired

Great remodeling projects often exemplify the adage: “The sum is greater than its parts.” Sometimes, however, a single aspect or element is as good or greater than the overall finished product. The sum is great, but so too are the individual elements.

That is the case with a subtle and superlative porch, part of a \$1.3 million, 10-month renovation of a 7,000-sq.-ft., Westchester County, N.Y., colonial. The overall project, built for a couple in their 30s with three school-age children, was deferred five years by the recession. The

architect, Dan Contelmo of Poughkeepsie, N.Y., felt lucky they called him again when they were ready to proceed. It was a complete renovation encompassing nearly every room, yet very few walls were moved with the exception of the porch addition. It is somewhat surprising to

Homeowners in Westchester County, N.Y., deferred their home renovation project five years due to the recession. Once completed, the renovation of the colonial included the addition of a porch, which architect, contractor and homeowners wanted blended with the proportions and design details of the home.



Before



After

Photos: Daniel Contelmo II

note the home was built in the 1980s. The brown and cream colors on the windows and doors harken back to a much earlier era, as do the correct proportions and the design details of the home that were very important to the owners, Contelmo and the contractor, Legacy Construction.

HARMONIOUS INTEGRATION Seamlessly adding the porch to this house was not as easy as one would guess. The main issue was how best to integrate the

porch with the house. Bedroom windows line the rear of the house. It was important to not be forced to remove or shrink the size of the openings. And it was important that the new roof below the windows was not so high as to create a water intrusion situation in heavy rain or snowfall situations.

At the same time, simply extending a low-pitch roof out from the side of the house would have been equally unsatisfactory. Left to stand alone, that low pitch would bear no resemblance to

COMPANY INFORMATION

Daniel Contelmo Architects, Poughkeepsie, N.Y.
 dtcarchitects.com
 Full-time employees: 4
 Annual remodeling projects: 30
 Residential: 95 percent
 Commercial: 5 percent
 Single-family: 98 percent
 Multifamily: 2 percent
 Bid: 100 percent

PROJECT INFORMATION

Westchester Complete Transformation, Chappaqua, N.Y.
 Completed: Spring 2014
 Square footage before: 7,000
 Square footage after: 7,200

PRODUCT INFORMATION

Siding: Michigan Prestain
 Shingles, doors and windows: LePage
 Garage doors: Artisan
 Paint/stain: Benjamin Moore and Sherwin-Williams



The placement of the fireplace at the far end of the porch was intentional to avoid having it be in line with an interior fireplace from the perspective of the family room.

the roof pitch of the main house, as well as leaving the interior space less dramatic without as high of a ceiling as the family or the architect wished.

That is why the low-pitched roof moves out from the house about 12 ft. before connecting perpendicularly with a much steeper pitched roof that evokes the feeling of the main structure.

“We knew that the roof, in order for it to look like it belonged to this house, was going to have a ridge that would rise high enough to go into view of that window from the bedroom,” Contelmo explains. “But we were concerned about keeping the snow lower than the windowsill, and to ensure that

from the bedroom window you were not looking directly into the roof. The rooflines are usually the biggest challenge we have on any successful job. It is easy to draw whatever you want and not care about how it looks. It is not easy to make the roof work — shed snow — and look good at the same time. And that was the biggest challenge — getting the rooflines to work here.”

SCOPE OF PORCH The sensitive work of the roof line was carefully orchestrated

to match the goals of the room, or rooms, below (One can argue this porch comprises of two rooms). The design for the entire project, not just the porch, took seven months. But a good chunk of that time was spent on the porch, says Contelmo, and the client’s goals were to create a room that was, when the doors were opened, a natural extension of the adjacent family room. In addition, the room must offer dining for 10 and a large sitting area with a fireplace.

Called by a number of names — screen porches, sunrooms, or three-season rooms — these spaces represent the best of traditional outdoor living in the Northeast and Midwest. Screens offer a respite out of doors, without pestering bugs. Walking into this porch is dramatic and different.

One notices the bluestone floors, the floor-to-ceiling screens on both sides, and the dramatic brick and stone fireplace at the far end. Less noticeable at first is the low-ceilinged dining area, which is very much its own space. Past that space, the room opens dramatically under the vaulted pitched roof above. This sitting area is indeed its own space too.

PROJECTS: Master Design Solutions

Putting the fireplace at the far end might be a bit of a head-scratcher initially. After all, don't you want to gaze out into the distance? There is, however, no distance behind the fireplace. It is just a knoll. Also had the fireplace been located along the sides of the room, it would have been 100 percent in line with the interior fireplace, creating an unusual visual echo from the family room perspective.

To Contelmo, creating this successful porch was very satisfying. It met all of the requirements of the owner and added a lot of comfortable living space for the family, who are able to enjoy the space, look out at either side of their yard and stay connected with family members whether they are on the first floor or outside the home. And, contrary to what most people assume, a successful porch proj-

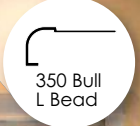
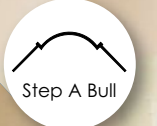
ect can be as costly to create as any other living space. Contelmo says that this porch came in at \$300 per square foot.

"We have done a lot more porches in the past 10 years. I think porches are sort of making a comeback," says Contelmo. "The problem is tying it into the building and having it look appropriate in scale, but also to construct a porch of this quality and detail costs a lot of money. When I meet new clients and they say, "I want to build a new porch and I have \$20,000 to spend," I say "that is going to be a really small porch." That porch would be 4x4 pressure treated posts and no chimney and no foundation. It would be really inexpensive and it would look inexpensive."

Fortunately, for Contelmo, budget was not a primary consideration with this project. **QR**



The porch addition, while one structure, arguably functions as two rooms. The dining area seats 10 and has a lower ceiling, due to the low-pitch roof design to not block the view from any bedroom windows. A vaulted pitched roof allows the sitting area to open dramatically, and has a brick and stone fireplace.



For more info circle 46

Do More with Vinyl

Vinyl corner beads are the superior solution for interior finishing. Unlike traditional metal corner beads, vinyl protects corners from dents and dings. The design possibilities with vinyl beads are endless. Vinyl forms to curved surfaces making it quick and easy to achieve a smooth finish. Add Step A Bull corner bead to any room for an instant upgrade. Request a free catalog containing over 200 interior finishing solutions.



1-800-874-2333 www.trim-tex.com