THE PSG REPORT

PSG CONSTRUCTION, INC.

2002, Volume VII

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The Partners of **PSG Construction**



Paul Gidus, CGR Partner

Stephen Gidus, CGR Partner

On the Cover:

The original kitchen in this Lake Conway Woods home (below) was reconfigured to encourage friends and family to congregate. See story page 8



PAUL AND STEPHEN GIDUS CONSTRUCTION

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Penchant for the Past

Two-Time Award Winner is Slated to Appear in Southern Living magazine

Editor's Note: This project is scheduled to appear in a future issue of Southern Living magazine. Details will be posted at psgconstruction.com. The project has also been recognized with an Aurora Award in conjunction with the 2001 Southeast Building Conference, as well as a 2001 Parade of Homes Remodelor's Showcase Award.

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he first time Lisa Poole walked through the Lake Eola Heights L bungalow, she "fell in love with the house." That was in 1996, when she purchased the circa 1925 home located in the downtown Orlando historic district. Single at the time, Lisa, who works for Disney Feature Animation, recognized the house as a gem in spite of its obvious need to be restored. Original three-over-one and four-over-one windows were in need of repair, and some were inoperable. Time had taken its toll on the kitchen in spite of a marvelous oak buffet and hutch that were original to the house. An attic, accessible by a steep set of stairs, was crudely finished. However, Lisa knew the home's original state could be renewed.

Lisa lived in the home for four years before deciding it was time to return the existing 1,796 square feet of space to its original condition. She also wanted to add a family room and master bedroom suite, but only if they would look as if they were part of the original space. "It was important to me to respect the architectural integrity of the house," Lisa points out.

"I chose PSG Construction to complete the work because they have a fabulous reputation," Lisa recalls. "As soon as I met [PSG Partner] Stephen Gidus, I realized that he was a person who would show up when he said he would be there; they would call me when they said they would call. Stephen and [his brother and partner] Paul are as picky as I am. I didn't have time to mess around with people who were going to be inconsistent." Continued on page 4











Top: A photo obtained from the original owner's granddaughter, taken during the 20's or 30's. Center: A photo of the original living room obtained from the original owner's granddaughter. Bottom left: Restoration to the exterior included repairing the stucco and chimney, restoring the windows, adding a new roof, and painting.

Bottom right: Restoration included re-glazing original three-over-one and four-over-one windows. The fireplace is original as well as the corner cupboard in the dining room.

Penchant for the Past

continued from page 3

Numerous Architectural Details Returned to Their Original Splendor

Working with Ross Design Group, PSG Construction was able to meet Lisa's goals. "We wanted to preserve the architectural integrity of the original home and add new space that seemed as if it had always been there," Stephen Gidus says.

Restoration to the original living room, dining room, sun room, kitchen, two bedrooms and bathroom involved attention to many details. Before any interior work could be completed, however, it was necessary to structurally

The original windows were re-glazed and made operable. Oak and heart pine flooring was refinished throughout, and the interior was completely repainted. The bathroom's original tub and sink were restored. Button light switches were replaced with new reproductions, and new HVAC was installed with concealed duct work to maintain the original integrity of the home.

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YEARS

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reinforce one side of the foundation.

The existing kitchen space was fitted with amenities that offer contemporary conveniences without jeopardizing the home's original character including a farmhouse sink, marble countertops and commercial style stainless steel oven and exhaust







The kitchen before renovation. The original oak buffet and hutch were covered and protected during construction and now offer additional storage space and charm in the newly renovated kitchen.

hood. A handscored plaster wall mimics the original. During the course of the project, Lisa married David Poole, a professional pianist. The sun room in the original portion of the house showcases David's ebony grand

Greeting visitors is an historical registry plaque.

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Over 30 Original Details Matched in Addition

piano.

To complete the 940 square foot addition which includes a family room, dining area and master bedroom/bathroom suite, PSG Construction paid attention to subtle details.

"We researched and either matched or custom made over 30 details in the addition," Paul says. Some of the matched details include:

- addition built on crawl space to match original house
- custom-milled three-over-one and four-over-one windows
- glass door knobs and hinges
- 8" custom-milled baseboards
- room scale and 9'4" ceiling height
- window and door casings
- two-panel doors
- picture moulding
- push-button electrical switches

Most prominent in the new family room is the floor-to-ceiling built-in entertainment center that spans the length of one wall. Bead board lines the back of the entertainment center, matching the original front porch ceiling, new back porch ceiling, and master bathroom wainscoting.

The tile pattern and installation design in the master bathroom mimic that of the original bathroom floor. New fixtures complement the home's original heritage.

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Existing Lower Level Existing Attic **Total Living Area**

1276 sq.ft. 520 sq.ft. 1796 sq.ft.



Total Living Area	2736 sq.ft.
Addition	940 sq.ft.
Existing Attic	520 sq.ft.
Existing Lower Level	1276 sq.ft.

bathroom wainscoting.





Top: Tile pattern in the new master bathroom mimics that in the original bathroom. New fixtures complement the home's original heritage. Above: Bead board lines the back of the new family room's custom-built entertainment wall, matching the original front porch ceiling, new back porch ceiling and master

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Redefined Space Brings Order to Family Hub

Clever Plan Dramatically Increases Family's Quality of Life





Top: The new side entrance is enhanced with an open courtyard and covered entry. **Above:** Additional space in the kitchen area allows for a convenient study area and casual dining.

Stefan and Mary-Jeanine Ibarguen loved their Altamonte Springs home and neighborhood but weren't so keen on the bottleneck and disorder created at the side entry and kitchen areas. The existing floor plan of their 70's ranch located in the Spring Valley subdivision lacked a design that could keep up with a contemporary lifestyle.

"So much activity takes place around the kitchen," PSG Partner Paul Gidus explains. "With the existing floor plan the homeowners had no place to store things. They had no space in their kitchen. I get excited when I visit this project because the renovation is designed to take care of all of a typical family's needs."

Everyday we wake up and talk about how wonderful our renovation is and how it flows so nicely. It has improved our quality of life.

– Mary-Jeanine Ibarguen

PSG worked with Lucia Custom Home Designers, Inc. on the renovation that added a minimal amount of space but delivers maximum efficiency.

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The PSG name was not new to the Ibarguens. "We had several friends who recommended PSG to us," Mary-Jeanine recalls. "Our friends were very happy with them."

The new plan was created by reconfiguring existing space, constructing a new two-car garage, and adding new square footage to increase the home's living space by 682 square feet. The home is enhanced with an open courtyard and covered entry at the side entrance that properly welcomes guests approaching the home from the driveway. A separate bike storage area with overhead door gives the children plenty of storage space for bikes and toys. A mud room lets the children unload and store book bags, shoes and coats.



BEFORE ANALYSIS

Total Living Area	2281 sq.ft.
Entry Porch Area	198 sq.ft.
Screened Porch Area	280 sq.ft.
Garage Area	603 sq.ft.



AFTER ANALYSIS

Existing Living Added Living	2281 sq.ft. 238 sq.ft.
Covered Garage	496 sq.ft.
Total Living Area	3015 sq.ft.
Entry Porch Area	198 sq.ft.
Screened Porch Area	280 sq.ft.
New Garage	629 sq.ft.
Bike Storage	107 sq.ft.
Courtyard Area	198 sq.ft.



The exterior before renovation.



The existing kitchen space was left intact, but additional space allows for a study area, eating nook, pantry and laundry room. A separate room serves as a hobby center. A portion of the rear porch was reconstructed to tie into the addition and create access to the new pool bath from the pool. A spa was also added to the pool area.

"Basically what we did was raise the quality of life for ourselves," explains Mary-Jeanine.

A minimal amount of new space was added, but the Ibarguens have found that there is now a place for everything and a sense of order in their household that was absent prior to the renovation.

"We are very pleased with the work PSG did for us," Mary-Jeanine says. "Stephen gave us a lot of good advice and good suggestions. Paul went over and above to make sure our punch list was complete."

"We get lots of compliments [on the new space]," Mary-Jeanine adds. "Every day we wake up and talk about how wonderful our renovation is and how it flows so nicely. It has improved our quality of life." <u>PSG</u>

For the complete article and photos go to psgconstruction.com, *click on* Remodeling Gallery, *then click on* Redefined Space.

SOURCES

Cabinetry – Central Kitchen & Bath Interior Trim & Doors – Residential Building Supply Exterior Doors – Residential Building Supply Roofing Contractor – Steppi Roofing Inc.



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Whole House Renovation/Addition Slated to Appear in Southern Living magazine



Editor's Note: This project is scheduled to appear in a future issue of Southern Living magazine. Details will be posted at psgconstruction.com.

aking advantage of their sub-tropical locale and a love for the outdoors, Doctors John and Wendy Huhn came to PSG Construction with several goals. One was to make the most of outdoor living when they tackled their whole house renovation and addition.

The couple's 1970's ranch, located in Lake Conway Woods, had the typical ailments of an aging Florida home: it was dated and worn, the closet in the fover blocked the view of the lake from the front entry, and the low 7 foot ceilings in the kitchen were confining.



Top: The new front entry portico is welcoming with new columns, copper flashing and detailed moulding.

Above: A wall between the family room and kitchen was removed as well as the kitchen's existing peninsula to create ideal traffic flow from the kitchen to the porch and pool area.

"We chose PSG Construction based on the quality of the work we had seen in some of their other projects," John explains. "Their up-front project planning seems to be better."

In addition to PSG Construction, team members for the project included Fleta Collins-Tachi of Loggia Architecture and Jennifer Haddock of I. Haddock Interiors.

"John and Wendy enjoy cooking and being outdoors," PSG Partner Paul Gidus explains. "We gave the back of their home a total update geared to their interests."

This meant adding a 700 square foot open porch featuring a spiral staircase that leads to the master bedroom balcony, wood detailing on the porch ceiling, and a stainless steel grill center that is 12 feet wide and enclosed in brick.

To enhance the pool area, PSG expanded the pool deck and renovated the existing pool bath with stone accents and a converted furniture chest that holds the sink basin.

"The porch and pool area are an extension of our home," explains Wendy. "When we have get-togethers, we open the doors of the kitchen to the porch and pool, and the outdoors becomes a primary place for guests to hang out. It's such a great place to enjoy the sunsets, the pool view and the lake."

PSG also gave the entire exterior of the home a much-needed remodel. A new front entry portico with new columns, copper flashing and detailed moulding replaces the original entry that



The family room before renovation.





Top: The back of the home was updated with a 700 sq. ft. open porch, spiral staircase (not shown) leading to the master bedroom balcony, and grill center.

Above: The 700 sq. ft. open porch features a 12 ft. stainless steel grill center enclosed in brick.

Right: The pool before renovation.

was shallow and uninviting. Siding on the lower portion of the home was replaced with brick that matches existing brick finishes. The exterior of the home was completely repainted. Windows and roofing were also replaced. "Now the exterior of their home is

interior," Paul says.

Removing Awkward Details Inside

Indoors, the first floor of the 3,600 square foot home was renovated and awkward details were removed. The stairway was reconstructed and the foyer was opened up to provide a more spacious entry. The foyer closet was removed to allow for an inviting view of Lake Conway. Carpeting throughout the house was removed and replaced by hardwood floors. A furniture-grade bookcase was built into the living room. The wall between the family room and kitchen was removed to maximize the functionality of the space.



as appealing and comfortable as the

New exterior doors and a furnituregrade entertainment center was added in the family room as well as a bay area that mimics the kitchen's bay.

Redefined Kitchen is Interior Highlight

The highlight of the interior is undeniably the kitchen which is geared to cooking aficionados.

Cherry wood cabinets are paired with painted white cabinets to impart a warmth in the kitchen that encourages friends as well as the children to continued on page 10



Penchant for the Past

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Exterior is Given Equal Attention

The original home's exterior stucco texture is seamlessly matched in the addition, as well as the skirt detail at the stem wall. Crawl space vent grates were custom manufactured to match those on the original portion of the home. Gable end support bracket details and bead board soffits were copied. The new side entry mimics the front entry with door style, sidelights, decorative wood detail above the door and configuration of the concrete steps. Even the original driveway was reconstructed with twin strips of concrete and a grass middle section.

"We are so happy with our project," Lisa says. Now Lisa and David can feel as if they have stepped back to the 1920's upon arriving home each night. PSG

For the complete article and photos go to psgconstruction.com, click on Remodeling Gallery, then click on Penchant for the Past.

SOURCES

Cabinetry – S & WKitchens Inc. Windows – CCS *Restoration Millwork* Roofing Contractor -Steppi Roofing Inc. Interior Trim & Doors - Residential **Building Supply** Closets – Get Organized, Inc. Wood Flooring -Specialty Floor Designs Aaron's Country Store



Reproduction push-button switches replace Interior Furnishings - original switches. A hand-scored plaster wall in the kitchen mimics the original.

Living Is Enjoyable Both Indoors and Out

continued from page 9

congregate. A wine cooler is built into one end of the kitchen island. New French doors in the breakfast bay area and heightened 8 foot ceilings capitalize on the view and natural light.

"PSG took out the wall between the family room and kitchen and removed the kitchen's existing peninsula so that there would be great traffic flow from the kitchen to the porch and pool area," Wendy points out. "The elevated counter space on the new kitchen island is where the kids sit to eat breakfast or do homework while I prepare dinner."

existing bathroom.

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YEARS

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Master Bedroom Balcony is Doubled in Size

Minor improvements were made to the second floor, including updating the hall bathroom. The addition of the rear porch, however, doubled the size of the master bedroom balcony, which now totals 700 square feet. At day's end, the Huhns can retreat to their master bedroom and still enjoy the outdoors and inspiring sunsets from a very ample but private space.

The project successfully incorporates

the two doctors' favorite past times in a retreat to which they can escape... right at home. **PSG**

For the complete article and photos go to psgconstuction.com, click on Remodeling Gallery, then click on Living is Enjoyable.

SOURCES

Top: The existing kitchen is visible from the new family room.

Above: The original bath tub and sink were restored in the

Appliances – Southeast Steel Cabinetry – Busby Cabinets Roofing Contractor - Steppi Roofing Inc. Tile – Tile Market Interior Trim & Doors - Residential **Building Supply** Wood Flooring – Specialty Floor Designs

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NEWS AUL STEPHEN GIDUS **&**



Sept. 11 Tragedy Inspires **Festival of Trees Entry**

Choosing to sponsor and decorate a tree for The Festival of Trees for a second time, PSG Construction invited Ross Design Group to join in the project this year. The two companies chose the theme "Building World Peace", which was inspired by the September 11 tragedy.

The two companies decorated their Christmas tree with symbols of American patriotism as well as other symbols of peace from around the world. "The emphasis on peace," Stephen explains, "is not limited to peace in the United States, but a concept that encompasses the entire world. As Americans, we have the opportunity to promote peace in our everyday lives by the way we treat those around us."

Sponsored by The Council of 101, which serves the Orlando Museum of Art, the Festival of Trees is an event which raises significant funds through the auctioning of the decorated trees. The event was held November, 2001. "We receive a great deal of enjoyment from this project because it allows us to serve the community," Stephen explains. **PSG**

Stephen Gidus Elected to Two Association Positions

PSG Construction Partner Stephen Gidus was recently elected to serve as the 2002 Treasurer of the Home Builders Association of Mid-Florida at the October 1, 2001 general membership meeting in Maitland.



REMODEL RS CUNC

Stephen was also elected as the 2002 Chair for the Florida Home Builders Association Remodelors™ Council at the FHBA Fall Conference held October 27, 2001 in Daytona Beach.

"The opportunities for professional remodeling continue to grow as a result of the aging of the homes here in Florida," Stephen remarks. "Embracing and enhancing the educational opportunities for my fellow remodelers is a major goal that can result in a better product for consumers. I also desire to use my work ethic and organizational skills to further enhance what these professional organizations already do for the community and home building industry." PSG



Old Homes

PSG Renovation Featured on HGTV Program

A 1927 home recently renovated by PSG Construction was featured on the national HGTV program Old Homes Restored in March and September, 2001.

Old Homes Restored is the program that tens of thousands of homeowners, architects and contractors tune into weekly to gain insight and expertise into old home restoration. The program typically features homes that were built more than 50 years ago. **PSG**

For the complete article and photos go to psgconstruction.com, click on Remodeling Gallery, then click on HGTV Feature.

PSG Partner Serves on Harbor House Enterprise Team

Harbor House, also known as The Orange County Center Against Domestic Violence, has invited PSG **Construction Partner Stephen Gidus**

to serve on the Enterprise Team, a group comprised of local business owners. The goal of the Enterprise Team is to develop strategies for generating revenue using Harbor House's current resources that would allow the Center to become selfsupportive. **PSG**

PSG Construction Celebrates 15th Anniversary

PSG Construction is celebrating 15 years of service to the Central Florida area. Starting the company in 1987, brothers and partners Paul and Stephen Gidus first operated the business from a spare bedroom in a house they shared as bachelors, and performed many of the construction tasks themselves.

Since then, the company has grown to be nearly a \$3 million dollar company that has won numerous awards and has been featured in national industry and consumer magazines including Better Homes & Gardens and *Remodeling*, and television shows including HGTV's Old Homes Restored and Better Homes & Gardens.

"We contribute our success to a solid work ethic, passion for our work, and exemplary employees," Stephen says. Paul adds, "We also credit the handful of subcontractors and suppliers we use. They deliver a superb product and workmanship that can be difficult to find. Without their support and dedication, we couldn't deliver this kind of service to our clients." PSG







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