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DIGIACOMO

HOMES & RENOVATION, INC.

DESIGN/BUILD REVIEW

Volume 11 : Issue 4

We're opening our doors again to the 2011 *Green Dream Home* during the **Fall Parade of Homes.**

Visit Us at Parade Home #199:

[237 Janalyn Circle, Golden Valley, 55416](#)

September 10 - October 2, Thursdays - Sundays, 12:00 - 6:00 pm



Can't wait for the Parade? [See it from the inside.](#)

This home is for sale and will be discounted during the Parade from \$1.34M to

\$1.26M. Energy tax credits of \$27K sill apply. [Ask us](#) about it for more information.

DREAM ABOUT IT : INTERIOR DESIGN



Tres Chic Wallpapers: Flowers, Pomegranates, and Geese, Oh My!

Those of you who toured our [Green Dream Home](#) last spring may have noticed Parisian-inspired accessories throughout: [pillows](#), perfume bottles, mercury glass lamps, books. Tres Chic, Non? However, it may not have been obvious that the wallpapers, too, were Parisian inspired. The elegant papers hung in the master bedroom and nursery came from French designer Monsieur [Manuel Canovas](#). Canovas, born in Paris in 1963, studied at the "Beaux-Arts de Paris" before establishing his own company to produce garden-inspired fabrics and wall coverings. He is renowned world-wide for his beautiful colors and his unique floral weaves.



Wallpapers are making a comeback in the design world - they are an excellent tool for adding texture, color, and depth to almost any space. If you are considering adding paper to a room, we suggest keeping it simple - choose colorways that are neutral and patterns that are timeless. And, it's okay to skimp! Paper a feature wall rather than the entire room -- this is a great way to showcase the paper -- as if it were an art piece -- and salvage your budget!

The designs used in our *Green Dream Home* are named after European islands: "Menorca" with pomegranates in silver (for the master bedroom) and "Sark" with geese in argent (for the nursery). We hope you love them as much as we do!

LEARN ABOUT IT : NEW PRODUCTS, TECHNOLOGIES

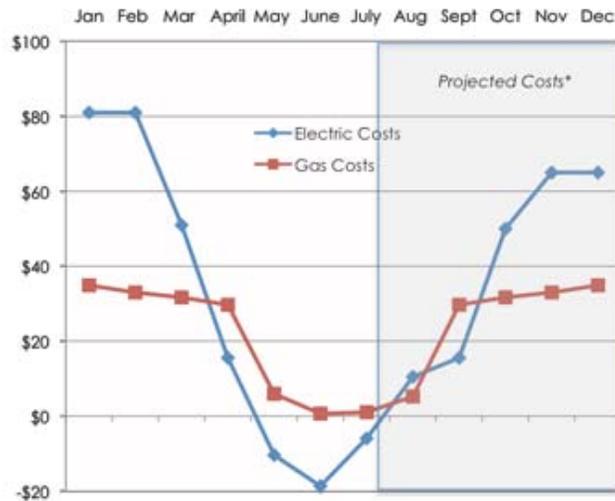
Energy: Will You Rent or Own?



Will you rent or own? When it comes to home ownership, the answer is near universal. But, what if this question is applied to a home's energy use? Are technologies that generate energy (and/or reduce a home's need for energy) worth owning?

The home at 237 Janalyn Circle, dubbed the *2011 Green Dream Home* by Xcel Energy & the Builders Association last spring, has been up and running for seven months. We are now able to begin answering questions like: **"What does it cost to run a near zero-energy home for a year?"** Gas and electric expenses from the *2011 Green Dream Home* are graphed below. Using actual utility expenses for January - July, 2011 in combination with projected expenses for the remaining five months of the year, we conservatively estimate that the total energy costs to comfortably operate this home will be \$670/year or \$2,500 less than a conventional Minnesota home of the same size. That's nearly an 80 percent savings each year at current energy prices.

GREEN DREAM HOME ENERGY COSTS



* Assumptions used to calculate projected costs: 1) Solar panels were not in operation until mid-March 2011, thus we project lower net electric costs for November-December when panels will be operating; 2) The winter of 2010/11 was six degrees colder on average than the typical Minnesota winter suggesting that upcoming November-December heating costs will be lower than previous January-February costs; and 3) Water heating costs are underestimated as the home is unoccupied with little hot water usage.

The 2011 Green Dream Home rooflines were designed to accommodate another 18 solar panels in addition to the 22 panels currently operating. These additional panels will allow the home to generate a net surplus of energy when installed. (Which can be sold to Xcel Energy at premium "green" rates!)

And the payback period you ask? After costs & incentives for the home's energy efficient systems (cutting-edge insulation package, solar panels, geothermal HVAC and super efficient lighting & appliances) are totaled and divided by the \$2,500 in annual savings, the payback period is just about eight years. This means you own your energy after only eight years. Wouldn't it be nice if you could burn your home's deed after eight years knowing it was paid for in full? And, after eight years, your energy costs are essentially fixed - much like a fixed rate mortgage where your next payment and your final payment (usually 30 years later) are known and unchanging. What will gas and electricity cost in 30 years? If you own your energy, it will not matter.

These energy saving technologies cannot be simply "plugged in" or installed independently (like using one brand of windows over another). They must be balanced and designed as a system to achieve optimal performance, optimal payback and optimal aesthetics. Visitors to the 2011 Green Dream Home, who were attracted by its traditional architecture and fresh aesthetics, often were unaware of the home's Zero Energy features; they were surprised to learn about the home's energy efficiencies and green paybacks. This was exactly as intended. A home should first & foremost be beautiful, functional and an inviting place to live. Then, if Zero Energy can

be achieved, all the better. **Let us help build your (guilt free) dream home.**

GET OUT AND SEE IT : EVENTS

Fall Events at 237 Janalyn Circle, Golden Valley Parade Home #199

Decorating with Color, Texture, and Pattern

Saturday, September 10th

2:15 - 3:00 pm

Join Finish Selection Specialist, Gigi DiGiacomo, for a tour of this Dream Home. You'll learn where and when to incorporate color, texture and pattern in a neutral palette with budget friendly finish ideas.

Lifestyle Gardening: Introducing Color and Edibles in Containers

Saturday, September 17th

2:30 - 3:30 pm

Fall is a wonderful time for introducing new color to patio containers and planting cool-season edibles in the garden - or mixing in a little of both! Join Heidi Heiland of [Heidi's Lifestyle Gardens, Inc.](#) for tips on creating stunning, edible containers for your porch or patio. You'll walk away with a new vision for autumn gardening!

Cooking Up the Good Life

Sunday, September 18th

12:30 - 1:30 pm

Tour this Dream Home's kitchen with Designer-Builder, Rocky DiGiacomo, while sampling recipes from the new cookbook: [Cooking Up the Good Life: Creative Recipes for the Family Table](#). DiGiacomo will discuss the role of kitchens and meal preparation in today's home while cookbook co-author, Susan Thurston, prepares a few of her favorite autumn dishes. Autographed copies of the book will be on hand for purchase.

Zero Energy, Zero Utility Bills

Saturday, September 24th

12:30 - 1:30 pm

Get a first-hand look at renewable energy systems such as geothermal heating/cooling and photovoltaics (electricity generated by the sun). Builder Rocky DiGiacomo will discuss how these systems work, what kind of long-term utility savings they offer, and associated rebates/tax credits. Stop renting your energy. Own it!

CONTACT US

DiGiacomo Homes & Renovation, Inc. is an [award-winning](#), husband and wife, [design/build firm](#)

that is honored to bring timeless beauty, value and sustainability to neighborhoods throughout the Twin Cities. For more than 20 years we have been invited by our clients to remodel existing homes and to build new in beloved neighborhoods such as Tyrol Hills, Linden Hills, Bell Oaks and many others. As always, [contact us](#) with questions or to begin creating the home you want in the neighborhood you love!

Sincerely,

Rocky and Gigi DiGiacomo
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