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Orlando

# HOME RENOVATION™

GREATER ORLANDO'S LUXURY HOME RENOVATION MAGAZINE

ORANGE | SEMINOLE | LAKE COUNTY

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**SPRING**  
**into Action**  
for  
**Curb Appeal**

**Imagination  
Set In Stone**  
~Paver Systems

**The ABC's of  
Curb Appeal**

Dernier Cri:  
**The Timeless Appeal  
of Stone Façade**  
~Park Place Pavers and Stone



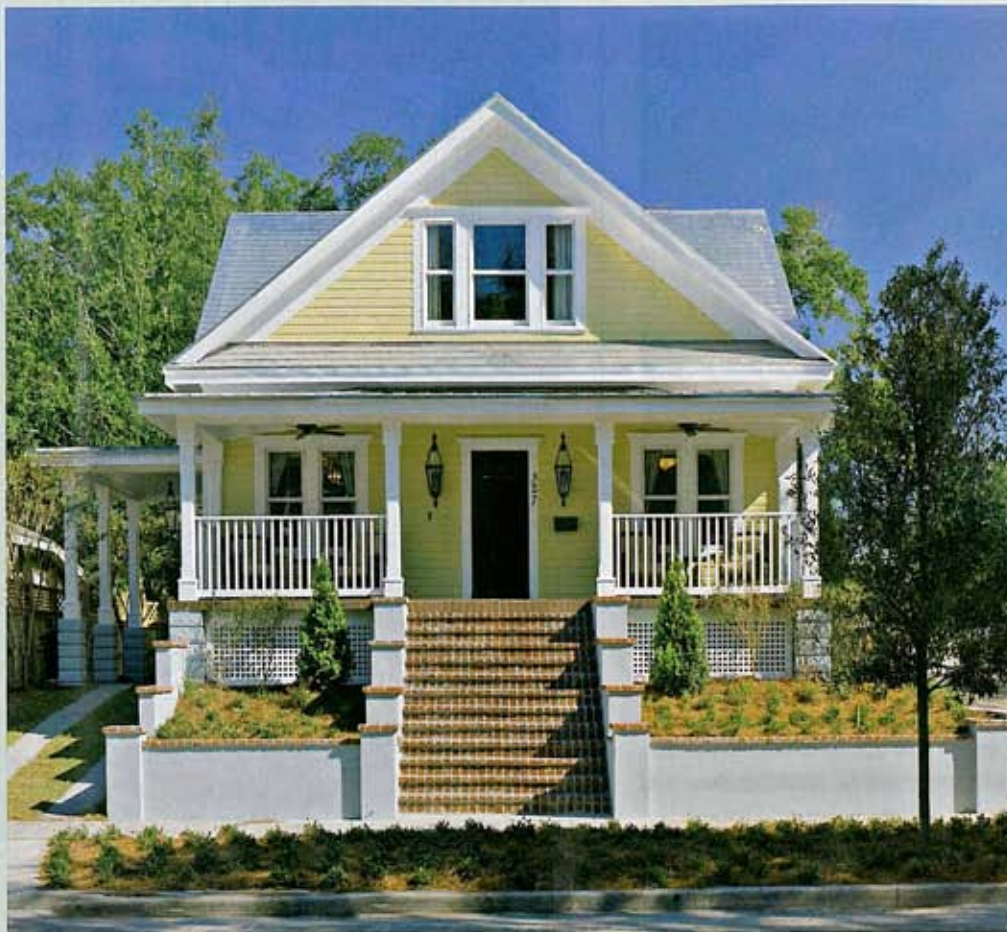
**Made  
of Pietra Di Luna**  
~Old World Fountains



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By: J.P. Smith

The Renewed American Home® photography by: James Wilson



## REFLECTING THE GREEN ROOF

### Florida is going Green

THE REFLECTIVE ROOF IS ONE OF THE LEADING EFFICIENT PRODUCTS FOR THE GREEN HOME'S ROOF. The tiles are available in a broad spectrum of non-fading colors that can complement and be crafted to the architectural style that suits your home. The Renewed American Home®, a certified green home, used Millennium Tiles for the reflective steel roof they installed.

Energy Star gives four points on the benefits of a reflective or steel roof.

- Saves Money and Energy. The reduction of energy costs up to 50% while preserving energy.
- Downsize Cooling Equipment. The need of large air conditioning systems can be negated by the reduction of air cooling used during peak heat times by 10-15%, enabling the homeowner with a larger home the use of smaller air conditioning systems.
- Decrease Pollution in Urban Areas. Aid in the reduction of the "heat island effect" caused by the condensed development of urban communities, along with pavement, cars, and large structures, causes these areas to be thicker with smog and heat.
- Increases Roof Product Life. The rapid change in temperature in a roof that occurs when it rains can compromise its life and integrity. The reflective roof is able to moderate temperature more regularly aiding in its life durability.

The importance of insulation is not decreased by a reflective roof. To ensure the longevity of a reflective roof regular upkeep and maintenance will help your roof to sustain its reflective ability and your energy and cost savings, as will proper green insulation. The benefits are reflected. *SR*





## RENEWING OUR PAST:

Central Florida is Chosen for the First Renewed American Home®

FOR 23 YEARS, THE NEW AMERICAN HOME® HAS SERVED AS THE OFFICIAL SHOWCASE HOUSE OF THE ANNUAL INTERNATIONAL BUILDER'S SHOW. The builder for this year's New American Home®, Carmen Dominguez, needed to build on a lot where a much older home stood. Instead of tearing the home down, Dominguez and Bill Nolan, Co-Chair of the Task Force for the NAH, determined the ideal solution would be to find a remodeler to restore it as the first Renewed American Home®. In May 2005, the idea was introduced to PSG Construction, Inc., and the challenge was accepted. The rest as they say is history, but the splendid details cannot go unrecognized.

After months of planning, PSG moved the home to the lot next to its original location. Built in 1909, the original two story home was 2,462 square feet. The new floor plan is 5,860 square feet of air conditioned space, and 7,175 square feet under roof. The added elements include a basement, a detached garage with apartment living space above it,

and an outdoor living room. PSG and the designers, Jim Lucia and Karen Kassik took great pains in making sure the home's unique architectural style was maintained. The combination of Victorian, Four Square Gable, and Colonial Revival give the home a one-of-a-kind American aura. Photos were taken of the original exterior to match exemplar trim and molding; a piece of the existing siding was also saved to have the new siding milled to resemble the exact original. FAS Windows helped select and supplied the wood framed windows specifically approved by Orlando's Historic Preservation Board.

As if restoring a piece of history was not a big enough challenge, PSG decided to make the home environment friendly and energy efficient. The Florida Building Green Coalition has strict building codes, which are based on a point system. The remodeler must obtain a minimum of 200 points and a maximum of 400 to be Green Certified.

*(story continues on page 50)*

The Renewed American Home® has a rating of 260. Some of its amazing energy efficient features include: a whole house water filtration system, a combination of low voltage and florescent lighting, stainless steel roof system, four tankless Lanai water heaters that save space and energy, and Whirlpool® and Kitchen-Aid® appliances all contain the Energy Star stamp of approval.

Other suppliers include Robb & Stucky for all interior design, a Honeywell® Security System, and Superior Walls for the pre-cast concrete basement walls. The basement floor plan is impressive for its flex area, exercise room, wine cellar, and large pantry. The lower level features a kitchen fit for kings, dining room, study, family room, and Parent's suite, while the upper level has an intimate, but fully equipped kitchen just down the hall from bedrooms 2 and 3, and next to the stately master suite.

In an interview with Stephen Gidus, Co-Owner of PSG Construction, Inc., we asked, "What makes the Renewed American Home® a symbol of resplendent curb appeal?" Gidus answered, "It looks regal and in the same sense unassuming. The wide steps are an open set of arms that say, 'Welcome home.' It is a timeless representation of our American tradition that every Central Floridian can be proud of." 