

A SPECIAL SUPPLEMENT TO

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2007 PRE-SHOW PLANNER

**Third Time's the
Charm**

THE INTERNATIONAL BUILDERS' SHOW COMES BACK TO ORLANDO

SHOW HOME TOUR

IBS '07 FEATURES A TRIO OF SHOW HOMES OPEN TO ATTENDEES, HIGHLIGHTING THE LATEST INNOVATIONS IN HOUSING DESIGN, PRODUCTS, TECHNOLOGY, AND BUILDING SCIENCE. BY RICH BINSACCA

HOUSE 1 THE NEW AMERICAN HOME 2007

A contemporary take on a Craftsman-style home weaves a new thread into a historic Orlando, Fla., neighborhood.

PERCHED ON THE SOUTHERN EDGE OF the Lake Eola Heights Historic District in downtown Orlando is a house that makes the natives do a double-take, then stop and study, and eventually love or hate what they're seeing.

At the very least, The New American Home 2007, the 24th annual iteration of a show home series co-sponsored by

BUILDER and the National Council of the Housing Industry/Supplier 100, inspires conversation and deserves consideration as a truly contemporary home. At best, it provides a fresh perspective on a traditional style, with elements that relate to (if not simply replicate) those commonly found elsewhere in the neighborhood and a floor

"The house is a microcosm of new urbanism, providing new housing in an existing, historic neighborhood."—Maylen Dominguez, new development coordinator, Homes by Carmen Dominguez

plan that genuinely considers and accommodates modern urban life.

Designed by Bloodgood Sharp Buster's Orlando-based team, led by architect Ed Binkley, and built by local custom builder

Carmen Dominguez, the 5,283-square-foot house (not counting an additional 1,233 square feet of outdoor living areas) climbs three levels—though not in the order you'd necessarily expect.

Appropriate to its downtown location, the ground level includes a home office that has easy access to the street. A theater,

secondary bedrooms, and a mudroom make up the rest of the main level. The layout also shields the living spaces above from busy street noise.

The second level is all master suite,



while the third floor features a full-length and wide-open kitchen/dining/living space with an accordion door to a balcony. In addition to a staircase, an elevator connects all three levels, reinforcing the urban loft/condo lifestyle that's become popular along Lake Eola (Orlando's signature feature, which can be glimpsed from the house) and accommodating an age-in-place lifestyle. A "green roof" equipped with photovoltaic and solar panels for supplemental electricity, a backup generator, planters with passive drainage for irrigation and stormwater management, and the bulk of the HVAC gear tops the structure.

In both materials and design, the exterior is familiar and new at the same time. Combining stucco and clapboard siding, the house also features concealed gutters and perimeter planters, deep and usable

porches or balconies on every level, and massive timber brackets. A distinctive trellis and pool area connects the house with the more traditionally designed, two-car garage (topped with a guest suite with private access), under which is a cistern that collects and recycles rainwater for irrigation.

To underscore the home's homage to urban renewal, it is built on an infill site. In fact, Dominguez sold the century-old house that originally sat on the lot to a remodeling firm under the directive—from both her and the historic district—that it be moved and rehabbed. It was relocated two lots away and is becoming the first Renewed American Home, an inaugural show home that also debuts at IBS in 2007 (see page 20).

The New American Home 2007 will be open to IBS attendees for free guided tours during show hours, with free, round-trip shuttle bus service provided between the house and the convention center. Look for extensive coverage of the house in the January 2007 issue of *BUILDER*. (see page 20)

Project: The New American Home 2007, Orlando, Fla.; **Size:** 5,283 square feet (conditioned space); **Builder:** Homes by Carmen Dominguez, Orlando; **Architect:** Bloodgood Sharp Buster, Des Moines, Iowa (Oviedo, Fla., office); **Interior designer:** Robb & Stucky Interiors, Altamonte Springs, Fla.; **Landscape architect:** Glattig Jackson Kercher Anglin, Orlando; **Consultants:** Electronic Systems Design, Orlando; Florida Solar Energy Center, Cocoa, Fla.; IBACOS Consortium (Building America Program, U.S. Dept. of Energy), Pittsburgh; Stormwater Management Academy, College of Engineering and Computer Science, University of Central Florida, Orlando; **Web site:** www.buildersshow.com/Home/Page.aspx?pageID=327

Directions (from convention center): International Drive to Interstate 4 East (toward downtown Orlando); Exit 83B (Robinson/SR-526); right on W. Robinson; left on N. Broadway Ave.; house is on the corner of N. Broadway and E. Ridgewood St.

Drive time: Approximately 25 minutes

THE RENEWED AMERICAN HOME

This inaugural show-home program restores a neglected historic house to incorporate modern lifestyle conveniences.

IF YOU'D COME ACROSS THE CORNER OF North Broadway and East Ridgewood in downtown Orlando 18 months ago, you might have grimaced at the building set on that piece of prime real estate (see photo, right). The once-proud, century-old cottage had been rudely turned into an office building and then abandoned, its exterior finishes neglected and interior spaces left piecemealed into tight offices and storage areas. It was the house kids shied away from at Halloween.

But then came a chance at new life when a custom builder bought the property for the lot, then sold the building to PSG Construction for the remodeling firm to move it two lots over and restore it to the residential register. Working with the design team at Lucia, Kassick & Monday, PSG formulated a plan to not only rehab the building, under the watchful eye of the local historic district, but also add significant space to it toward the back of the lot, including a detached garage with a private suite above and an adjacent and inviting outdoor area.

A big part of the enlargement plan was

the construction of a full-height, daylight basement using insulated precast concrete walls. Having moved the house to make room for The New American Home 2007 (see page 19) on the older home's original lot, PSG gently lowered the aging structure onto its new base. That one move instantly added about 1,500 square feet of living space, which was eventually finished into a conditioned wine cellar, generous laundry and mechanical areas, a home gym, a full bath/mudroom, and a "club" room with a walk-out to a paver-laid courtyard and the covered outdoor area of the garage.

On the main level, the home got a new and expanded entry porch while the team gutted and then rebuilt the interior living

spaces to a proper scale, blowing out the new section into a kitchen/family room area and turning the center-set staircase to the side to create a front-to-back sightline through the house. Upstairs, several small bedrooms became a few comfortable suites, while the new, back section of the house contains a master suite, complete with a morning kitchen in the hallway.

Of course, the house is now outfitted with all of the conveniences of modern life, from high-performance windows to energy-saving appliances and HVAC equipment. The north elevation also features a new driveway with a covered porte cochere for fast and easy drop-offs into the center of the house on

(see page 22)



Before



PHOTO: COURTESY CONSTRUCTIONPROGRESS/AMARTIC.COM; ILLUSTRATION: LUCIA KASSICK

the way to the new, detached two-car garage along the back of the lot, completing the restoration.

Sitting just an empty lot away from its previous location, now occupied by a contemporary Craftsman-style house, The Renewed American Home breathes life back into the southern edge of the Lake Eola Heights Historic District and invites neighborhood interaction. Instead

of fleeing from it, passersby stop and marvel at what the house has become.

The Renewed American Home will be open to IBS attendees for free guided tours during show hours, with free, round-trip shuttle bus service provided between the house and the convention center. Look for extensive coverage of the house in the February 2007 issue of REMODELING magazine, a sister publication of BUILDER.

Project: The Renewed American Home, Orlando, Fla.; **Size:** 5,000 square feet (conditioned space); **Remodeler:** PSG Construction, Orlando; **Residential designer:** Lucia, Kassick & Monday, Winter Park, Fla.; **Interior designer:** Robb & Stucky Interiors, Altamonte Springs, Fla.; **Landscape architect:** Glattig Jackson Kercher Anglin, Orlando; **Consultants:** IBACOS Consortium (Building America Program, U.S. Dept of Energy), Pittsburgh; Florida Solar Energy Center, Cocoa, Fla.; **Web site:** www.buildersshow.com/Home/Page.aspx?pageID=327

Directions (from convention center): International Drive to Interstate 4 East (toward downtown Orlando); Exit 83B (Robinson/SR-526); right on W. Robinson; left on N. Broadway Ave., past E. Ridgewood St.; TRAH is the second home on the right.

Drive time: Approximately 25 minutes



Before

THE INSYNC HOME

Technology and lifestyle needs converge to create a comfortable and convenient house for the modern family.

WELL-EDUCATED AND successful homeowners understand that technology has a role to play in their lives. What they really want, though, is to meet certain lifestyle needs. Their hope is that home technology and automation can help them achieve, rather than direct them to, that goal.

That's the prime directive of The InSync Home, a 6,493-square-foot house in the estate section of Orlando, Fla.'s Baldwin Park urban redevelopment master plan. Though the home's design and floor plan are integral to its "synchronized" lifestyle concept, as determined by an intense focus group of six homeowners, it



is the extensive integration of various low-voltage systems.

The market research effort resulted in a laundry list of lifestyle issues ranging from "early-warning" systems regarding home maintenance chores (such as re-

placing the furnace filter) to better and more intuitive system controls and digital archiving capabilities. The focus group participants asked for solutions that would either connect them with family and friends more

(see page 24)