

ORLANDO

HOME

design

Aquatic Artistry

EXPLORING
3 KOI CREATIONS

TWO STORY TRIUMPHS
Conquering the addition wars

DREAM STREET
Park Avenue's high-style
home furnishings

HOW TO HIRE A HANDYMAN

SUMMER 2000

\$3.99

0 2 >



0 09128 47216 4

Published by

orlando
magazine

"SO SEAMLESS WAS THE INTEGRATION OF THE SECOND STORY INTO THE EXISTING STRUCTURE THAT LONGTIME NEIGHBORS WOULD STOP DURING THE CONSTRUCTION PHASE TO EXCLAIM THAT THEY COULDN'T TELL WHERE THE OLD HOUSE ENDED AND THE ADDITION BEGAN."

—VICTOR FARINA, PRESIDENT OF FARINA & SONS INC.

WHY GO UP INSTEAD OF OUT?

There are several reasons why some homeowners choose to add a second story rather than create a single-story addition. First, in many instances, it's cheaper to go up than out, because you don't have the expense of building another foundation. But, warns Victor Farina of Farina & Sons, "in many cases, it's a toss-up" regarding which route is less expensive. "It depends on how much space you're going to do, what type of space you're doing and what part of the house you're doing it on. Many times, it's less expensive to go over the garage, but it's not in keeping with the home's profile. It depends on what you want to accomplish."

Another factor to keep in mind, says Lucia's Kathy Kassik, is deed restrictions. You may not have a choice if a single-story expansion will exceed your neighborhood's setback requirements or other restrictive covenants. For that matter, there may also be height restrictions that could prevent you from adding a second story. Thus, it's an absolute necessity to do your homework and inquire about neighborhood, city and county rules and regulations concerning home additions before proceeding with your project.

Architect Gary Magarian also notes that building additions that meet today's stringent codes and maintain harmony with the original structure can affect cost, due to the expense of materials and intensity of labor. "The overall look may be very simple when you see the finished product, but it's hard to tell how much work went into it," he says.

Determining an addition's cost depends on numerous factors, including price and quality of materials. To get a rough idea, start with a working cost of \$100 per square foot of added space, and consult with your builder on how your choice of "bells and whistles" will impact the bottom line.


Remember that while single-story additions are usually just a minor inconvenience to homeowners, a second-story addition almost always requires that the homeowners vacate the property during the process—it's far too dangerous (not to mention noisy) to reside in a home while a roof is being raised overhead. Consider the cost of relocating to other accommodations during the project when factoring the total expense of the addition.

A RANCH REVISION

When Dr. Paul Williamson moved into this mid-1970s ranch house with wife Jessica in 1991, it lacked the space and charm the Williamsons desired. A 1997 renovation changed all that, transforming the low-profile, nondescript home into a gracious, two-story lodge reminiscent of a mountaintop getaway.

Karen Kassik, president of Lucia Custom Home Designers Inc., which accomplished the renovation, notes that the Williamsons' goals for the renovation were threefold: first, they wanted to bring the house up to a standard of living commensurate with 21st-century comfort levels; second, they wanted the home to resemble a North Carolina rustic retreat and take advantage of the property's views of Lake Jessamine; and third, Paul had always dreamed of an indoor regulation basketball half-court. In classic understatement, Kassik recalls that the project had "lots of challenges." The end result won first place and Grand Award honors at the 1997 Parade of Homes Remodelers Showcase.

Kassik, along with residential designer Jim Lucia and project designer Donna Brooks, accepted the challenge by incorporating rough-hewn timbers and stone to capture the lodge feel, and adding a second-story loft guest suite and rear balcony to overlook the lake. Ceilings were raised to create a two-story-high breakfast nook, and Paul's ultimate dream—the basketball court—was blended into the design, including a regulation maple floor. "The place was totally transformed," says Kassik.

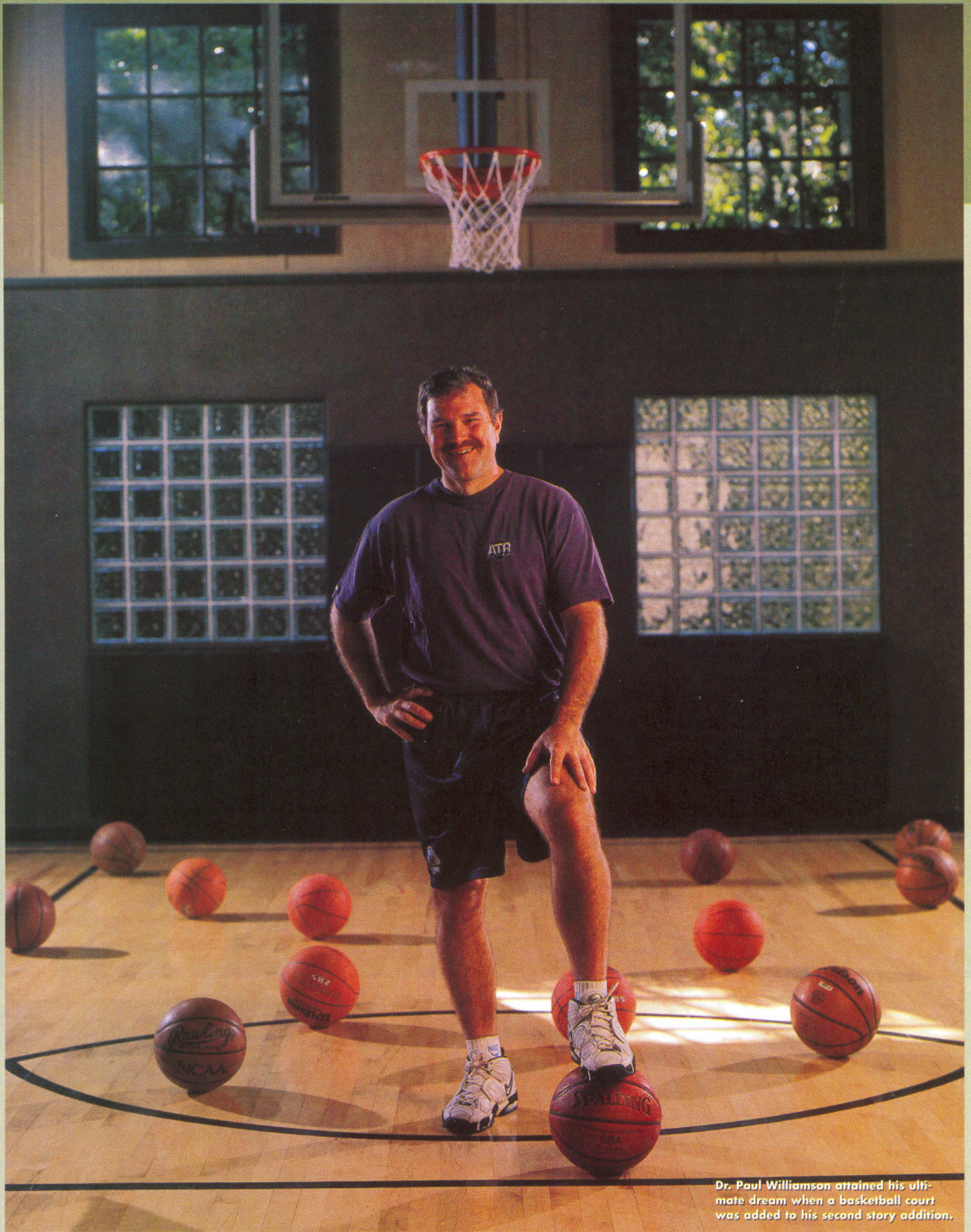
The renovated home, dubbed "Great Horn" in honor of a great horned owl that frequents the property, is a great success, says Paul. "The house looks nothing like it did before—it took on a whole new personality." 

RESOURCES:

Farina and Sons Inc., (407) 849-1731

Lucia Custom Home Designers Inc., (407) 629-8882

Gary Magarian, architect and designer, (407) 423-0766



Dr. Paul Williamson attained his ultimate dream when a basketball court was added to his second story addition.

"THE HOUSE LOOKS NOTHING LIKE IT DID BEFORE—IT TOOK ON A WHOLE NEW PERSONALITY."

—DR. PAUL WILLIAMSON