

Agape Architect Improves Classic Home with Fabulous Design

Added - 1,345 sq. ft. (including new garage)
Remodeled - 1,152 sq. ft.
Total Sq. Ft. Added or Remodeled - 2,497 sq. ft.

Expanding and renovating this classic Maritz and Young brick home entailed preserving stately swamp cypress trees original to the Ladue home. After previous architects recommended plans that encroached on the trees' drop zone, clients Hal and Amanda Wellford called upon Agape to design a plan that saved their trees and their budget.

"Agape's Architect Laurie Smith did a fabulous job of redesigning our existing space," said Amanda "so that our 70 year old home would function the way we like to live now. Laurie's creative designs enabled us to get everything on our checklist and still stay within budget." All this was done with an eye towards maintaining the home's original classic architectural details and appeal.



L to R: Architect Laurie Smith, carpenter Mark Elbert, homeowner Amanda Wellford and carpenter Pat Kelly



A unique breakfast banquette (booth) adds functional space, light and dimension to the architectural design of the kitchen.

Perfect for entertaining, the Wellford's home now showcases a fully remodeled kitchen with exquisite, soft white cabinetry and beautiful sage green quartzite countertops. The connection between the kitchen and the banquette (booth) is an arched recessed panel opening, bringing warmth to the heart of the home.

"Neighbors have called to compliment us on how well the new architecture blends with the old--it looks like it has always been there." Homeowner Amanda Wellford

Redesigning the family room and expanding it just three feet, created better traffic flow and plenty of room for built-in cabinetry, a custom wet bar and an eye-catching stone fireplace. Off the family room, a new mudroom serves as the entry drop zone from the garage Laurie designed to seamlessly blend into the original home.

Upstairs features a fabulous new master bedroom / bathroom suite with custom cabinetry and new second floor laundry room all of which serve to update, yet maintain the home's classic appeal.

"Neighbors have called to compliment us on how well the new architecture blends with the old," said Amanda. "It looks like it has always been there." Just like the beautiful old trees.



Maintenance-free screen porch features tongue and groove ceiling, bead-board walls, ipe wood floor and wide railings for plants and party drinks

Screen Porch Adds Breath of Fresh Air to Kirkwood Home

A great way to expand your living space

When empty-nesters Lee and Cathy Horneyer planned a whole-house remodel of their new Kirkwood home, expanding their living space was an important design consideration.

They downsized when moving, so adding a maintenance-free screen porch was a great way to extend their living space.

“It’s terrific to have that extra square footage when entertaining,” Cathy says enthusiastically. “We also enjoy dining on the porch and not getting eaten alive by bugs! The best part,” she continues, “is we will never have to paint it!”

“We were so pleased with Agape’s architect Laurie Smith, whose design won immediate approval from the Landmark Commission, with no hassle to us. She made everything easy.”

Homeowner Lee Horneyer

Because the Horneyer residence is a historic house, the porch plans had to pass stringent design criteria set by the Kirkwood Landmark Commission.

Homeowner Lee Horneyer stated, “We were so pleased with Agape’s architect Laurie Smith, whose design won immediate approval from the commission, with no hassle to us. She made everything easy.”

“It’s my favorite room in the house,” Cathy says happily. “My family knows if they can’t find me, look on the porch!”

Clients Say “Thank You!”

Agape team welcomed at open house

Some people would say that your relationship with your contractor is like a marriage—it deepens over time. Or not . . .

“When you see the same people every day for the better part of a year,” says Kirkwood client Cathy Horneyer, “they either become part of the family or like the relatives that overstayed their visit too long!”

Agape clients Lee and Cathy Horneyer had the company do a large remodel /addition on their historic home. The project lasted for 10 months and encompassed the entire house.



Homeowner Cathy Horneyer with Project Manager Ted O’Toole

Cathy smiles, “Luckily, we loved everyone at Agape so much that, even though our project was finished two years ago, I pop in their office once in a while just to say hello again! The carpenters were so friendly and easy to get along with, they became just like family.”

Family the Horneyers wanted to sincerely thank. So the entire company was invited to an open house. With plenty of food, drinks, house tours and words of gratitude,

the Horneyers were finally able to say, two years later, how much they appreciated the hard work, attention to detail and comraderie of the Agape crew.

Screen porch addition for Horneyer family



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Finishing Your Basement is Cost Effective Way to Add Space

What's big and empty and the perfect place to add extra living space to your home? Your basement!

According to Agape President Kevin O'Brien, finishing that unused space will give you the most bang for your remodeling buck. "Finishing a basement is 1/3 the cost of adding square footage to the first floor-- \$50 a square foot, as opposed to \$150. It's a great way," he says, "to expand your home without breaking the budget or taking up yard space with an addition."

Imagine transforming your basement into an:

- Extra bedroom and bath for guests
- Entertainment and media room
- Game room for teenagers and children
- Home office or "Man cave" retreat area
- Exercise room with weights and equipment

"In a tight economy," says Kevin, "expanding your home this way is definitely the most economical choice."

Space or Design Dilemmas?

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John & Laura Bodnar	John Mazzola
Greg & Cindy Branham	Bill & Deb Meister *
Mary Cashner *	Kevin Menne *
Jon & Vinisha Clark *	Mike & Sue O'Leary
Leroy & Sherri Conley	James Person & Diane O'Brien
Kurt & Tausha Dirks	Susan Sander
Janice & Kathryn Druschky	Fred Schlitzer *
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Recieve \$25 gift certificates to local restaurants as our special way of saying "Thank you!" We just couldn't do it without you. Recent recipients:

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Lee & Cathy Horneyer	Lisa Bernhard & Joe Thornhill
Bob & Jane Isaacson	Ken & Betsy Thorp
Kitchen & Bath Design	Steve & Cindi Wendling
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all inside!