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The Renewed American Home (left) and The New American Home beside it are being built on a 3-lot site at a corner within sight of Lake Eola. The 'renewed' home is the 24-year-old program's first remodeling project.

A RENEWAL OF SORTS

At the returning International Builders' Show next year, new and old elements will share the stage.

By CARRIE ALEXANDER
SPECIAL TO THE SENTINEL

If you like touring homes with new gadgets and fresh design ideas, keep your walking shoes handy. Come February, three high-profile homes will be open for tours. Each year, demonstration homes are built for the International Builders' Show. Three are under way for 2007 — the third year this mammoth show will be staged in Orlando. The

homes will be open to more than 105,000 conventiongoers Feb. 7-10 and later to the public. The goal of showcase homes is to spotlight emerging trends in home building, including novel design ideas, innovative construction methods, cutting-edge technology and the latest in building materials and home products. It's not unusual for the finishing touches to be delayed by products that are still making their way through the assembly line.

In February, you'll see homes with elevators,

environmentally friendly building materials, above-garage studios, basements, wine cellars and safe rooms. Two homes will offer a view of downtown's Lake Eola, and one will be set on the main street in Baldwin Park.

Each year, the National Association of Home Builders' National Council of the Housing Industry co-sponsors the construction of The New American Home with Hanley Wood's *Builder* magazine.

But this coming year, you'll get two for one.

For the first time in 24 years, the program also will be presenting a renovated home called The Renewed American Home, which will demonstrate how older residences can be revamped to meet modern lifestyles. The homes are situated on adjacent lots.

The third showcase home, sponsored by *Builder* magazine, will be an example of classical architecture.

Here are sneak previews of what you'll see in February.

THE RENEWED AMERICAN HOME 2007

Historic district home will make show history

By CARRIE ALEXANDER
SPECIAL TO THE SENTINEL

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 district remains a desirable residential neighborhood for city dwellers.

In a quirk of fate, the historic district became the setting for not only The New American Home 2007 but also for The Renewed American Home 2007. When complete, the former will add a contemporary flair to the neighborhood, and the latter will demonstrate what can be done to update an older home.

"It was not the initial intent to do two houses," says Bill Nolan, chairman of The New American Home/The Renewed American Home task force.



ERIK CASTRO/ORLANDO SENTINEL

InSync SHOWCASE HOME

The 2007 InSync Showcase Home will serve not only as a demonstration home for new ideas, design and technology but also as a showcase for classical architecture. **Page H8**

THE NEW AMERICAN HOME 2007

In a first, design project will go downtown at last

By CARRIE ALEXANDER
SPECIAL TO THE SENTINEL

Give most Florida builders and architects the chance to create a showcase home, and it's likely they will be swept away by the prevailing styles, conjuring up a lavish Mediterranean pool home in a gated, suburban setting.

Not so for The New American Home 2007. Instead, this project draws inspiration from a national trend: Homeowners are forsaking the suburbs to live downtown within walking distance of restaurants, parks and entertainment venues.

For the first time in the program's 24-year history, The New American Home will feature a single-family home in an urban setting. The contemporary house is being built on an in-fill site in the Lake Eola Heights Historic District, overlooking Lake Eola with views of the city's skyline beyond.

"It's a lifestyle we're really trying to promote," says architect Ed Binkley of Oviedo, a partner in Bloodgood Sharp Buster Architects &



LUCIA, KASSIK AND MONDAY

A rendering shows the 2,462-square-foot home to serve as a renovation project. It was built in 1909.

Home has been moved 3 times already

RENEWED FROM HI

"The plan was to demolish the house and use the lot for The New American Home. But the city declined the request because the house was deemed to have historical value."

Unwilling to give up on the site for a new contemporary home, Orlando builder Carmen Dominguez sought another solution.

Turns out, Nolan says, "Relocating the existing house, the city did allow."

The 24-year-old New American Home program seized the chance to add something new.

"It was a problem, but we turned it into an opportunity," says Maylen Dominguez Arlen, director of development for Homes by Carmen Dominguez.

The house was moved from its original site at the corner of Broadway Avenue and Ridge-wood Street to the adjacent lot to make way for The New American Home.

Winter Park remodeler Stephen Gidus, a partner in PSG Construction faced several challenges when he agreed to tackle the renovation project. Showcase homes, for example, typically are planned years in advance, so Gidus says he was starting out "way behind."

He scrambled to put into place a design team, which included residential designer

Lucia, Kassik and Monday in Winter Park. Then Gidus set to work to complete the project in time to serve as a showcase home for the 2007 International Builders' Show.

No easy task considering the house had to be moved three times.

"We had to move it so Carmen could build on the original site, and then we moved it to build the basement, and then we had to move it back and set it over the basement," Gidus says.

Meanwhile, plans had to be approved by the Orlando Historic Preservation Board.

"We were working against time constraints and had to go through this process of getting the approval," Gidus says. "The historical board was very helpful in working with us to suggest what we could do. They're there to protect the integrity of the neighborhood."

Built in 1909, the 2,462-square-foot home is being completely renovated and expanded. The Renewed American Home will have four bedrooms, 5½ baths and a library. With the addition of the basement and other spaces, the home will have 5,860 square feet of air-conditioned space and 7,175 square feet under roof.

"It will have an updated kitchen, with larger, more open rooms," says Ann Marie Mecera, marketing director for PSG Construction. "The

house is very flexible. It has a parents' suite on the bottom floor, and upstairs there is another master suite."

This setup allows the parents' suite to function as a guest or in-law suite. Above the detached garage is another living space with a bath that can serve as a studio or a guest suite.

In the basement is a wine cellar, a safe room, a laundry/craft room, an exercise room and plenty of flexible space for future needs.

The house will feature many luxurious touches including a morning bar in the master suite, an elevator, exterior gas lights and an outdoor living space with a stone floor, a fireplace and a spacious gathering area.

Like its sister project next door, The Renewed American Home will offer a view of Lake Eola from its porch.

The project is "turning into more of a replication," Gidus says. "When we finish the main body of the original house, it will look very much like it did originally."

Working on a small lot, too, has been a challenge as construction teams for both homes strive to meet their deadlines.

"We're lucky to have the empty lot in between the houses as a staging area," he says.

The project is expected to be completed by November.