

Project Category: Residential Exterior|

Residential Exterior \$50,000 - \$100,000

Completion Date: May 21, 2020

Location: Middleton, WI



These clients came to us, asking to replace a dilapidated deck with a new screened porch. They requested that their screened in porch have a sitting area to relax and read, and an al fresco dining area for four. Most of all they wished for an area that's shaded, bug-free, and allowed them to sit outside even during a gentle rain. They also knew that they wanted a diversity of spaces, and preferred a screened porch to a three season porch or four season addition.



BEFORE: VIEW OF EXISTING DECK AND BACKYARD POOL AREA.

While the front of the existing home and its interior are generally formal in their design and feel, the backyard was different. With the pool, the trees, and the wood fence, it had a much more relaxed feeling. However, the deck that connected them was on the verge of falling down. It was visibly tilted, and besides that, it was too small for what they wanted to use it for.



AFTER: VIEW OF NEW DECK AND BACKYARD POOL AREA.



AFTER: THE STRUCTURE OF THE PORCH USES SOLID-SAWN DOUG FIR LUMBER, THAT HAS BEEN LEFT EXPOSED, AND A TONGUE AND GROOVE ROOF SHEATHING. THE RAILING SYSTEM WAS CONSTRUCTED OF ALUMINUM BALUSTERS AND HANDRAIL WITH CEDAR POSTS AND RAILING.

An important function of this project was the grilling deck. They knew that they did not need a large outdoor deck space, rather something that was just enough to place the grill, with adequate space around it, so that the heat does not damage any of the structure or siding.



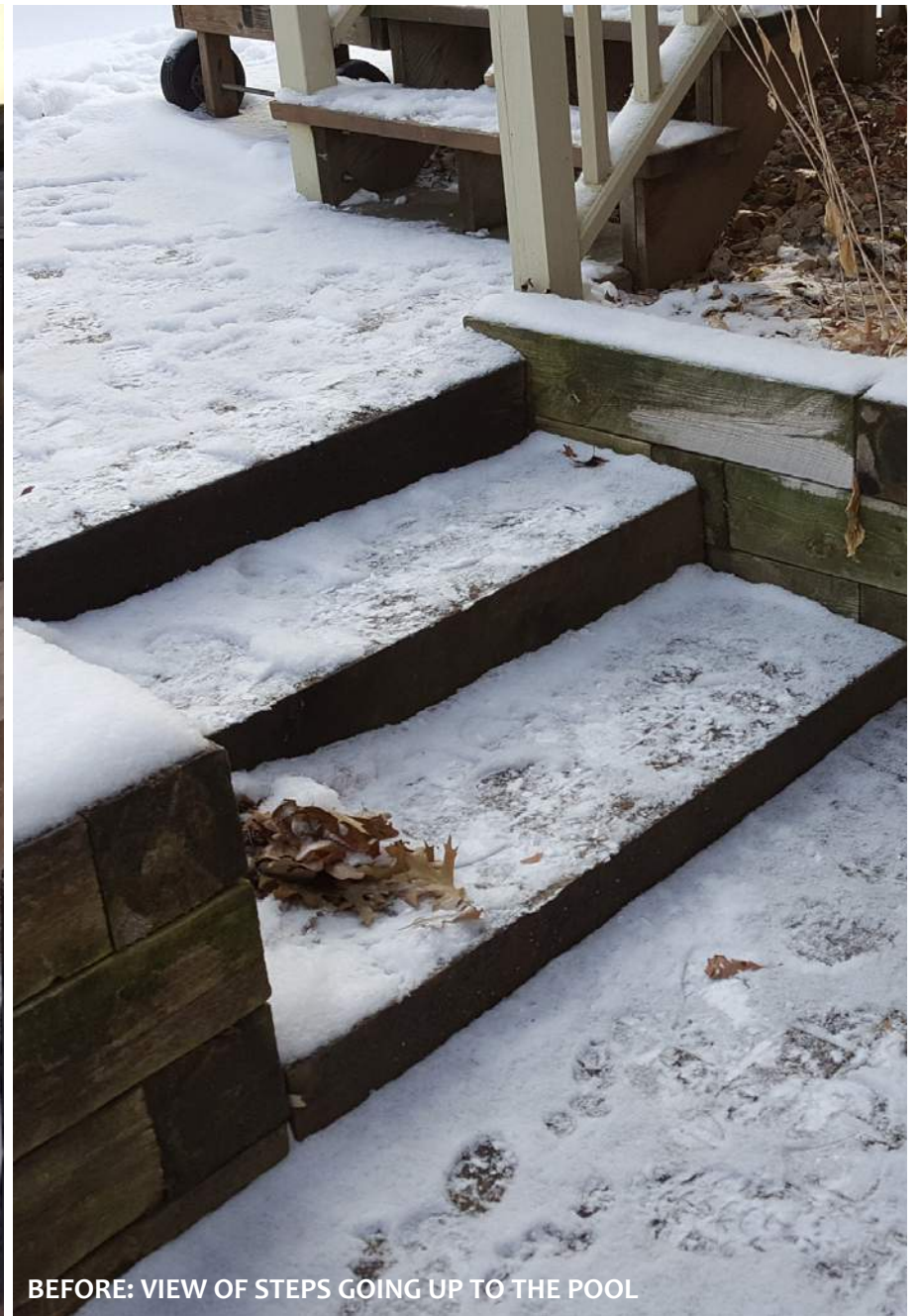
AFTER: VIEW OF NEW GRILL DECK



AFTER: SPACE THAT WOULD ACCOMMODATE THE GAS GRILL - THERE IS NOW PROPER SPACE FOR GRILLING, AND A CLEAR PATH FROM THE HOUSE, THROUGH THE PORCH, DOWN THE STAIRS, TO THE POOL.



BEFORE: VIEW OF EXPOSED BASEMENT PATIO DOORS



BEFORE: VIEW OF STEPS GOING UP TO THE POOL

One of the unique challenges of the deck was that the patio doors lead out from the exposed basement below and actually step up hill to the pool deck. So the design had to be very careful to allow for headroom, as well as respecting the views out of the windows and patio doors.



AFTER: VIEW OF EXPOSED BASEMENT PATIO DOORS WITH STEPS LEADING TO POOL. THE GRILL DECK OFFERS PLENTY OF HEADROOM, AND THE VIEW FROM THE EXISTING WINDOWS AND PATIO DOORS IS NOT RESTRICTED.



AFTER: VIEW OF NEW SCREEN PORCH, GRILL DECK AND UNOBSTRUCTED VIEWS FROM THE BASEMENT



AFTER: VIEW OF FOOTINGS INSTALLED IN EXISTING LANDSCAPE BEDS

A further constraint was that we did not want to impact the concrete pool deck, so we installed all of the footings in the existing landscape beds.



AFTER: VIEW OF ANGLED GRILLING DECK

These constraints led to the unique angle of the grilling deck, mimicking the shape of the landscaped area and steps below. The only footing which required concrete cutting in the pool deck was one hidden by the stairway.



AFTER: THERE IS ENOUGH ROOM IN THE PORCH FOR A SEATING AREA AND DINING TABLE

The result of all this work is a screen porch that fulfills all of the clients needs. There is enough room in the porch for the seating area and the dining table, and they now have a great place where they can be outdoors, while others are in the pool.



AFTER





CRITERIA RESPONSES

To what degree were the expressed needs of the client met?

The clients expressed needs included replacement of a deck with a screened porch. They wanted diversity in their type of living space, and therefore 3-season or 4-season rooms were out of the question, a screened porch was the right answer. They needed a small grilling deck, and a stairway to the pool area. The porch was to be large enough to provide two seating areas: A reading/sitting area and dining space for 4. The porch accomplishes all of these needs!

To what degree does the project enhance the existing structures functionally?

Because the home has a fully exposed basement, it was important for our design to accomplish all the goals above while taking care to not block the lower level windows and patio doors. The old deck was too small to accommodate all of the necessary functions. There is now proper space for grilling (without risk of melting any vinyl siding!) and a clear path from the house, through the porch, down the stairs, to the pool. We also carefully protected the necessary headroom as one walks from the pool area to the lower level patio doors and the changing room/bathroom just inside.

To what degree does the project enhance the structure aesthetically?

Besides the obvious beauty of the porch itself, the grilling deck and stairway also enhance the back of this home. Two stories with an exposed basement, the back of the house is very tall. The porch with its deck and stairway punctuate and layer the rear elevation of the home.

Is there evidence of superior craftsmanship?

The evidence of superior craftsmanship is in the execution of a screened porch where all wood framing is exposed. Stained solid-sawn doug fir lumber was used for often-concealed headers, rafters and roof sheathing. Even the floor joists are exposed from the walk-out lower level. Attention was paid in every area of work in order to make our work beautiful without the added cost of installing materials that would provide a finished ceiling below the floor joists.

Were innovative uses of material and/or methods of construction used in the project?

As a measure of cost-control and value engineering, we determined that the easiest way to get the look of the plank ceiling was NOT to use solid 2 x 6 T & G roof decking. Rather, we used standard 3/4" thick T & G boards, with another layer of OSB over the top, such that the shingle nails do not penetrate the exposed pine ceiling. This provided the desired look, the needed structure, and the best value for our clients.

Did the contractor overcome difficult obstacles?

We were working in a fenced pool area. Helical pier footings were carefully design, planned, and installed in existing landscaped areas to avoid any demo or re-pouring of the concrete pool deck. A single footing under the stairway required concrete cutting and the hole was concealed after construction.