

# THE PSG REPORT

PSG CONSTRUCTION, INC.

2001, Volume VI



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**On the Cover:**

*Soaring ceilings and an open floor plan encourage a casual lifestyle in this Harbour Island renovation. The suspended stairway offers breathtaking views of inside and outdoors.*

See story page 4

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# Winter Park Home Gets the Redo It Deserves



PHOTO: MICHAEL LOWRY PHOTOGRAPHY

Sometimes all it takes is a sensible update to give a home a well-deserved boost. Take Michael and Sydney Green's Winter Park home, for instance. Located in Sevilla, the Greens considered this an ideal location they were unwilling to relinquish. Space was not a problem either. With 3,500 square feet, the home gave Mike and Sydney all the comfort they wanted. But the two-story 70's home was showing its age, and that didn't agree with the Greens.

Having friends and acquaintances who had used PSG Construction, the Greens called PSG and found it wouldn't take a grand makeover to turn their home into something they could be excited about again and eager to share with family and friends.

Since the Greens were happy with the master bedroom suite that had been added just ten years earlier, PSG

*A newly-configured layout, tile back splash, granite countertops, lacquered cabinetry and stainless steel appliances replace the worn and outdated products.*



*The kitchen was dated, cramped and inefficient. By gutting the kitchen, low soffits could be eliminated and the ceiling could be raised to visually expand the area.*

Construction concentrated on updating the kitchen and two guest bathrooms.

The kitchen was gutted, the low, seven-foot soffits and a bulky header over the bay window were eliminated, and the ceiling was raised to eight feet by concealing duct work in the trusses. A new tile back splash, richly lacquered cream cabinets, granite countertops and stainless steel

appliances replaced the worn products. Raising the ceiling and selecting lighter-colored finishes produced a kitchen with a more open, spacious feel. Interior designer Laurie Malmberg selected product finishes and coordinated the kitchen layout to maximize usage of floor and cabinet space.

*continued on page 13*



# Empty Nesters Are Not Ready to Curtail Their Lifestyle

## Harbour Island Renovation Reflects Couple's Enthusiastic Approach to Life

When retirement is at hand, the common trend is to down-size. But contrary thinking led Bill and Yvonne Austin to purchase a Harbour Island home they had their eye on for several years, then complete a 4,320 sq. ft. whole house renovation that raised the ceilings to soaring heights, brought the southern sunlight inside, and created fascinating features at every turn. Now the five-bedroom, four-bathroom home with four-car garage is ready for the Austin's congenial lifestyle.

"Many of our friends are young and have children," Yvonne says. "We didn't want them to stay in a hotel when they come to visit. We want to fill the house up!"

Yvonne is adamant when she says, "Why should we shortcut our lives or curtail our lifestyle just because there's just the two of us?"

### Property Location Was a Priority

"The location and setting was most important to us," Bill explains. "We had been watching this location for about four or five years. We were hoping that something we liked would go up for sale."

Their scouting paid off. When the Harbour Island home was listed, the Austins determined that it had the potential for the openness they wanted.

The 1980's California contemporary was a dark cedar two-story that was in great need of updating. To transform the rambling home that would become their Remodelers' Showcase entry for 2000, PSG Construction teamed with Lucia Custom Home Designers. They added 406 sq. ft. of family room and master bedroom space to the original 3,914 sq. ft. home, for a total of 4,320 sq. ft. Additionally, a laundry room and second two-car garage was added.



PHOTO: EVERETT & SOULÉ

### A Challenge to Lighten, Brighten and Expand

Although the exterior style was to remain, the rough-sawn cedar exterior was dark and unimpressive. To lighten and give new life to the exterior, PSG first repaired rotted siding, then white-washed the cedar and added cultured stone accents to the chimneys to mimic the grand cultured stone fireplace wall in the great room.

Extensive structural changes

opened the house in the manner the homeowners were after. One challenge, however, says Karen Kassik of Lucia Custom Home Designers, was to maintain the original style of the house in the new spaces, so that they would appear original. To meet this challenge, the front entry roof was raised to visually open up the house and beckon natural light inside. The entry doors were also relocated to provide a clear view from the foyer to the rear of the house. The back wall of

the house was also extended and the entire wall was replaced with Andersen® sliding glass doors leading to the resurfaced pool and 1,600 square foot wood deck spanning the entire width of the home. From here, the Austins have a precise view of the gazebo that seems to be suspended over the backyard pond.

In the great room, the massive stone fireplace and pine wrapped beams present a very approachable style. A favorite stone owl carving of



Above: The existing stairway was boxy and closed in (left). The stairway during construction (center.) The great room with stone fireplace during construction (right).

Left: Soaring ceilings and an open floor plan encourage a casual lifestyle. The kitchen, left, has Canadian pine cabinetry custom-built in England. The suspended stairway, center, offers breathtaking views. Stone used for the fireplace is repeated on the exterior and chimney.

Right: The homeowner's owl carving was set into the stone fireplace during construction.



Yvonne's was placed into the stone fireplace during construction.

To remedy the problem of a small kitchen, the area was expanded into the existing laundry room area and a new laundry room was added. The oven, range and range hood is set in the same cultured stone as the great room fireplace and exterior chimneys.

The kitchen also showcases Canadian pine cabinetry custom-built in England. In order to preserve the original intent of the cabinetry and its design, the cabinetmaker was brought to the Orlando home from England to personally assist with installation of the cabinetry.

### Elevator Increases Accessibility of Second Story

The second floor is accessed by way of a residential-grade elevator as

well as an imposing staircase enhanced with an iron and wood stair rail. The stairway is suspended and supported from the ceiling. From the staircase landing, a breathtaking view can be enjoyed of both inside and out.

"We liked this house because we knew we could put in an elevator," Yvonne explains. "This is going to be our last house, so I wanted an elevator."

The second-floor master bedroom suite features a sitting room with a separate office cozily tucked behind the sitting room. The inefficiently designed master bath contained very limited closet space. Lucia Custom Home Designers redesigned the bathroom within the existing space to maximize its efficiency. Attic space above the existing garage was borrowed to add a new walk-in closet for the master suite.

*continued on page 10*



# Right on the Water

## Addition Solves Challenge of Limited Space

A “family center” was what this young couple wanted. As physicians, the husband and wife were intent on keeping their family at the center of attention when at home. Even though the couple knew they would invest in some sort of addition, they didn’t think they could get what they really wanted because of the configuration of their space.

Their existing family room was limiting, to say the least, and didn’t give them the “hub” they needed when they were together.

The husband came to PSG Construction with preconceived ideas of how they could expand their existing family room, but considered its limitations to be nothing more than a “boring box.”

The challenge was that little distance existed between the exterior wall of the family room and the outdoor pool. The husband was open to suggestions.

PSG Construction showed the couple that if they pushed the addition out to the edge of the pool, they could get the spacious “family center” they

really wanted. They would also gain the stunning effect of being directly on the water.

The existing french doors leading from the family room to the pool area were removed and the exterior wall of the new “family center” was fitted with a 24-foot expanse of butt glaze glass that showcases the pool. A planter filled with tropical foliage runs along the edge of the pool and four fountains release rhythmic cascades of water into the pool.

On one end of the addition, PSG



PHOTO: MICHAEL LOWRY PHOTOGRAPHY

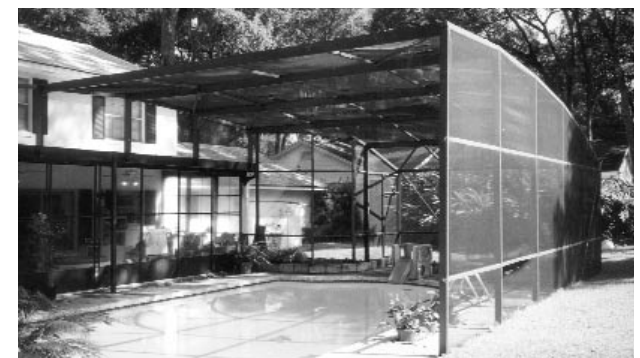


PHOTO: MICHAEL LOWRY PHOTOGRAPHY

*Above: A successful and dramatic solution to the problem of space limitations was achieved by literally extending the new family room to the edge of the pool. A tile-enclosed planter that runs the width of the family room cleverly melds outdoors with the interior.*

*Opposite Page: A rear wall of butt glaze windows spans the width of the extended family room, appearing to bring the pool inside. The panoramic view allows the family room to appear even larger than its newly expanded size.*

*Right: Before construction, the pool was located only a few feet from the rear of the house, leaving little room for extending the existing family room.*



Construction added a casually outfitted bathroom with bead board wainscoting, pedestal sink, shower, and storage closet. Also part of the project, a hand-somely designed stucco retaining wall with cast stone cap deters potential water or dirt build-up in the pool area. PSG Construction refinished the pool interior, encased the pool with a new

screen enclosure, and installed brick pavers around the pool’s perimeter.

PSG Construction helped the couple solve the dilemma of gaining a much-needed “family center.” The bonus was a lush view of their newly-restored pool that puts them on the water’s edge. [PSG](#)

**SOURCES**  
 Roofing Contractor - *Albert J. Steppi Roofing*  
 Roofing Supplier - *Blackton, Inc.*  
 Interior Trim & Doors - *Residential Building Supply*



# Making Room for Family Reunions

**1500 sq. ft. Guest Suite Encourages Visits from Children and Grandchildren**



PHOTO: EVERETT &amp; SOULÉ



*Above top: The whole house renovation expanded the size of the house to over 4,700 sq. ft. The second story is devoted to 1,500 sq. ft. of guest quarters that make visitors feel right at home.*

*Above: The homeowners knew their Lake Berry property was actually more valuable than the existing home. They wanted to make the most of the desirable location with a home that was equally matched.*

With three grown daughters and a handful of grandchildren, homeowners Joe and Margaret Simonds wanted to encourage frequent family get-togethers, but wanted more space to make everyone feel at home.

To carry out the Simonds' plan, PSG Construction teamed with Lucia Custom Home Designers to gut the 1,970 sq. ft. three-bedroom, two-bath-room home built in 1962. The design/build team then added 2,738 sq. ft. to create a 4,708 sq. ft. four bedroom, 4 1/2 bathroom home guaranteed to keep the children and grandchildren from feeling cramped.

During the holidays, the 1,505 sq. ft. guest quarters were put to the test. Occupying the entire second floor, the guest quarters include a living/play

area, three storage closets totaling 170 sq. ft., and two bedrooms, each with an adjoining bathroom.

"At Christmas I had 23 people sleeping here, and I never knew where anyone was!" Margaret Simonds proudly reports.

The upstairs is accessed by staircase or elevator, but the Simonds have no need to venture upstairs, since the first floor is designed with master bedroom, an additional bedroom, office, den, living room, family room, workshop, and expanded kitchen. The double-door entry is positioned to impart a serene view of Lake Berry at the back of the house. Creating a beautiful frame for the view are two sets of white columns and a gentle archway.

In the kitchen, custom-made maple cabinetry extends across three walls for unlimited storage.

"I love my kitchen!" Mrs. Simonds says happily.

Also unique to the home are the numerous built-ins hand-crafted by PSG's cabinet-maker: a computer center in the office, storage center in the hall, floor-to-ceiling built-in located in the den, and corner cupboard in the dining room.

The Simonds' home now does double duty to provide a comfortably subdued environment when it's just

husband and wife; but in a moment's notice, can accommodate a house full of memories in the making. [PSG](#)

## SOURCES

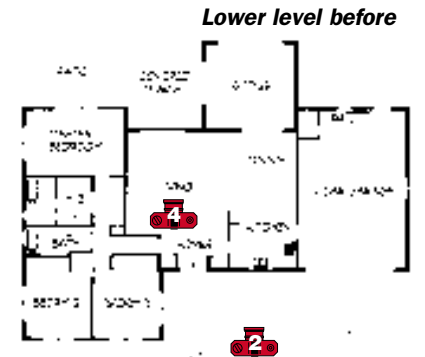
Appliances Wholesaler - *Sub-Zero*  
 Stairs - *Stair Masterz*  
 Roofing Supplier - *Blackton, Inc.*  
 Roofing Contractor - *Albert J. Steppi Roofing*  
 Closets - *Get Organized*  
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 Cabinetry - *S&W Kitchens*



PHOTO: EVERETT &amp; SOULÉ

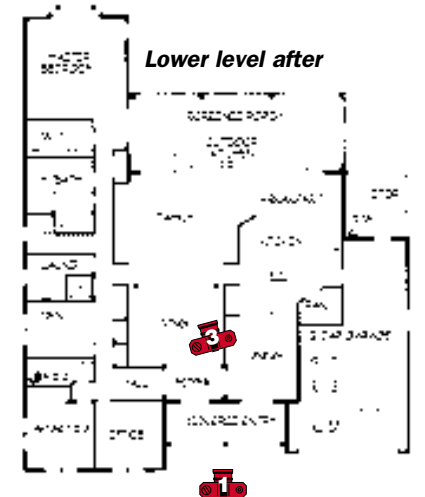
*Above: With plenty of space for entertaining, the living room and family room are distinctly appointed with crisp white columns, arched openings and custom crafted built-ins surrounding the fireplace. A duo of French doors leads to the brick-paved back porch that overlooks Lake Berry.*

*Right: The living room before.*

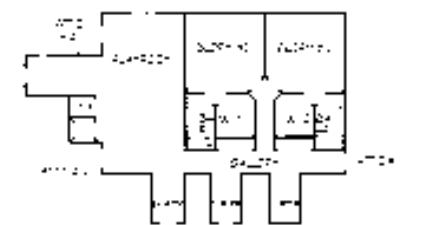


## BEFORE ANALYSIS

Living Area	1970 sq.ft.
Garage Area	600 sq.ft.
Covered Porch Area	224 sq.ft.
<b>Total Roofed Area</b>	<b>2794 sq.ft.</b>



## Upper level after



## AFTER ANALYSIS

Lower Level Living Area	3203 sq.ft.
Upper Level Living Area	1505 sq.ft.
<b>Total Living Area</b>	<b>4708 sq.ft.</b>
Garage Area	684 sq.ft.
Covered Porch Area	546 sq.ft.
Entry Area	173 sq.ft.
Storage Area	140 sq.ft.
<b>Total Roofed Area</b>	<b>6251 sq.ft.</b>



Empty Nesters Are Not Ready to Curtail Their Lifestyle

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The Harbour Island location and setting was a priority for the owners who renovated this California contemporary style home.



The original rough-sawn cedar exterior was dark and unimpressive prior to construction.



The second story master bedroom retreat provides a commanding view of the resurfaced pool, 1,600 sq. ft. wood deck, gazebo and pond (not in view) at the rear of the home.



The rear of the home before construction reveals a choppy elevation.

The extent and size of the renovation was far from challenging to the Austins. “We like to ramble around,” Bill explains. “In fact, I think I’d like it to be about 1,000 square feet larger!” [PSG](#)

SOURCES

- Tile - *Intercoastal Distributors and United Tile*  
Stairs - *Stair Masterz*  
Roofing Supplier - *Blackton, Inc.*  
Roofing Contractor - *Albert J. Steppi Roofing*  
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## PAUL &amp; STEPHEN GIDUS NEWS

## Guatemala Orphanage Aided by Stephen Gidus

## Brother Paul Gidus Builds a Home for the Poor in Mexico

A guard stands watch day and night over The Hogar Rafael Ayau Orphanage, located in one of the toughest parts of Guatemala City.

The orphanage is operated by the nuns of the Monasterio Ortodoxo Lavra Mambre, and operates solely on donations. The 150-some children in the only Orthodox Christian orphanage in Guatemala are wards of the orphanage because of abuse, neglect, no trace of their parents, or mothers and fathers who simply cannot provide for them.

PSG Construction partner Stephen Gidus spent nearly three weeks at the orphanage in the summer of 2000, assisting with a summer camp for the children. Trips are organized by the Orthodox Christian Missions Center in St. Augustine, Florida.

One orphan named Henry soon became Stephen's regular companion. About seven years old, Henry would wait for Stephen at his dormitory entrance. They would often take meals together. When Samuel, another orphan, first met Stephen, he shyly hid his left cheek against his shoulder. He was embarrassed by the ugly scar his father left when he attacked him with a hot iron. Once Samuel saw that Stephen

was not interested in how he looked, he no longer hid his face.

"One thing we learned," Stephen says, "is that you don't go on a missionary trip with any expectations or your own agenda. You go to serve and do whatever you're asked to do."

Stephen's brother and PSG partner Paul was building a home for a poor family in Mexico during this time. This was Paul's third year volunteering for Project Mexico. Paul learned that it is not necessary to travel to another country to perform acts of mercy.

"Our leaders on the building team encouraged us to come back home and continue doing acts of mercy for people here," Paul says. "They pointed out that it could be something as simple as working in a soup kitchen or driving an elderly person to church."

The Gidus brothers encourage others to consider missionary or charitable work. "Special skills are usually not necessary," Stephen explains. "The most important thing to have is a willingness to help out. Actions speak louder than words." Readers can learn more about the Hogar Rafael Ayau at [ocmc.org](http://ocmc.org) and about charitable outreach at [www.psgconstruction.com](http://www.psgconstruction.com). [PSG](#)



Henry poses with Stephen at the orphanage in Guatemala.

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## Winter Park Home Gets the Redo It Deserves

continued from page 3

Concerned with providing pleasant accommodations for their college-age children when they returned home for visits, the Greens asked PSG Construction for help with two upstairs bathrooms. Both bathrooms were gutted and existing fixtures and finishes were updated for their children's greater comfort. [PSG](#)

## SOURCES

Appliances Wholesaler - *Sub-Zero*  
Appliances Retailer - *Southeast Steel*  
Interior Trim & Doors - *Residential Building Supply*  
Cabinetry - *S&W Kitchens*  
Tile - *United Tile*





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