

Before+After
The Renewed American Home debuts
at the International Builders' Show in Orlando

Remodeling

hanley  wood

THE INDUSTRY SOURCE remodelingmagazine.com FEBRUARY 2007
OFFICIAL PUBLICATION OF THE REMODELING SHOW

From Carpenter to CEO

Jason Levinson hasn't put on his tool belt in five months. Will this former carpenter make it to CEO?—page 100

Managing Benefits

The pros and cons of common approaches.
Part two in a three-part benefit series—page 94

Way to Grow

Control when, where, and how your company grows—page 108



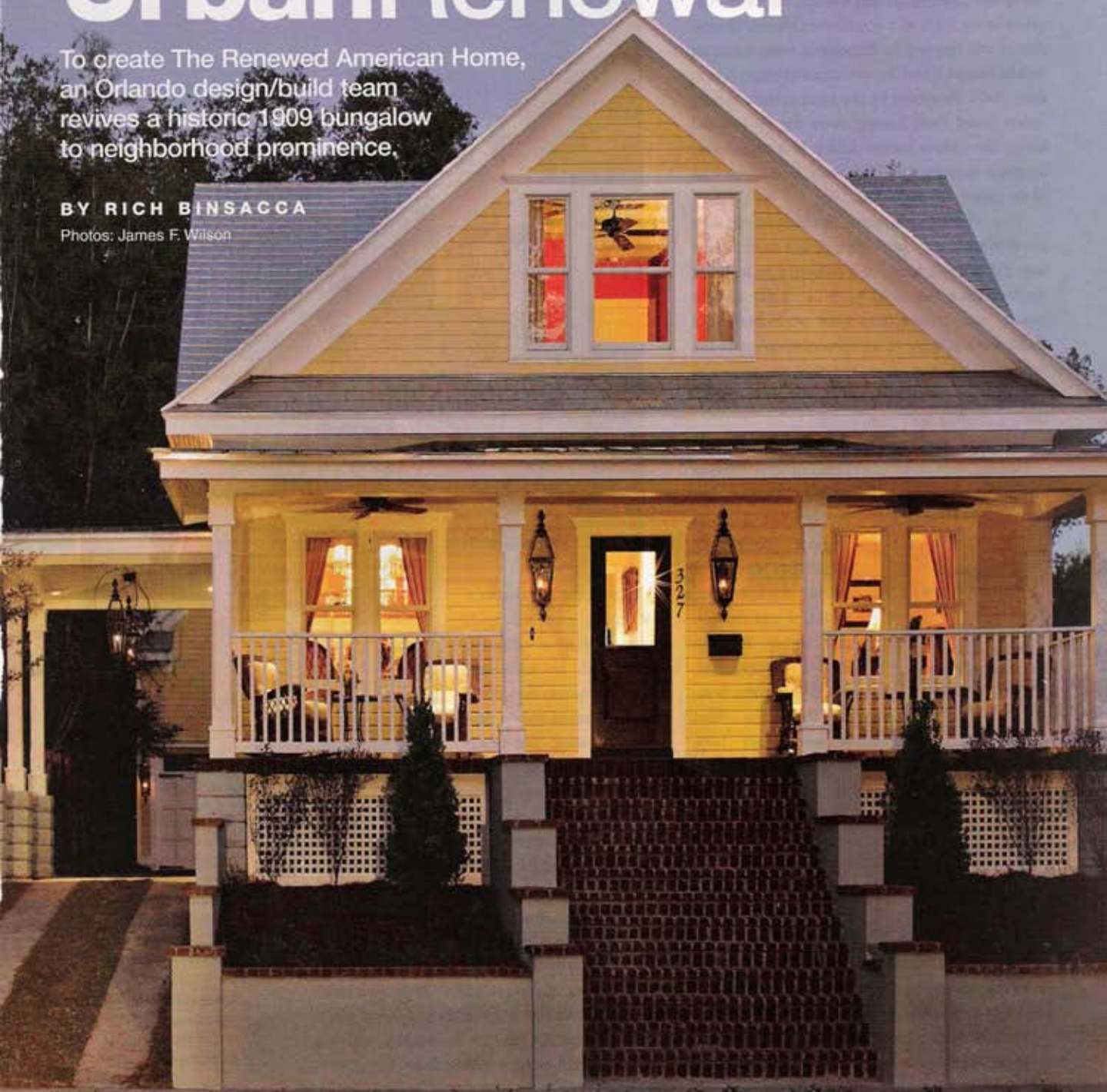
Remodeling Before+After

UrbanRenewal

To create The Renewed American Home, an Orlando design/build team revives a historic 1909 bungalow to neighborhood prominence.

BY RICH BINSACCA

Photos: James F. Wilson



If houses were living things, this one would breathe a sigh of relief, with its new front porch extended as a thankful handshake. Downtrodden and neglected in its most recent history, its rooms cut up for office space and storage, the 1909 bungalow at the edge of a downtown Orlando historic district was targeted for demolition when a custom builder bought it and the two adjacent empty lots in early 2005. Prevented by the local historic preservation board from tearing down the 96-year-old home, the builder instead sold it to a remodeling company to move it two lots away, to the other end of the parcel, for its revival.

Two years later, the house has been reborn with a nod to its history but with a design more in line with the lifestyle needs of a modern family. From the front the house looks much like it did nearly a century ago, with a deep front porch across its width and a glimpse of an upstairs bedroom in the forward gable. Just inside the door, the wide hall and flanking formal rooms pay homage to the home's original floor plan.

But from there on, the history gives way to contemporary living spaces. "Had we simply restored it to its original design, it would have been a nice house," says Stephen Gidus, a partner with his brother, Paul, in PSG Construction, based in nearby Winter Park, Fla. "But it would not have allowed us to showcase the possibilities of bringing the house up to today's standards."

Those possibilities include a slightly higher elevation from the home's original lot, enabling PSG Construction to build a full-height basement under the house without dipping into the water table. And the supportive historic board — although finicky about the home's front elevation — granted permission to double the square footage of the house by adding a two-story extension to the back.

The Renewed American Home Program

The Renewed American Home is a spin-off of The New American Home, a show house built in the host city of the annual International Builders' Show (IBS). Showcasing products from leading manufacturers, both houses will be open for guided tours during IBS, slated for February 7-10, 2007, in Orlando, Fla.



All told, the 2,460-square-foot house grew to 5,439 square feet of conditioned space, with an additional 400-plus square feet for a studio apartment over a new, detached garage and nearly 800 square feet more in a trio of covered outdoor areas. "The historic board was happy to see the additional space because it was tastefully done," Stephen Gidus says. "They appreciated the fact that we were creating a new landmark in an existing historic district."

Getting there, however, was not without its challenges. The house had to be reset on a nearby lot, but PSG Construction had never moved a house before. In fact, the house had to be moved twice with this project, first to get it off its original parcel and make room for another show house and then again to place it on its new foundation (see "Moving Experience," page 86).

Adding a front porch which had been closed in on the original house (inset), a porte cochere along the driveway, and a detached garage at the back of the lot added convenience and style without compromising the home's original character.



A block away from Orlando's Lake Eola, glimpsed from the generous front porch, the house is within easy walking distance of a revitalized urban core of shopping, dining, and entertainment.

And when it came to building that foundation, PSG Construction had to learn how to use insulated precast concrete panels and how to install a below-grade drainage system to relieve hydrostatic pressure and mitigate potential water leaks. The result: a finished, full-height basement (an anomaly in Orlando) of more than 1,400 square feet — and another element for the design/build team to ponder.

Add to those challenges the historic board's antiquated guidelines — which didn't take the benefits of modern engineered wood lap siding or insulated windows into account (forcing the remodeler to argue those specifications) — the logistical limitations of a downtown location, and a hard deadline to finish the house in time for a trade show. "Any one of those challenges would have been enough for one project," Stephen Gidus says. "But we knew the significance of this project, and didn't want to compromise on any of its opportunities."

Team Effort

Remodeler: PSG Construction, Winter Park, Fla.; **Residential designer:** Lucia, Kassik & Monday, Winter Park; **Interior designer:** Robb & Stucky Interiors, Altamonte Springs, Fla.; **Landscape architect:** Glatting Jackson Kercher Anglin, Orlando, Fla.; **Consultants:** IBACOS Consortium (Building America Program, U.S. Department of Energy), Pittsburgh (circle 2); Florida Solar Energy Center, Cocoa, Fla.; **Co-sponsors:** REMODELING magazine and the National Council of the Housing Industry/The Supplier 100, Washington, D.C.



The Renewed American Home team (R-L): Paul and Stephen Gidus, partners, PSG Construction; Eric Watson, project manager, PSG Construction; Jim Lucia, residential designer, and Karen R. Kassik, project designer, Lucia, Kassik & Monday; Ron Nowtel, designer, and Jessica Iaconis, designer, Robb & Stucky Interiors.

THE MAIN LEVEL

PSG Construction initially intended to restore the house to its original stature and floor plan. Structurally sound but in desperate need of cosmetic care both inside and out, the building turned out to be ripe for 21st-century renewal. "Once we actually got into the house, we realized there wasn't a whole lot we'd be able to save," Paul Gidus says. "Ultimately, the scale of the rooms and their arrangement were not conducive to modern living."

The scheme called for a more open floor plan on the main level, which required gutting all but one wall (a central, load-bearing section) and starting over. "It's like peeling an onion," says Karen Kassik, the lead designer from Lucia, Kassik & Monday, also of Winter Park. "We peeled off all the bad things and got back to the core, then started again."

To enable a through-view from the front door to the back of the house — a 66-foot sightline — and create a sense of openness, the designers turned the main staircase to the side. Now the stair not only serves all three levels of the home but also is accessible from a porte cochere at the midpoint of the driveway, which runs along the east elevation.

continued on page 78



To create the open floor plan sought by many of today's home buyers, the original center staircase (above left) was removed and replaced with a wider stair at the midpoint of the plan (above) — enabling the long sightline from the front door (top). "To have that kind of openness in a 1909 house is very welcoming," says designer Karen Kassik.

Continued from page 74

With a respectful nod to the home's history, the two front rooms — a dining room and an office/parlor — were restored to their original formality. The restoration is enhanced by the deep paneled wainscoting that carries through the two rooms and the foyer to the staircase vestibule and along the walls of the staircase itself. "When you walk into the house, this really sets the tone," says interior designer Ron Nowfel of Robb & Stucky Interiors of Altamonte Springs, Fla.

The design of the main floor plan also involved adding a suite with a wheelchair-accessible bathroom to accommodate, if necessary, an elderly, live-in parent; a new mud room (another anomaly for Orlando) acts as a buffer between the detached garage and the main living area.

The centerpiece of the renewed main level, however, is the kitchen and family room. The two spaces combine for 750 square feet of living area separated only by a serving/eating bar, an arrangement that satisfies contemporary home-buyer demands. "I wanted a kitchen that today's family would be happy with," says Kassik, who designed the cabinets with the manufacturer. "Having it communicate with the family room is very important to today's lifestyle."

continued on page 80



Before



Though still part of the original structure, the kitchen (top and left) in the remodeled home is unrecognizable from what it had become in the original rundown house. Now centered on the plan, it serves the entire main level — primarily the adjacent family room addition (bottom right) — and is easily accessed by the stairs or porte cochere. Structural beams create an interesting ceiling finish detail.

Deep paneled wainscoting and crown molding, classic fixtures, painted walls, and a wide-plank wood floor, seen in the formal front rooms of the house (below left), combine to revive the home's historic character and charm.



UPSTAIRS

Just as the main level needed an overhaul, the upstairs also needed airing out and updating. Divided into four small rooms served by just one powder room, the only thing the original plan offered was the charm of quirky closets resulting from the home's steep roofline and gables on all four sides.

PSG Construction challenged the design team to remake the space with a pair of full bedroom suites within the original footprint. Kassik used the space from one of the existing bedrooms for the new staircase and the bulk of the new bathroom that would serve the front bedroom. She then ran the second full bath for the other bedroom suite along the existing hallway, which she extended; the original bath and closet became a walk-in, semi-conditioned attic

— the perfect, energy-conscious environment for the bulk of the mechanical equipment serving the upstairs because it enables the components to operate under less stress from high temperatures and humidity and extends their design lives compared with a

typical, unconditioned space. The peaked ceilings in the bedrooms, meanwhile, were dropped slightly and flattened to accommodate modern ductwork.

The design team also retained the home's original charm by using the existing gables and shed dormers of the addition to create new niches. A prime example is the crawlspace created along one sidewall of the front bedroom, accessible by concealed doors on either end. "We wanted to keep it as period-looking as possible," Nowfel says.



Unencumbered by a staircase, a wider and better-appointed hallway stretches the length of the house tying the pair of bedroom suites to the master suite addition at the back.



The other end of the upstairs hallway features a morning kitchen (left), which serves the master suite at the other end of the floor plan.



NEW SPACES

The addition of a full-height, full-length, 1,446-square-foot basement not only nearly tripled the home's available living space but also afforded the design/build team the opportunity to create both new and flexible-use spaces typically only found in modern-day homes, if included at all.

From front to back, the basement level includes a walk-in mechanical area that makes it easy to service a variety of systems; an open area envisioned as an exercise room or studio; an independently conditioned, 1,500-bottle wine cellar; a generously sized laundry room; a concrete block "safe" room with plenty of long-term storage capacity; a full bath; and a nominal 16-by-27-foot "flex" space, furnished as a family room and complete with a mini-kitchen/bar and access to the back courtyard and outdoor living area.

Two floors up, the second level of the home's addition is all master suite. Fronted by a morning kitchen in the hallway, the comfortable bedroom gives way to a bright, airy bath and walk-in closet. A claw-foot tub (warmed by an in-wall, direct-vent fireplace) harkens to the home's historical roots, while a walk-in tiled shower provides modern convenience.

Another new space created by the design/build team is the detached garage at the back of the long, narrow lot. The driveway leading to the two-car garage transitions into a brick-paved courtyard that serves an adjacent, 360-square-foot outdoor living area. Featuring a fireplace and, within the chimney, a flat-screen television, as well as under-stair furniture storage, the space is protected by a concealed, motorized pest screen that can be lowered when necessary. The stairs lead to a studio apartment that, by local ordinance, can be rented or kept for a caregiver or a bounce-back child. —*Rich Binsacca is a freelance writer in Boise, Idaho.*

continued on page 86



The home's new, full-height basement (plan below) afforded the designers the option of creating a large casual entertainment space (left), as well as a conditioned wine room (below left), among other amenities.



The new detached garage features a welcoming outdoor living area (above and right) and a studio apartment above it.



A MOVING EXPERIENCE

Directed by the local historic preservation board to move the house to make room for another on its original corner lot, The Renewed American Home was cut away from its slab foundation, jacked up on timbers (top right), and fitted with wheels.

Initially dragged to the back of its new lot during construction of its basement foundation, the house was eventually wheeled between the two lots and slid over the precast concrete walls (center, far right), where the bulk of its exterior finishes were removed and the two-story addition and detached garage added to the site plan. —R.B.
continued on page 90



The Products

The Renewed American Home is co-sponsored by REMODELING magazine and the National Council of the Housing Industry (NCHI)/The Supplier 100, a consortium of building products manufacturers that donated products and services to the project.

Contributing NCHI members and the products they supplied are listed on pages 90 and 92, while local contributors, including trade partners and local suppliers to The Renewed American Home, are posted online at www.remodelingmagazine.com —R.B.



Required to move two lots away to make room for another show house, the 96-year-old bungalow was jacked up and wheeled to the back of its lot. Once the basement was excavated, the house was positioned to the side of the lot and eventually lowered on top of the new foundation walls. Exterior finishes were removed and replaced once the addition was ready.

NCHI-Member Product Specifications

PAGE 74

Engineered wood floor and stair treads and risers: Armstrong Wood Flooring by Hartco (circle 3); **Lighting controls:** Lutron Electronics (circle 7); **Light fixtures:** Progress Lighting (circle 8); **Fire sprinkler system:** Tyco Fire & Building Products (heads) (circle 9); Blazemaster/Noveon Flow-guard Gold (controls, pipes, and fittings) (circle 10); **Drywall:** United States Gypsum (circle 12); **Paint:** The Sherwin-Williams Co. (circle 13).

PAGE 78

Appliances: KitchenAid by Whirlpool (circle 18); **Cabinets:** Merillat Industries (circle 19); **Sinks:** Kohler (circle 20); **Faucets and accessories:** Moen (circle 21); **Hot water dispenser and waste disposer:** InSinkErator (circle 23); **Countertops:** Silestone by Cosentino (circle 24); **Pantry storage system:** ClosetMaid (circle 27); **Windows:** Andersen Windows (circle 28); **Range hood/fan:** Broan-NuTone (circle 29);



Water purification system: Pentair/American Plumber (circle 31); **Home entertainment system:** Bose (circle 33).

PAGE 80

Dehumidifier: TECO Peoples Gas/American Gas Association (circle 35); **Electrical and structured wiring distribution, generator:** Cutler-

continued on page 92

Install a Bathroom Anywhere It's Needed!

- Above-floor plumbing system installs anywhere: basements, closets, garages, spare bedrooms – even under stairways!
- Floors stay intact: no breakage and no mess!
- Most units support sink and tub-shower, as well as toilet.
- Clean, reliable, virtually maintenance-free.
- Installs up to 12' below the sewer level and/or 150' away from a soil stack.
- Uses small-diameter discharge pipe that can be run virtually anywhere.
- Models for kitchens and laundry rooms, too.

Call for a FREE brochure!

See the entire family of Saniflo products at our website: www.saniflo.com

"I've never heard of a callback for service with Saniflo. People like it. I definitely recommend it."



—Aldous Mitchell
Proctor Plumbing, Inc.
Naples, Florida



SANIFLO

1-800-571-8191 | www.saniflo.com

Circle 515 or <http://remodeling.hotims.com>

40
YEARS
EXPERIENCE

Saniflo macerating unit can be installed in front of the wall or concealed behind it.

Hammer/Eaton's electrical business (circle 37); **Environmental controls, security system, and indoor air quality system:** Honeywell (circle 39); **Ceiling/attic insulation:** Icynene (circle 46); **Interior doors:** Masonite (circle 47); **Carpet:** Shaw Industries (circle 48); **Elevator:** ThyssenKrupp/Access Corp. Elevators (circle 49).

PAGE 84

Glass and porcelain tile, natural stone: Dal Tile (circle 50); **Basement wall insulation:** Guardian Building Products (circle 52); **Outdoor grill:** CFM Majestic Specialty Products/Hearth, Patio, and Barbecue Association (circle 55); **Integrated home comfort (HVAC) system:** Lennox Industries (circle 57); **Garage**

doors and openers: Overhead Door Corp. (circle 58); **House wrap/drainage panel (behind brick and siding):** PACTIV Building Products (circle 69); **Retractable pest screen:** Phantom Screens (circle 71); **Tankless hot water heaters:** Rinnai Corp. (circle 75); **Framing connectors and structural hardware:** Simpson Strong-Tie (circle 81); **Basement wall system (precast concrete):** Superior Walls of America (circle 82); **Master closet storage and wine cellar racking:** The Closet Factory (circle 84); **Shower pans and wall waterproofing:** Schluter Systems (circle 85); **Engineered wood siding and trim:** Georgia Pacific (circle 86); **Exterior gas lamps and heaters:** Charleston Gas Lights/GAMA/Vent Free Gas

Products Alliance (circle 95); **Outdoor gas heaters:** DESA Heating Products/GAMA/Vent Free Gas Products Alliance (circle 163); **Garage storage system:** Gladiator GarageWorks (circle 169); **In-wall fireplace:** Travis Industries/GAMA/Vent Free Gas Products Alliance (circle 179).

Information about local contributors to The Renewed American Home is available online at www.remodelingmagazine.com, under the Magazine tab.




We Photograph Your Homes Under Construction



We help you:

- 🏠 Communicate the progress of construction to homebuyers
- 🏠 Increase sales of inventory homes
- 🏠 Increase referrals by current homeowners
- 🏠 Increase your website traffic

See the Construction Progress Photos of the 2007 New American Home and Renewed American Home