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AN UNBELIEVABLE LOOK AT THE THE RENEWED AMERICAN HOME® PROJECT

I N S I D E :

- SUSTAINABLE BUILDING PRACTICES
- BUILDING "GREEN"
- FINISHING SOUTHERN PINE PATTERNS
and more!

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COVER STORY

The Renewed American Home[®] Project

by WoodSource Staff



BEFORE



Project proves that an older home can be renewed to accommodate modern needs and lifestyles.

The dictionary defines renew as “to make new or as if new again, to make young, fresh or strong again, and to cause to exist again.” The Renewed American Home® Project, undertaken in connection with the National Association of Home Builders and the recent International Builders Show, certainly meets all the definitions for renew.

Since 1982 the National Association of Home Builders (NAHB) has been building and presenting The New American Home (TNAH) in conjunction with the International Builders Show, but it has never built and presented a renovated or restored home.

The Renewed American Home (referred to as TRAH) project demonstrates that concepts, materials, designs and construction techniques can be replicated -- in whole or in part -- in housing remodeled and built any place and in any price range. Incorporating such elements as livable and contemporary design with compatible architectural style, energy efficiency, indoor-air quality, safety, market value and other components of the building was a principal goal of the project. The Renewed American Home mission is to show that “housing performance” can be incorporated into the most simple or most complex homes, and that it’s equally as important as aesthetics.



View from family room through kitchen to front entry.

Designed by Residential Designer Lucia, Kassik & Monday, Inc. of Winter Park Florida, and remodeled by PSG Construction, Inc., the 2007 Renewed American Home is rebuilt on an urban in-fill site overlooking Lake Eola in downtown Orlando, Florida. The Lake Eola Heights Historic District is celebrated for its charming historical qualities and prized location near downtown Orlando.

The area was developed between 1905 and 1925, with a blend of housing styles including Craftsman, Mediterranean Revival, Colonial Revival and frame vernacular, many of which have been successfully updated through the years. From its tree-lined streets to its eclectic mix of architectural styles, this

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View from front entry with home office on the right.

district remains a desirable residential neighborhood for city dwellers that reflect the challenges and advantages of the “re-gentrification” movement regarding an in-city house.

The original home was built in 1909, but in connection with The Renewed American Home project, the house was moved from its original lot to an adjacent lot also in the historic district. In a twist of fate the vacated lot became the location for another NAHB project, The New American Home.

Although the original home was 2,462 square feet, the finished Renewed American Home has been completely renovated and greatly expanded, and now includes four bedrooms, 5 1/2 baths and a library, among other changes. With the addition of the basement and other spaces, the home has 5,860 square feet of air-conditioned space and a total of 7,175 square feet under roof including a detached two-car garage with living space overhead, and outdoor living area underneath. All of this was accomplished on a 50’ wide lot urban lot.

Because the home was an original 1909 home, one of the challenges facing the design firm of Lucia, Kassik, and Monday was that the exterior had to be in keeping with the original style of the home. Lucia, Kassik, and Monday has a 10 year working relationship with PSG Construction so they were comfortably able to collaborate on the exterior and styling design requirements and remodeling.

However major renovations of classic homes pose challenges to builders, residents and those overseeing historic districts around the country, and TRAH was not without its challenges. The central challenge is how to preserve the past using today’s resources and technology while meeting historic district requirements.

Stephen Gidus, one of the two principals of PSG Construction faced several challenges while working on TRAH. First, the house was moved three times -- once from the original site, again to dig and build the basement, and a third to set it over the basement. However there was also other challenges in working with historic districts and preservation boards. Stephen Gidus says much of the original cypress siding was not in good condition and neither were the nearly 100 year old original wood window frames. Gidas custom-milled a composite siding to match the shape of the original siding and substituted the wood windows with a composite and vinyl-clad product.

However this caught the attention of the Lake Eola Heights Historic District and The Orlando Historic Preservation Board. PSG Construction met with the historic-preservation board and an agreement was reached. Gidus replaced

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Detached two-car garage with living space overhead and outdoor living area underneath.

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A Wine Room in the basement is one of the Renewed Home's most unique features.

the composite siding on the original house with new cypress siding with the help of the Southern Cypress Manufacturers Association. The Georgia-Pacific composite siding remains on the detached garage and on the addition to the house. Simpson Strong-Tie products were used for framing connectors and structural hardware. Wood-sash windows replace the composite windows in the front.

Even though the home is from another era, the design firm wanted to make the floor plan open and livable as today's housing requires. According to Karen Kassik at Lucia, Kassik, & Monday "we created a fictitious family that would be our buyer, then created the spaces around the family.

From the foyer, there is a 66' vista to the rear wall of the family room. The kitchen, informal eating area, and family room are all open to each other so that the family members can be together in the

few hours a day that we have with each other. When a part of the family does want to escape, there are fabulous areas in the basement to enjoy theatre, exercise, or select your favorite bottle of wine to take out to the outdoor living room".

The Renewed American Home also features the latest technology available to homebuilders and homeowners which demonstrates that owners of historic residences can still participate in the modern entertainment and home automation lifestyle without needing to compromise on their environment.

The expansion and remodel enabled many additional rooms and areas to be included in the design and remodeling and the finished home now includes:

- At 1446 SF the new Basement contains a large Flex Room, Laundry Room, a Safe Room with pantry for food and water storage,

and a remarkable temperature controlled Wine Room.

- The first floor now includes a spacious open concept Family Room and Kitchen with its 66" uninterrupted view to the front entry and porch, a formal Dining Room, a handicap accessible
- Parents Suite with separate bath, and a Library/Home Office which was thoughtfully placed at the front entry foyer to avoid visitor foot traffic through the other parts of the house.
- The Second Floor consists of the Master Bedroom & Master Bath suite, three additional bedrooms, and additional baths.

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Outdoor Living Area under the two-car garage and second floor efficiency suite.

- Above the detached two car garage is a separate efficiency living area, and underneath the garage building is a covered Outdoor Living Area.

The stairs were relocated and widened to accommodate the new floorplan, and there is an elevator between all 3 floors.

A variety of wood was used in the project, as well as composite materials. The wood floors throughout the home, as well the as risers and treads on stairs, are Armstrong Hickory wood which is an engineered, glue-down flooring system. Mahogany was selected for the wine room door and rack system. The main entry door is mahogany wood. The wainscoting throughout is birch and poplar.

On the exterior, new cypress siding is on the original part of the house. The stairs leading to the garage apartment are also cypress, as are the 8'x8' posts on the front porch, porte cochere, and outdoor living areas. Cypress was also used for the fencing.

Composite materials were used in other flooring, remainder of the exterior siding, all exterior and interior doors (except the mahogany main entry door), soffits and fascia, and other applications.

Through careful design, construction, and landscaping, The Renewed American Home® has been recognized as a Certified

Florida Green Home by the Florida Green Building Coalition (FGBC).

The FGBC is a nonprofit Florida Corporation dedicated to improving the built environment. Its mission is to provide a statewide Green Building program with environmental and economic benefits.

The green home standards indicate the criteria by which a Florida home, new or existing, can be designated green. Certifying agents can guide designers, builders or homebuyers through the process of qualifying and documenting green homes.

Choosing to build green reduces the burden on the environment and adds value to a home through a voluntary Florida green home designation as administered by the Florida Green Building Coalition, Inc.

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For more information:

Lucia, Kassik, and Monday, www.luciadesigns.com, (407) 629-7001.

PSG Construction, www.psgconstruction.com, (407) 628-9660.

Photos courtesy of James Wilson, Photographer.



Efficiency suite over two-car garage.