

The Luxury of a Day Spa at Home

Today's baths are clean, natural and comfortable

Increasingly people are embracing the movement toward replicating the indulgent surroundings of the most lavish day spa...at home! Today, bathroom remodeling is roughly a \$10 billion industry with Americans spending more than ever to create the ultimate spa experience in their own bathrooms.

"Our clients are viewing their master baths as warm, well-dressed extensions of their home," says BOWA Builder's Steve Kirstein. "In both remodels and new homes, clients want cleaner lines, luxurious custom showers and tubs, and high-tech functionality complemented by natural materials."

With recoupable costs on upscale bathroom remodels nearing 90%, this is both a wise and luxurious investment. A designer at Kohler's Design Center says, "Sophisticated homeowners realize that by treating the bathroom space like the rest of the home, they can increase the value, the function and the beauty of the space. And they don't have to totally gut the room to do it."

Cleaner Lines: The look for today's spa-like bath is sleek lines and surfaces. Cli-

ents are moving away from chunky detailing, in favor of curves and smooth finishes to create a cleaner, albeit more modern, look and feel.

Transitional Contemporary: For those hesitant to jump into the more-sparse, clean look often characterized as "modern," the buzzword is "Transitional Contemporary." This style embraces the comfort and warmth reminiscent of the past, while adopting functionality, creativity and art to propel one into the future. It's a blend of two worlds that creates an ideal backdrop for self expression.

Natural Materials: Homeowners are expressing a renewed appreciation for the beauty, soothing comfort and flexibility of nature's materials. Natural environments include a mix of colors and textures, and provide a wonderful inspiration for blending stones, woods, marbles and metals. Counters and bath surrounds are limestone and soapstone, and floors are limestone tile, cork, bamboo and various hardwoods.

Double Showers with Vertical Spas: A new trend in bathing is installing double showers in the area once set aside for a tub. These are enhanced with rain showerheads, multiple jets and body sprays set on the ceiling and vertically along the wall for a full-body massage. Adding to the spa environment are light-, color-, hydro- and aroma-therapies controlled by a touch screen. Those not willing to




Combined with a countertop vessel sink and smooth surfaces, this streamlined Kohler faucet creates a clean, modern look.

part with their tubs are opting for the luxury of large, undermount soaking tubs with the same spa-like amenities.

Faucets and Vessel Sinks: Wall-mounted faucets are an emerging trend that add a clean line to any design. By moving and/or streamlining the faucets, clients are afforded more artistic flexibility in their vanity design and sink selection. On the rise are vessel sinks, which are often-shallow basins giving the appearance of a bowl resting atop the counter.

Heat: Heated towel warmers are making a comeback to complement the radiant floor heating, toe kick warmers and instantaneous water heaters, which are almost standard in today's baths.

And, one last trend....Gina Miori at Ferguson Enterprises says, "We're seeing a rise in the installation of urinals in master baths and powder rooms." The bottom line is clients are finally putting the attention to personal expression, detail, comfort and relaxation into their bathrooms that they once reserved for the rest of their home. 



Combined with natural materials and the warmth of a fire, Kohler's WaterTiles provide massage-like luxury.

INSIDE THIS ISSUE:

<i>News from an Insider</i>	2
<i>Fall/Winter Check List</i>	2
<i>Project Profiles</i>	3

Where's the Value?

Commentary contributed by
JOSHUA BAKER, PRESIDENT




When I need advice on saving for my family's future or have questions about my children's health, I turn to experts. Those experienced in the issue at hand. For more than 17 years, clients have been turning to BOWA Builders for our expertise. Throughout our consultative process, we guide clients in making choices that will achieve their specific construction goals – added space, comfort, amenities, etc. – while helping to increase the value of their homes.

Based on our experience and real estate trends, we know there are projects, finishes and strategies that are more inclined to add immediate and long-term value to the home. According to a 2004 survey by *Remodeling* magazine, among the high-end projects that have the greatest percentage of recoupable costs are bathroom remodels, window replacements and bathroom additions. This survey also found major kitchen, family room and master suite remodels follow closely behind. Of course these figures will vary depending on the quality of finishes selected, the value of the house itself and the value of similar homes in the immediate area. It is our job to help clients take these facts into consideration as they begin their project.

In addition, we advise our clients that there are construction

strategies that may help to add long-term value to their home. Among the recommended considerations are:

- **Have a Master Plan:** Even if you approach your project in stages, have an overall strategy to achieve efficiencies.
- **Invest in Design:** On a relative scale, the money spent on the creative and strategic input afforded by a good, professional architect will payoff in curb appeal and added value for years to come.
- **Add Square Footage:** During design, the incremental cost for additional square footage is nominal compared to the comfort and value it may provide.
- **Consider Site Issues:** Consider how the structure relates to the lot - what is the view as you approach, are there safety issues, can trees be saved to enhance views and privacy, what rooms face what views, etc.
- **Consider Maintenance and Durability:** When making selections, consider the lifetime cost to maintain the product, as well as its durability, to determine value.
- **Invest in Supervision:** As there will be hundreds of tradesmen involved over the course of the project, a large-scale project fundamentally requires on-site supervision to ensure its success.

While guiding clients through decisions and considerations such as these, BOWA's seasoned professionals aspire to provide exceptional insight and advice, for this is our product. So, when the time comes for your next project, feel free to call on us for advice. We hope you consider BOWA your residential construction expert. 

Fall/Winter Check List

Time to Begin Thinking about Winter Again

With winter just around the corner, it is time to protect your home and family with our winterizing checklist.

Interior

- Check smoke detector batteries.
- Check security system batteries.
- Check carbon monoxide batteries.
- Check and clean fireplaces and chimneys.

Exterior

- Shut off and drain hosebibs.
- Check and clean septic system.

- Caulk and retouch exterior paint.
- Lock windows to keep them square.
- Clean debris from gutters and downspouts.
- Make sure drainage is heading away from the house.

HVAC

- Check and replace air filter.
- Check combustion chamber.
- Check charge on heat pumps.
- Check and replace humidifier filter.
- Clean away leaves and debris from outside units.
- Adjust dampers to favor northern, not southern, rooms.

Project Profiles

Large-Scale Renovation in Washington, DC

Commentary contributed by

DAN PORTER AND ANKIE BARNES - BARNES VANZE ARCHITECTS

The clients' goal was to create a larger, more modern kitchen in their existing Tudor-style house, with enough space for a breakfast room and improved access to the deck and back yard. The client also wanted to improve the connection to the yard from the walk-out basement. As such, the project included a one-story addition to the existing kitchen to create space for a breakfast room, a basement addition under a new deck, and remodeling of the family room, dining room and entry hall.



The additions allow for a new breakfast room and playroom, while improving access to the new deck and rear yard.

A butlers pantry was inserted between the kitchen and dining room. The dining room was updated with a wall of panels, one of which concealed the entrance to the new butlers pantry. The family room was updated to create symmetry and order, and to align



The family room was updated to create symmetry and to improve circulation.

doorways and circulation with adjacent rooms and the deck. The challenge on the interior was to incorporate a modern kitchen in a rather traditional-style house while maintaining a cohesive feel to the interior. The colors and materials were carefully selected for each room on the main floor to "soften" the modern edges of the house. The result is a home that feels modern, yet timeless.

The exterior of the addition was designed to blend with the existing Tudor-style house, with the exception of the modern-yet-subtle railing system on the



The color and materials helped to "soften" modern edges and create a timeless feel.

deck. The basement addition eliminated the awkward empty space under the original deck, and added much-needed space to the existing recreational room.

Outdoor Renovation in Washington, DC

Architecture by

OUTERBRIDGE HORSEY - OUTERBRIDGE HORSEY ASSOCIATES, PLLC

With this renovation, the clients wished to enhance their outdoor living area, which already included a lovely pool and flagstone patio, and to create additional storage. A two-story structure, positioned at the end of their driveway in an otherwise "wasted" space, achieved just that.



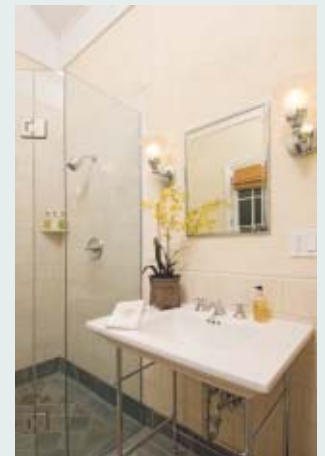
The two-story structure claims unused space for needed storage.

Built with structural pre-cast concrete panels, a painted brick exterior and slate roofs, the pool house blends well with the clients' tradi-



The new pool house enhances the outdoor space providing comfort and convenience.

tional home. On the driveway level, is an unconditioned space that houses the pool equipment and provides ample storage. On the upper level, are two symmetrical structures housing a changing room and a bathroom. Adjoining the two units is a redwood pergola with copper flashing, sitting atop white pillars. The raised terrace, which is finished in square-cut variegated flagstone, laid on a diagonal with



At the pool level, are a changing room and bathroom.

bluestone nosing, transitions well to the existing patio below. The new structure and surrounding area are accented with the finest details, including a custom teak bench in the changing room, a custom iron railing and a built-in Dacor outdoor grill.

Project Profiles

Large-Scale Renovation in Bethesda, MD

Commentary contributed by

MARK A. KRAMER - KRAMER ARCHITECTS, INC.

The architect carefully blended the clients' needs and love of rich detail with the overall site conditions to create a stunning whole-house renovation. The project had numerous mixed requirements, which were duly considered within the overall scope of the project. The clients desired a new kitchen/eating area, piano room, theater and sun porch, as well as a rebuilt sun room and master dressing/bath area and expanded garage.



The new entranceway creates warmth and character, while allowing for the added garage space the client desired.

Due to site limitations, the only position that worked well for the new garage was in the front of the residence, which created numerous design challenges. As a result, the architect had to create a new entry element. Since the entranceway is the inspiration for the home's character, careful consideration was given to the redesign of this area. The solution was to refocus the entry to the side and enhance the space



The arch-top windows add interest, while the stonework unifies the overall building.

warmth. The roof, which uses slate and copper, creates a unique, old-world material field for the new design. The roof lines were designed to minimize the overall size of the structure and balance the expansion of the residence towards the front street area.

In the rear of the residence, the architect chose arch-top windows for visual interest and to add character to the interior of the new spaces. The shape of the new piano room creates a focal point at the corner of the property, as well as for the space inside.



The shape of the new piano room creates a focal point both inside and out.



7900 Westpark Drive, Suite A10
McLean, VA 22102
Phone: (703) 734-9050
www.bowa.com