

HERITAGE NEWS

NEW STAFF



We're pleased to announce that Dave Carson, CR has joined the ranks here at Heritage Builders as our Operations Manager. Dave's 22-plus years of diverse experience in the remodeling industry make him an invaluable asset to our company. When not in the office, Dave enjoys spending time with his wife and two children and playing semi-pro ice hockey in his spare evenings. (Okay, it's really old guy hockey- not semi-pro. But we think he's spectacular.)



Heritage Builders also welcomes Rob Aldecocea, MA to the team as Designer. An alumnus of the University of Minnesota, Rob also has earned a Master of Architecture degree from the University of Colorado at Denver, and has several years of experience in the architecture and design/build fields. In his spare time, Rob likes to explore 3D computer-aided design and plays basketball regularly, but definitely is not a semi-pro.

OTHER NEWS

Heritage Builders announces its new after-hours emergency contact number. This service ensures that we will be available 24-hours a day in case of any problems during the course of your remodel.

We're remodeling! Okay, so we do it for a living too, but we're excited to be updating and rearranging our office space. Our remodel will create additional offices for our new staff and a new conference room for client meetings.

Heritage Builders Inc. is a fully licensed Design/Build Remodeling firm located in Saint Louis Park, MN. We specialize in all types of home design and remodeling, from the smallest of handyman jobs to entire house remodels. Our 32-year tradition of in-house design services combined with our on-staff craftsmen can help you create the home of your dreams.

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Professional Remodeling Since 1971

Heritage Builders



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Spring Is On The Way!

Here are some handy home maintenance tips:

- Clean gutters and downspouts of any leaves and sticks to reduce the risk of possible water damage to your home.
- Be sure to replace your furnace filter at the manufacturer's recommended intervals, or your furnace won't run at peak energy efficiency.
- Clear the area around your air conditioner compressor of weeds and obstructions. Gently spray the cooling fins with a garden hose to remove accumulated debris. Failure to do so will overwork your air conditioning system.

PROJECT SPOTLIGHT

OSMUNDSON RESIDENCE

The search for a new home that suits your family's lifestyle can be a difficult task. The way we live in our homes has changed dramatically due to new technology, unpredictable work schedules, and our children's extra-curricular activities. Finding that home also has a lot to do with location— proximity to family, good schools, and your place of work are all important considerations. So what happens when you've found a house that seems to be in the right neighborhood but doesn't suit your way of life?

You can do what the Osmundson's did: retain Pam Enz, ASID, a talented certified interior designer and Heritage Builders to transform that house into your family's home.

The existing West Saint Paul residence was capable of being a dream home for the Osmundson's, but was far from it. Isolated rooms and dated finishes made for uninviting spaces that lacked style and functionality. After listening to their needs and some careful planning, a clear design scheme paved the way towards the renovation of their home.



The Osmundson's elegant new kitchen.

In order to create a more open feeling and bring the main rooms of the home together, some room-dividing walls were either removed or reduced to half-height, while others received a door opening. This allows the family to gather in the family room, dining room, and kitchen while still feeling connected.

The new kitchen is the highlight of the home with its elegant granite countertops and beautiful custom cabinets. The open space and expansive countertop area allows for family members to gather for a

quick breakfast or relax together while dinner is being prepared.

A new mudroom provides a central access to a pool changing room, bathroom, and storage closet with a nearby laundry room. This efficient layout keeps both snowy boots and wet swimmers from tracking through the house.

If the location of your home seems to be a perfect fit, but the house isn't- unlock its potential through a quality design/build remodel. Remember, you can have the home you want, where you want it!

HOW ABOUT THOSE INTEREST RATES?

We've been hearing more and more from our customers lately about how it's been easier than ever to make the decision to remodel their homes. It seems that the magic combination of all-time low interest rates combined with house and

real estate appreciation on the rise points toward the long term value that comes with an investment in your home. It's hard to argue that an investment in the home makes for a common sense, long term financial strategy.

In our 32 years of remodeling, we've never seen interest rates this low, and it may be a long time before we see them this low again.

DESIGN TRENDS

CAMBRIA, GRANITE, MARBLE AND MORE; WHAT'S ALL THE FUSS ABOUT?

In the search for different countertop materials designers are constantly looking at new products. For many years our only choice seemed to be plastic laminate (Formica) and our choices were limited to which color, edge and backsplash size. Today the variety available can cause one's head to spin! What's the latest word on tile countertops? Is concrete something you should investigate? What about stainless steel? Wood? Linoleum? Glass? Here are a few tips that might help your selection process with the more popular materials.

Corian, Silestone and other such products are made from various man-made materials. Most can be invisibly seamed to make your countertops look like one piece of material. Their colors are consistent so you can select from a small 4" x 4" sample. You can be creative with this product too, adding color logos and creating artistic effects is possible. Cambria, Zodiac, and Caesarstone are products made from a combination of natural stone and man-made polymers. These, too, are color consistent and can be selected from a piece 8" x 8". Because of its man-made quality it is available

in fun, pure colors that you cannot find in natural products. Granite and marble are stones mined from the earth. Every slab is different with various swirls, patterns, and color. These are completely natural and cannot be altered. The best way to make your choice is a visit to the "stone yard" where you can view hundreds of 8' x 12' slabs at one time. All these products have characteristics that offer different benefits depending on you, where it's going to be used, and the final "look" you want to achieve with your countertops. Working with an interior designer can make your selection



By Pam Enz, ASID
Tangible Space Design

process easier because we have experience with all these products. The choice is as unique as every project we work on!

Pamela Enz, ASID, CR, CID is President of Tangible Space, Inc. Heritage often collaborates with Pam on our projects.

FOCUS ON THE HOME

KITCHEN REMODEL

By Rob Aldecocca, MA

It is often said that the kitchen is the heart of the home. Each day begins with the family gathering for breakfast before going to work and school, only to return in the afternoon to spend time while preparing dinner. Okay, so maybe that's not true for everyone, but it should be, shouldn't it? We use kitchens much differently than our families did when we were growing up, and so their design has changed a lot to accommodate our needs. For example: we're finding value in connecting the kitchen to other rooms, designing kitchens for more than one cook, and making an inviting space to accommodate guests at parties. Have you ever had a get-together at your home where guests *weren't* in your kitchen? Parents wish to spend more time with their children, and consequently do not want to be isolated in a small boxed-in area, unable to see or talk to their kids. Recent trends in

kitchen design have moved to create a visual connection with surrounding rooms by replacing walls with islands or peninsulas that define the kitchen space visually, but allow for conversation and a visual connection. Kitchen layout and finishes also play an important part in the way a kitchen is used. Most kitchens are set up for a single person to use at one time, making it difficult to cook when others crowd the space. Darker finishes in kitchens with few windows feel uninviting and cave-like, so it's not a very pleasant place for the family to gather. Redesigning your kitchen floor plan to accommodate more people will entice the family to hang around (or even help!), especially if they're not feeling in the way. Brighter spaces, warm finishes, and long-lasting high quality materials appeal to the senses and make the kitchen an enjoyable room in the home.



A well-designed kitchen can enhance the beauty and functionality of your home.

Great Kitchen Ideas

- Consider adding an island or peninsula with a higher top for an eating area or serving space
- Granite countertops add class and style to finish the look and functionality of a well-designed kitchen
- A double oven is more than convenient when cooking or baking for many people- especially around the holidays!
- There are endless opportunities when it comes to storage in your kitchen- what type of custom storage could be improved upon or added to your kitchen?
- Let your individual style show through the fixtures and cabinets in your kitchen

IKE'S CORNER

By Ike Daughenbaugh, CR, Owner

I used to believe that the most important element of the remodeling process was quality, strictly defined as "the application of the materials that make up a project." I don't believe that anymore.

A few years ago, I realized that every single time we were referred by a client, the comments we heard were along the lines of, "My friend raved about how easy you were to work with," or "My neighbor could not stop talking about how neat and clean you kept her home during the remodel."

I began to realize that quality includes not only the materials and craftsmanship, but also the *entire process* of a remodeling project from start to finish. This process is made up of many parts, beginning with the design experience. Rapid turnaround of design changes and pricing is a must in order to

keep the project moving. The next major milestone comes with the requirement of a seamless hand-off from sales and design into the hands of our production staff at the beginning of construction.

Quality processes demand comprehensive plans and specifications as well as the ability to professionally assist the client with decisions and selections. As construction begins, good planning brings the required trades and inspectors in at just the right moment- not too soon, and certainly not too late!

A few years ago, I added up how many people had a hand in one of our larger remodels. Over *one-hundred* people from the homeowners to our employees, subcontractors, dispatchers, inspectors, and so on were involved in the process. The sheer number of people involved in any project necessi-



Rick Carlson and Dan Fristoe's new deck overlooks their beautiful garden.

tates a tried and true seamless system in order to manage the remodeling project effectively. We all know from experience that things don't always go as planned. That's why you need a remodeler who not only has the right quality processes in place, but can also adapt to changes on the fly with grace

and good humor. We continually make every effort to improve our systems and bring a quality approach into each project we do at Heritage Builders, and it's our time-tested processes that have enabled us to deliver such a quality project over the years.

REMODELING TRENDS

COST VS. VALUE: HOW MUCH WILL YOUR REMODEL RETURN?

When it comes time to make the decision to remodel, it pays to do some research. In addition to design considerations, there are also financial realities that will affect your decision when improving your home. One of those that is most difficult to define is the cost versus value relationship.

Cost is something that is easily identified- how much money will you spend on your remodeling project? *Value* however, is a little more difficult- how much of your investment will you recoup when you decide to sell? How will the benefits of your new remodeling project affect your quality of life?

Usually when the remodeling itch appears, it is because of a shortcoming in your current home- maybe the floor plan just doesn't seem efficient, the windows in your living room

don't capture the view of the lake as well as they could, or your master suite feels more like a plain old bedroom with an attached 3/4 bath. You know that a change would be great, but want to know if the dollars you decide to invest in your home will be returned by an equal increase in market value should you sell your home immediately after the improvements.

There are a few remodeling pro-

jects that return above or near their cost when it comes time to list your home on the market. According to the November 2002 issue of *Remodeling* magazine, bathroom remodels and bathroom additions provide the #1 return on investment- sometimes returning more than their actual cost. Two-story and family room additions are next, followed by master bedroom suite and major kitchen remodels. The adja-

cent chart shows some of the hard numbers taken from a survey of the Minneapolis/St. Paul area.

It's obvious that adding square footage to your home will return much of your investment, but they in turn are projects of larger scope, and are usually more costly. Sometimes a welcome change can come about through a smaller-scope project like updating your kitchen and bathrooms.

These numbers should serve as a guide to what you can expect to recover from your initial investment in your home remodel if you were to sell the day construction has completed. Sometimes it's just worth the improvement to your quality of life to move forward with a remodel, but it's nice to know what the market may return after you make such a large investment.

Cost vs. Value

These are averages of cost immediately recouped from remodeling projects in the Minneapolis/St. Paul area:

- Two-Story Addition - 103%
- Upscale Kitchen Remodel - 84%
- Upscale Master Suite - 80%
- Bathroom Remodel - 111%
- Bathroom Addition - 104%
- Family Room Addition - 90%

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