

# Residential Exterior

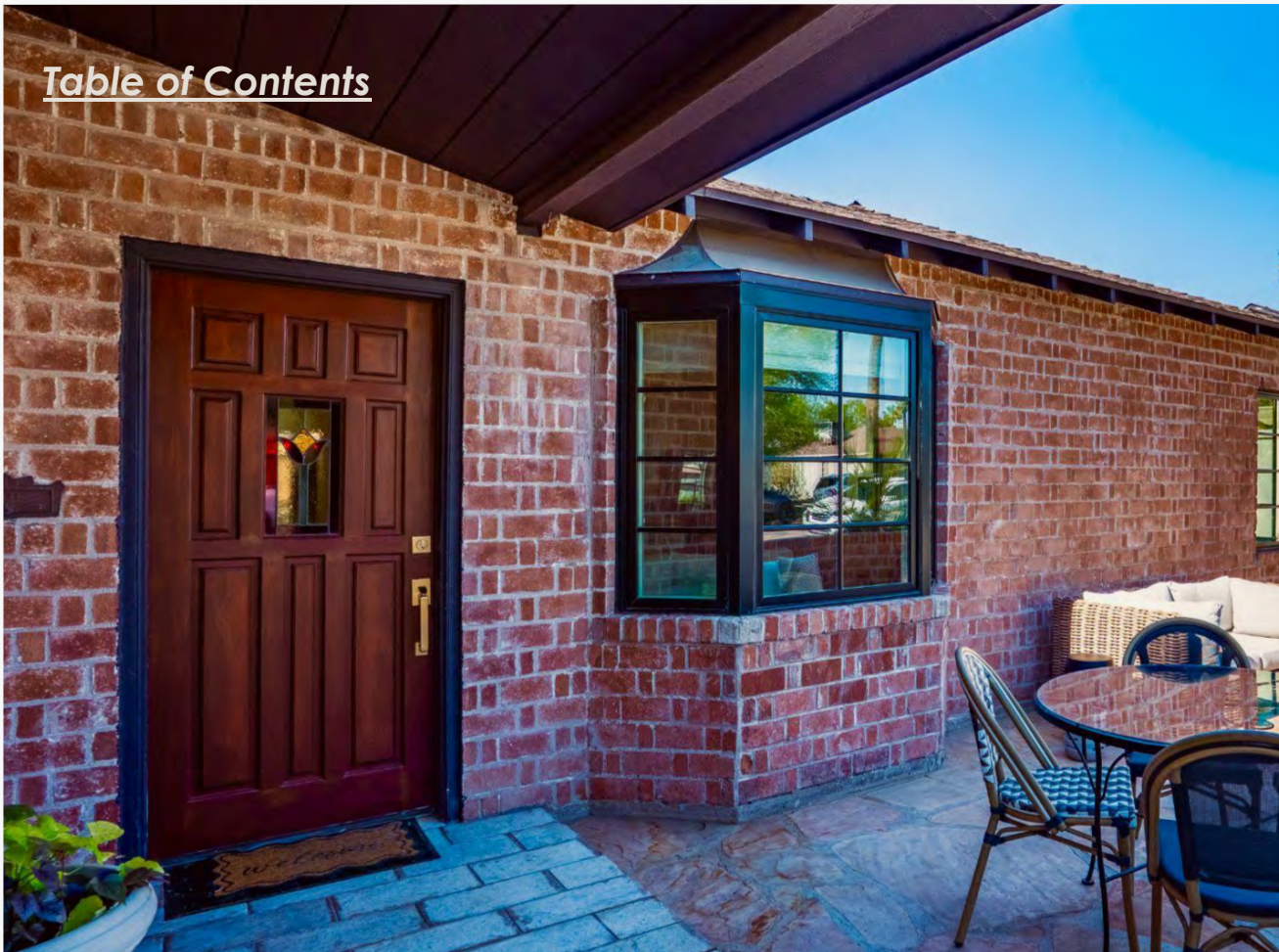
\$100,000 - \$200,000



Project: \$175,350







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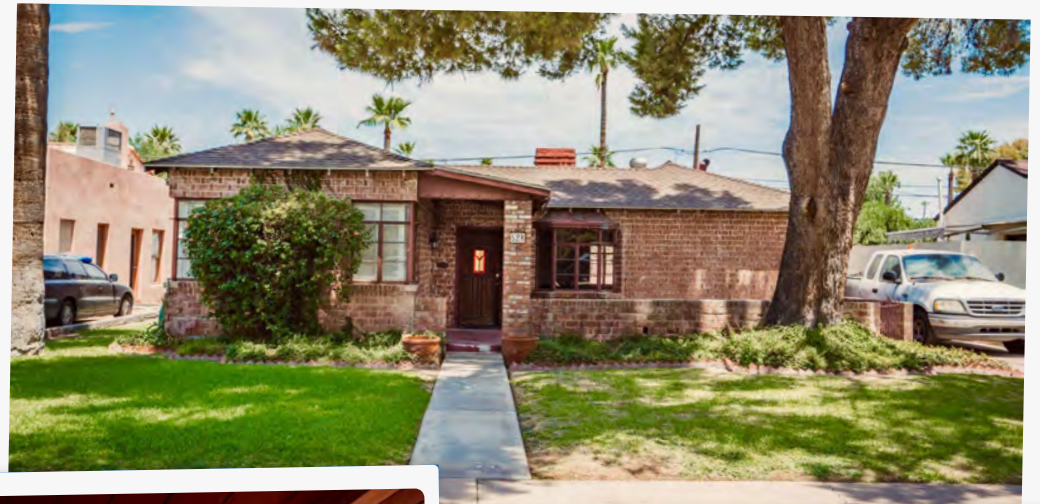
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## Introduction

This project revitalized the exterior of a 1930s Spanish Colonial Revival home in our Historic District. Every element, from the restored stucco finish to the custom windows, new gates, and refreshed garage, was designed to preserve the home's historic charm while ensuring long-term durability and energy efficiency. The result is a showcase of expert craftsmanship, thoughtful material selection, and a seamless blend of preservation and modernization that enhances both curb appeal and neighborhood character.





Before



After

Front Yard



## Aesthetic Transformation

The project began by addressing both function and form. A large, diseased tree was removed from the front yard, opening the façade to natural light and restoring balance to the home's curb appeal. At the entry, new tile was installed on the front step, carefully selected to complement the original materials and add a subtle, refreshed elegance.

Every inch of brick was tuckpointed by hand to resemble the tone and texture of the original 1930s mortar. With each repair, the home's symmetry and strength returned, once again proud, balanced, and timeless.



Before



After



## Functional Renewal

*Time had worn down the bricks, but not their spirit. The masons carefully ground out old mortar and refilled each joint by hand, bringing back the home's elegant façade. During window replacement, the old bay window began to crumble, revealing weakened brick beneath. New supports and a rebuilt sill restored the structure, giving the bay a strong, beautiful frame ready for its new windows. Every inch of the home's original 1930s brick was tuckpointed by hand.*

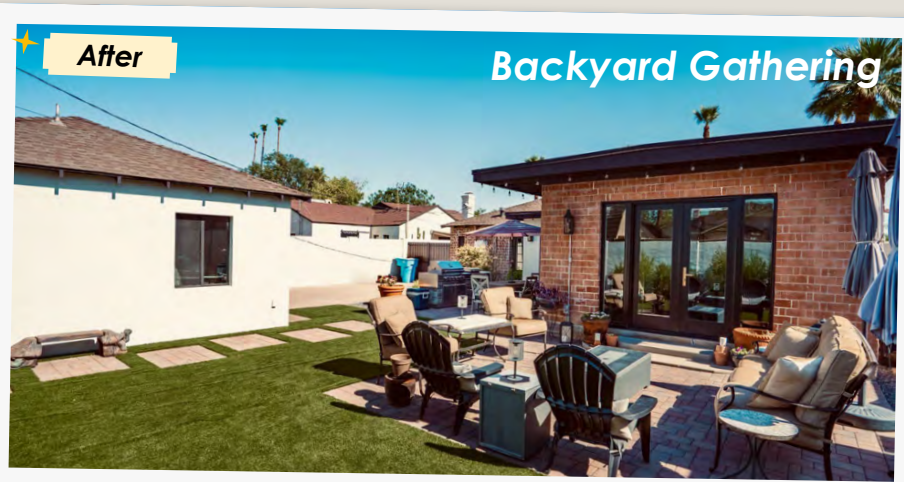


Before



The new patio creates a cozy, welcoming space for gatherings. Steps lead from the new door into the backyard, framed by fresh stucco and paint. The tankless water heater was discreetly placed behind landscaping near the original grate, maintaining visual balance. Rebuilt den walls and an elevated roofline now harmonize with the music room's height, while Spanish Colonial-inspired paint colors and low-maintenance plants complete the space.

After



Backyard Gathering

Outdoor Dining



## ***Electrical Service Upgrade & Panel Relocation***



### ***Innovation & Challenge***

*To meet the homeowners' request for a 400-amp electrical upgrade, we replaced the outdated and undersized panel located at the back of the property. The existing system no longer met safety or performance standards, and modern home systems, such as HVAC and tankless water heating, required greater electrical capacity.*

*Per current electrical code, a 400-amp service panel must be accessible from the street for emergency and fire safety access. This requirement meant the new panel could not remain behind the existing gate.*



# Electrical Service Upgrade & Panel Relocation

## Key Design & Implementation Steps:

- Removed the outdated electrical panel at the rear of the home to make way for a code-compliant system.
- Installed a new 400-amp panel on the driveway side of the property for accessibility and compliance.
- Adjusted the property layout by relocating the gate to the rear corner, minimizing disruption and avoiding unnecessary relocation of the electrical service.
- Upgraded supporting infrastructure to handle increased electrical demand for modern systems, including:
  - o A new high-efficiency HVAC system
  - o A tankless water heater
- Ensured all work met safety, accessibility, and modern electrical standards while maintaining the property's architectural integrity.



This carefully planned upgrade gave the historic home a modern electrical "heartbeat", delivering reliable power for today's needs while preserving its timeless character.



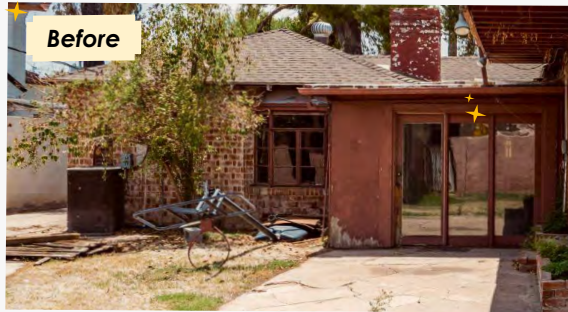


## **Privacy Fence**

*A new block privacy fence was built along the driveway, replacing the old wood one. The updated design provided stronger security, clear separation from the neighbors, and a refined aesthetic. Inspired by this new sense of enclosure*



Before

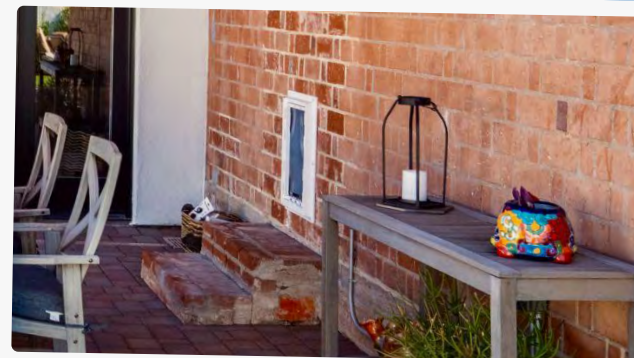


After



A new tri-paneled door now improves traffic flow and provides better light and ventilation. All exterior openings were rebuilt to ensure a watertight barrier. The former door threshold that once allowed water inside was regraded and sealed, eliminating drainage issues. A new paver patio replaced the deteriorated flagstone,

while a small dog door and step were incorporated for convenience and charm.





★  
**Before**



★  
**After**

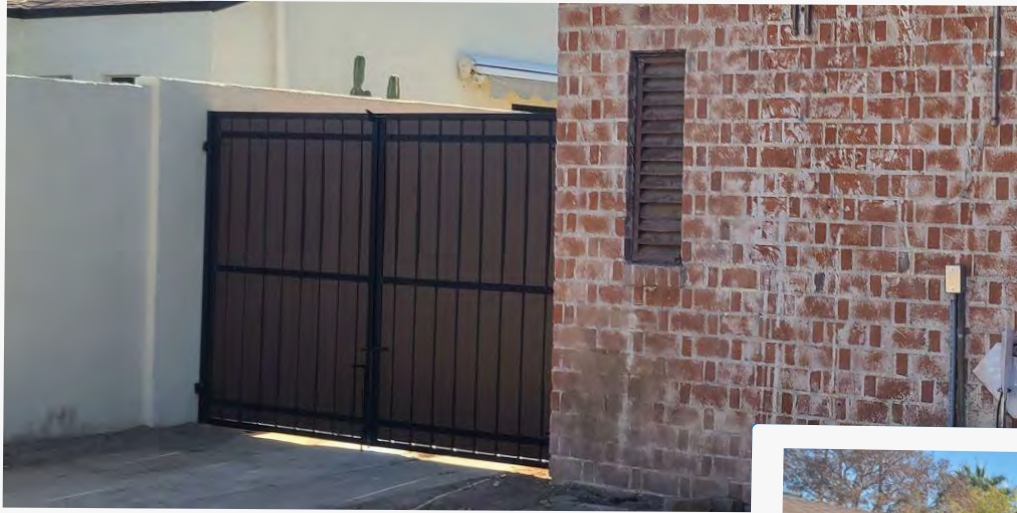
*Music Room*



## **Craftsmanship**

Outdoor living now extends naturally into the music room, which opens to an ample patio for entertaining. Low-maintenance landscaping and new exterior lights, designed to resemble vintage gas lanterns, add warmth and continuity to the home's historic aesthetic.





## Gate

*This new sense of enclosure inspired an even deeper commitment to safety and security. A new gate was added at the driveway*

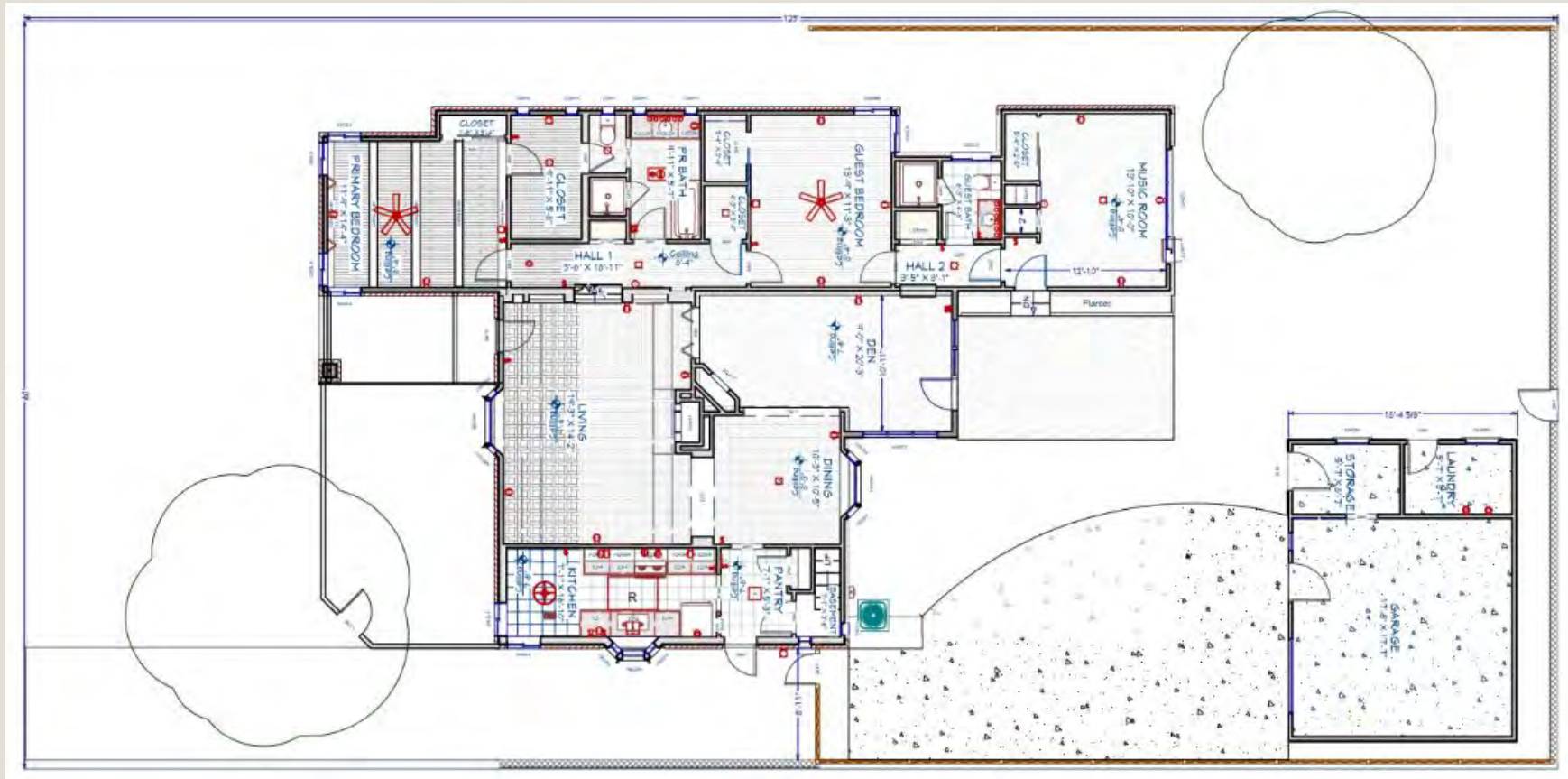






*What was once an aging outbuilding became a functional, refreshed garage. The crew opened old walls, added new framing, installed a wash sink, and introduced natural light through new windows. Textured stucco ties the garage, fence, and main house together, while the original side entry door was repurposed to replace the deteriorated one, preserving character while adding strength.*

## Landscape Plans Before





Landscape Plans after





Before





After

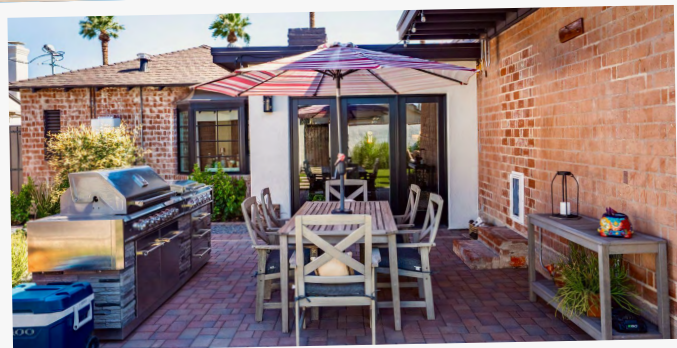






## Meeting the Client's Vision

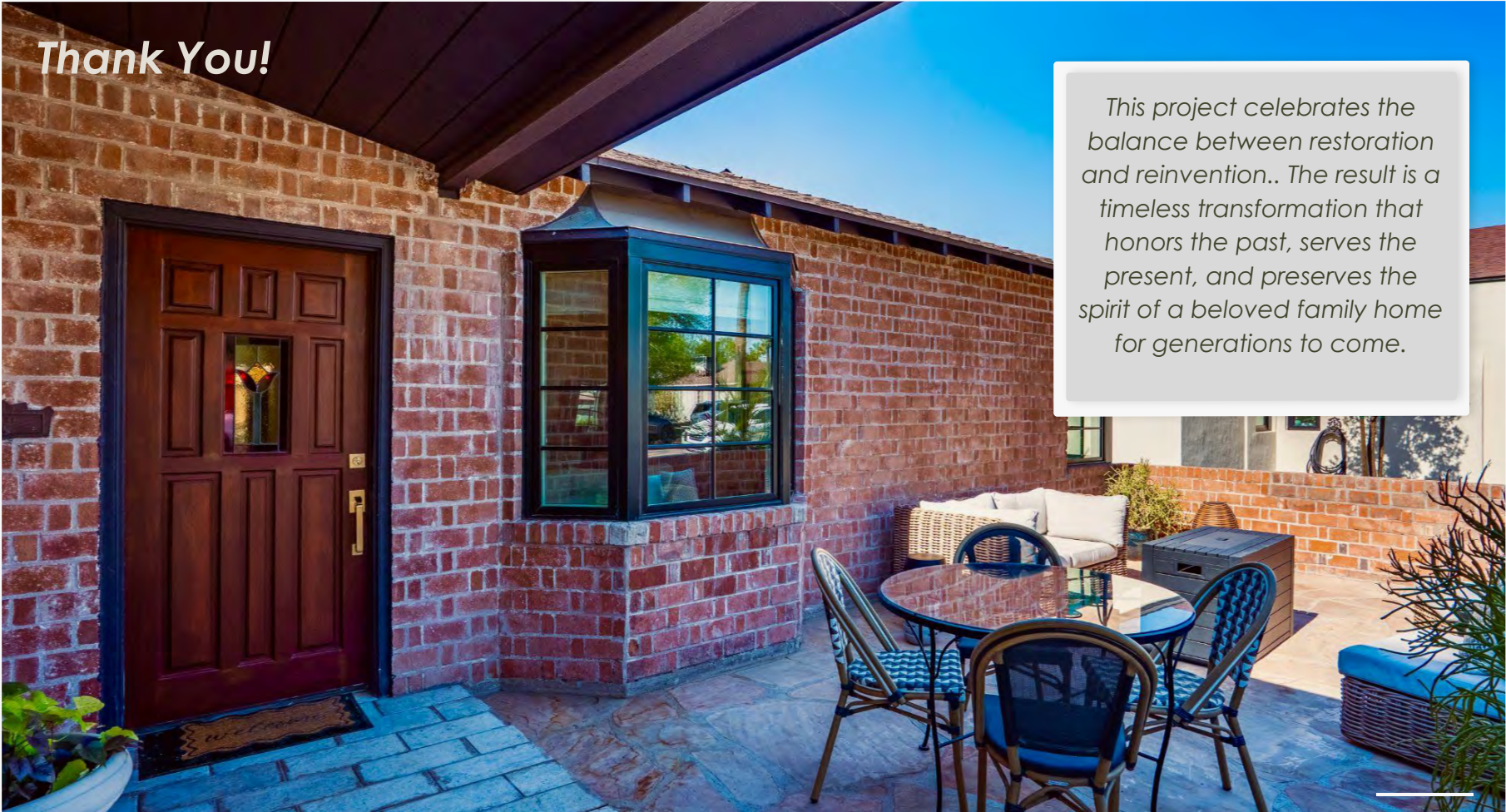
The homeowners were deeply connected to their home's story. They wanted to preserve its charm while enjoying the comfort and reliability of modern living. Through careful collaboration, adjusting finishes in natural light and reviewing every detail together, their vision came to life.



When the work was done, they said it looked exactly as they had imagined **"Like she's always been loved."**

That moment made every challenge worthwhile.





**Thank You!**

*This project celebrates the balance between restoration and reinvention.. The result is a timeless transformation that honors the past, serves the present, and preserves the spirit of a beloved family home for generations to come.*