

Remodeling News

314.909.9050 www.AgapeConstruction.com

Fall/Winter 2011

Transformed! A Few Square Feet Make a Big Difference

Updating your home adds form, function, and pizzazz.

Jeff and Mary Kalinowski of Kirkwood loved their home, but it wasn't perfect. Little did they know, what a big difference a few small changes by Agape could make!

The original floor plan of this Kirkwood home had a cramped entry, running straight into the side of the stairs. Architect Laurie Smith added just 40sf (5' x 8') to the front of the house to create a small front foyer, which made a big difference in how this home functioned. Now the Kalinowski's guests are ushered into a welcoming foyer with room for everyone.

Turning her attention to the outside of the house, Laurie added details to give the exterior more architectural punch and balance.



New bay window & seat



After - with new front porch and garage overhang

First, she created a covered front porch with steps and walkway edged in brick - an easy way to add a great-looking focal point of interest. This home also had a large blank space left between the second floor addition and the top of the garage doors, created because the garage was lower than the house.



Before

The problem was creatively solved by adding a garage overhang with custom brackets to fill the space and add balance to the house. New carriage style garage doors below complete the picture.

"It's amazing how small, well-planned changes can make such a big difference!"

~ Agape Architect Laurie Smith

A couple final changes were dramatic in effect. Adding just 16 square feet and a bay window to the rear of the breakfast room eliminated the congestion and created a beautiful light-filled seating space.

Lastly, the 1970's style fireplace needed updating. Covering the dark brick with painted wood trim, crown molding, and a light colored granite fireplace surround transforms this room. (See page 4 for the dramatic before / after pictures!)

This home showcases how small changes can make a big difference!



L to R: Project Manager Patrick Kelly with homeowners Joan & Bob Kruger and Agape President Kevin O'Brien.

An Occasion to Celebrate

Clients welcome Agape Team at a "Come 'n Go" open house.

Homeowners Bob & Joan Kruger graciously opened their doors to celebrate the completion of their 322 sq. ft master suite addition in Glendale, MO. Fifty guests including many neighbors, the Agape team, and Agape design clients enjoyed their hospitality.

Tours of the home were given, with before and after floor plans offering a unique visual perspective of improvements made both inside and outside.

"All who attended were delighted to be invited to the Kruger's open house. It marked the completion of a beautiful remodel and celebrated a wonderful working relationship."

- Agape President Kevin O'Brien

Welcome to Our Clients

*Repeat clients

Gerry & Ellen Albano	Kevin & Cheryll Knopf
Laura Baalman-Mangano	Michael & Ann Konzen *
Bill & Linda Balch	Bob & Joan Kruger *
Rod & Charla Barber	Tom & Lee Lamming *
Larry & Cheryl Bauer	Joe & Mayuko McGuire
Diane Beaty & Linda Basich	Craig & Diana Plahn
Kirk & Nanette Bouckaert	Ellen Rigel & Bill Hund
Cindy Burquin	Dan & Annabelle Rudolph
Tyler & Tracie Cain	Kerry Ryan & Nomi Siddiqi
Kurt & Tausha Dirks	Bettye Siebels
Steve & Marie D'Orazio	Jack & Mary Stecher
Doug & Cindy Fischer *	Mark & Marti Tanner
Terry & Eileen Graessle	Dick & Jean Travers
Dan & Alisa Head	Ann West & Dev Niyogi
Edward Hecker *	Bob & Ellen Wilhelm
Bill & MaryAnne Hoppe	John Wilson
Bob & Jane Isaacson	Andreas & Sydney Wolf
Kevin & Tracy Klebe	Melissa & Callan Yeoman

Eat the Rewards of Referral

A tasty "thank you" for your loyalty.

If someone calls in and says you referred them to Agape, we will mail you a \$25 restaurant gift card as our way of saying "Thank You!" Recent recipients:

David Addison	Ellen Rigel & Bill Hund
John & Karen Drexler	Steve & Joyce Schaefer
Jan Druschky	Mike & Kris Sluhan
Jeff & Marion Earnhart	Rudy & Laura Stumpp
Jeff & Mary Kalinowski	Pam Ullo
Tim Keith	Steve & Cindi Wendling
Bob & Joan Kruger	Steve & Kerri Williamson
Kevin Moloney	

Kevin O'Brien, Ted O'Toole & Laurie Smith

Space or Design Dilemmas?

Agape's team provides a perfect blend of architectural design and technical expertise at a price point that can meet your budget.

Call us for a free consultation or visit us online at www.AgapeConstruction.com.

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Celebrating 25 years of making our clients' dreams a reality.

Master Bedroom Suite Addition Gives an Old Home a New Look

Well-designed addition enhances value and lifestyle

This classic 1928 Tudor style home in Glendale had some issues—it needed a facelift, correction of a poorly built addition, and more! Bob and Joan Kruger searched for solutions that would address these challenges as well as create a spacious second story addition with a new master bedroom suite.

“The design for this project exceeded all our expectations - Laurie was able to capture what we wanted to create and enhance our vision.”

- Homeowners Bob & Joan Kruger

Agape architect Laurie Smith began by tackling the design issues on the rear elevation, which lacked detail and did not match the characteristic Tudor-style elements on the front of the house. By adding a gable roof, stucco panels, period trim and a charming rear door overhang with Tudor brackets, the transformational match was complete. Now the rear of the home matches the front of the home perfectly.

Designing a well-functioning, yet spacious master bedroom suite, was the next challenge. Joan said, “Bob has vision, but Laurie was able to capture what we wanted to create and enhance our ideas.” The finished design added 322 square feet, which included an enlarged master bedroom with coffered ceiling, walk-in closet, and spacious master bath. The homeowners love their new walk-in shower and Jacuzzi tub.

The *pièce de résistance*, however, is the fabulous dressing room between the bedroom and walk-in closet. It features custom, handcrafted, maple built-in his and her dressers, with a charming window seat in between.

Another design challenge involved shifting the upstairs bedrooms to make way for a new convenient second-floor laundry room.

To complete the picture, the Kruger’s old cedar deck was refaced with low maintenance composite decking and tigerwood rails for a fresh new look. (see above, top right)



Rear After Addition



Rear Before



Front - Existing

This home is another great example of blending the old with the new. To learn more about this project, visit our Portfolio at AgapeConstruction.com and click on Additions #4.

“The design for this project exceeded all our expectations.” said Bob & Joan Kruger. “The entire Agape team was wonderful to work with and made us feel like our project was as important to them as it was to us.”



Lovely enlarged Master Bedroom with coffered ceiling.

Amazing Transformations



Before

The Kalinowski's, featured on page 1, knew their living room looked dated. Working with Agape Architect Laurie Smith they decided to cover the dark brick with painted wood trim and crown molding. A light colored granite fireplace surround and hearth, along with new drapes and mirrors, complete the picture.

What a simple, inexpensive way to update your home!



Before

By adding onto this Chesterfield home, a small cramped kitchen becomes a spacious gathering place for large family functions.



Client Testimonials

“Remodeling is never easy, but with Agape it was a pleasure. Having an on staff architect is a tremendous benefit. Laurie Smith did an excellent job giving our home a fresh new look inside and out. Construction was smooth thanks to a great crew. Thank you Agape.....you may see us again.”

~Jeff and Mary Kalinowski, Kirkwood

“Ted answered all my questions and was very attentive. My job was done on time and on budget. I’m definitely a happy, satisfied customer.”

~ L. Jost, Webster Groves

“I’m just fascinated by the construction process. Everyone at Agape communicates every step of the way. The construction is excellent quality, and I’m very pleased.”

~ Cindy Burquin, Kirkwood

“We are extremely pleased with the building process and the individuals that have worked on the project, from the concept, to the design to the project management all the way down to the individual contributors on the build side. The entire Agape team has made our first home renovation project a pleasure.”

~ Callan & Melissa Yeoman, Webster Groves

“Thank you for taking care of our house and for your total professionalism with a job well done! Your attention to detail is wonderful; we cannot say enough good things about Agape. You’re the best!”

~Bob and Paula Mogley, St. Louis

Agape Team News

Congratulations Newlyweds!

Project Manager Ted O’Toole ties the knot with Rebecca Way September 16th, 2011 at a lovely winery south of St. Louis. Ted said, “Our honeymoon to Hawaii was fantastic!”

Residential Designer Dan Kary marries Kerry Swayne October 1st, 2011 in a beautiful outdoor ceremony in Kansas City. A November “huntingmoon” is planned because Dan’s bride likes to hunt!



Ted & Rebecca O’Toole



Dan & Kerry Kary

Helping Rebuild Joplin



Farthest right: Joe Overman & Kevin O’Brien

Recently, Agape President Kevin O’Brien and Carpenter Joe Overman, joined a team from Greentree Community Church in Kirkwood going to help rebuild Joplin, Mo. They enjoyed helping finish the carpentry work on a house Grace Baptist Church had purchased for \$1000 and intends to use for emergency family situations.

Joe Overman said, “ I really wanted to help people that were less fortunate. My heart just went out to them. It was amazing to see the selflessness of so many volunteers coming from hundreds of miles away.”

Kevin O’Brien has been to Joplin twice since the tornado and added, “It’s a life changing experience not just for the people who lost their homes but for people who go to help.”





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