



Homeowners Tim & Katie Tolle with Project Consultant Ted O'Toole during Agape's recent Parade of Homes

Agape Breathes New Life into this Historic Home

Kitchen & Master Bath Undergo Dramatic Updates

When they moved to St. Louis just over a year ago, Tim and Katie Tolle fell in love with this century-old cottage-blue home nestled in the heart of Webster Groves. While elegant on the outside, the interior was obviously laid out for the needs of a different era and was quite cramped in several areas. To modernize it for their growing family, the Tolles called upon Agape Construction.

Senior Architect Laurie Smith helped the Tolles consider several possible solutions in order to determine the best use of space, budget and aesthetics. Tim and Katie wanted a much larger kitchen, a bar space for entertaining, and more functional master bath & closet; all while retaining historic flavor.

The final plan set out to create a large perimeter kitchen with lots of space in the center. The whole space is now flanked with open countertops and ample storage inside custom built-ins, including a unique hutch cabinet, constructed by Agape's Master Carpenter. A peninsula bar also provides a welcome area with seating for occasional meals.

Article Continued on p. 2



Historic Front Elevation of Original Home - Built in 1907

Classic Remodel Projects At Affordable Prices



Large Archway seamlessly hides transition between Dining and Kitchen ceilings

New Life Breathed into Historic Home (Continued from Cover)

This spacious kitchen now features a walk-up wet bar, plenty of space for cooking, modern appliances and more to keep up with the ever-growing needs of this young family.

In any older home, you will always find surprises, and this project was no different. For example, since much of the original venting and supports needed to be hidden in the ceiling, Laurie proposed the use of a large archway to hide the difference in ceiling heights between the new kitchen and dining room. Also, at the kitchen's rear, it was necessary to keep a huge vertical ventilation shaft for the heating system. To disguise this, the architect gave it the appearance of an old fireplace – carefully crafted, painted blue and established as a surprising focal point in the room.

Upstairs, the master bath & closet received a stylish makeover. An awkwardly located Jacuzzi tub was removed and the remaining space was reallocated to create a walk-in closet with custom organizing system. Historically accurate penny tile flooring and elongated subway tile in the shower recall a bygone era. Custom furniture-style vanities are flanked with wall sconces to complete the classic look.

Tim and Katie are thrilled to live in this lovely home that seamlessly blends historic charm with modern comfort. This past summer, they happily showed it off during Agape's Parade of Homes event. They are delighted with the results and frequently enjoy entertaining friends and family. This century-old home has definitely been given new life!



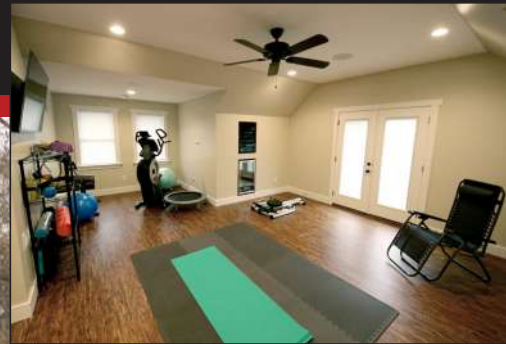
Master Bath updated with Modern Amenities



Check out Agape Construction on Pinterest



After



Marvelous Exercise & Yoga Studio



Before

Repeat Clients Add Fabulous Second Story to Existing Garage

Having completed two renovations to this classic Craftsman home, it was no surprise that Agape Construction was called on once again. This time, Davidson & Meaghan Mullgardt tasked the Agape Design team with adding a second story above their garage in keeping with the Craftsman-style charm of the main house. Time to get in shape! The new addition contains a marvelous exercise and yoga studio plus a half-bath that even contains a wooden sauna.

“We really enjoy working with Agape. They listen well and constantly amaze us by turning our dreams into reality!”

-Davidson Mullgardt, Homeowner

Clearly the garage’s colors and architectural features match elements of the original home. Historically-accurate brackets are expertly duplicated from the main house to the garage. The pop of red in the gable and trim, the cream colored band board, and the green roof clearly echo the home’s facade. This hidden gem adds character to its surrounding Kirkwood neighborhood.



Skilled Agape Carpenters framing out the New Addition



Garage’s colors and architecture match elements of the Original Home. Agape expanded & remodeled the home in 2006 and updated the interior in 2014.



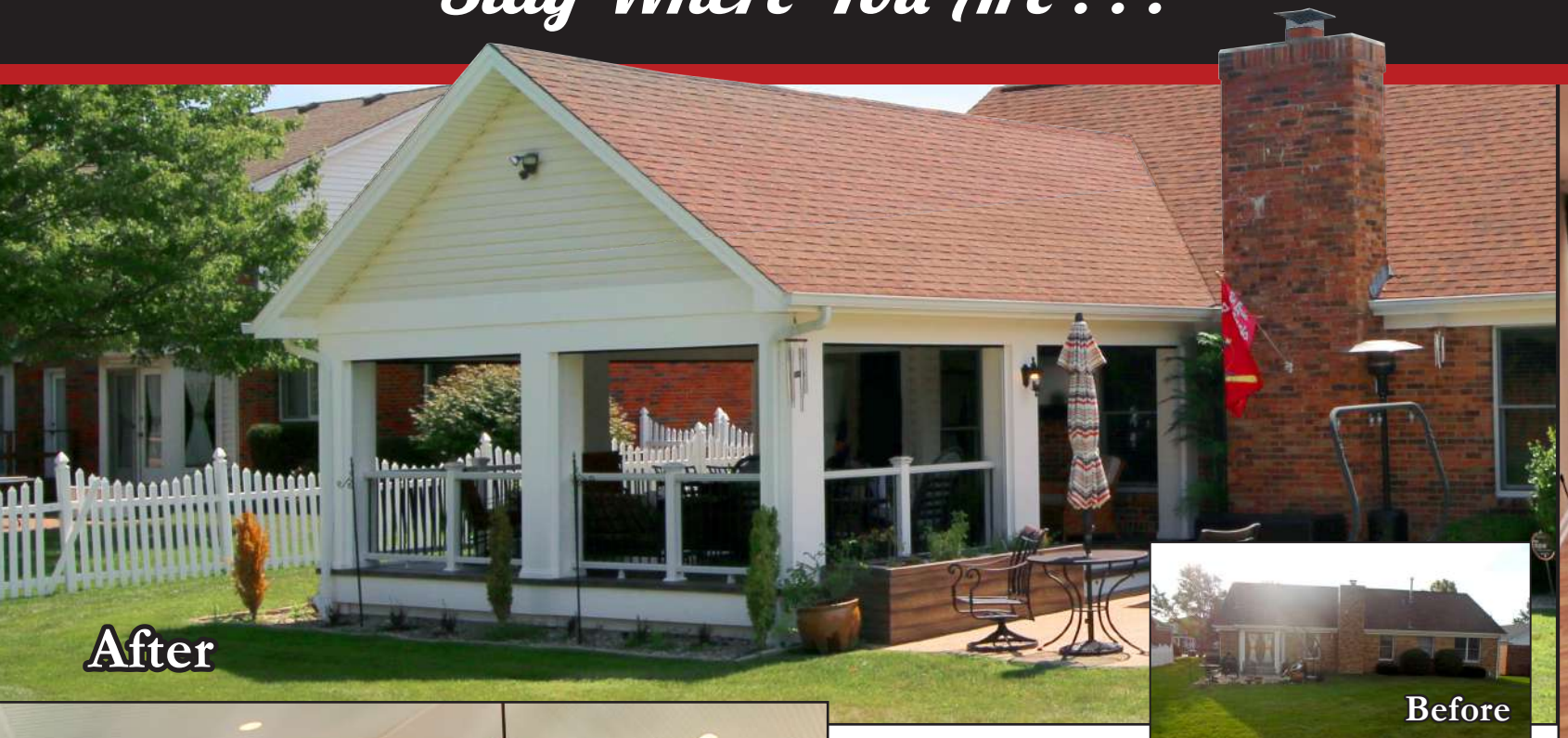
The Original Addition won a Kirkwood Favorite Building Award in 2006.

Likewise, the Garage was a nominee in 2018.



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Stay Where You Are . . .



After

Before

Couple Knows How to Have A Good Time - Indoors and Out!

Suburban Home Revitalized with Two Bold New Spaces

Frank & Connie are gracious hosts who know how to throw a great party and have a good time. Now that they're both retired, they enjoy spending time with friends and family. To help them live life to the fullest, they selected Agape to remodel two key areas of their suburban home into wonderful new spaces that let them do just that.

To take advantage of the beautiful outdoors, they first chose to expand the rear of their home to create a classic covered porch. If it gets windy or garden pests appear, the space can be instantly surrounded by motorized, retractable screens which slide down from hidden box ceiling beams at the push of a button. To create a warm look, they chose low maintenance Zuri wood decking. In the middle rests a simple yet elegant table which has a metal top that can be easily removed to reveal a small gas fire centerpiece. The vaulted ceiling extends over all of these elements to create a lofty atmosphere that invites guests to enjoy time together.

Once the cooler weather hit, Frank & Connie knew they wanted to complete their 1417 sq. ft. unfinished lower level to encourage family and friends to get together indoors.

"It was an absolute pleasure working with Frank and Connie. We wanted to do everything in our power to give them the basement of their dreams."

-Brian Kelly, Agape Project Manager



Stunning Covered Deck features low-maintenance Zuri wood flooring and is surrounded by Retractable Screens to keep out Natural Elements



To show appreciation, the Proud Homeowners hosted a party for the Agape Team

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The Basement's Open Floor Plan ties together many Entertaining Elements



Agape Carpenters & Family enjoying Frank & Connie's hospitality

They eagerly contacted Agape and once again began working with Senior Architect Laurie Smith. Together they designed a fabulous recreation area tied together by many entertaining elements, all within view as you come down the stairs.

"We loved working with Chris. His handiwork is amazing! Actually, every Agape employee did a great job and we miss having them around now that the project is complete!"

-Connie, Homeowner

The most eye-catching feature of the space is undoubtedly the custom bar, which literally glows! The semi-transparent Onyx top is underlit with bright energy-efficient LED lights that cast a warm, show-stopping radiance.

The basement also features a pool table and theatre area with custom seating around a suspended flat screen TV.

Master Carpenter Chris Gagnon custom built all the cabinetry throughout the space, including the bar cabinets and multiple shelving units. Over the years, Frank collected unique liquor decanters and is delighted to finally have a place to show them off.

Beyond this main room, Agape also installed a snazzy exercise area and lovely guest bedroom with full adjoining bath. With much of their extended family and multiple grandchildren living in town, this new space is sure to be put to good use.

Bubbling with gratitude, Frank & Connie recently hosted a party for the Agape team and their trusted sub-contractors. Everyone enjoyed their hospitality, both inside and out!



Semi-transparent Onyx bar is warmly underlit with LED lights



Updated Bathroom also features Glowing Sinkbowl

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All Among Us - Agape Carpenters framing around existing rafters in sanctuary

Agape Gives Back to the Community

Honored to support local charities

Agape Construction actively supports community needs through charitable donations and acts of service. In 2018, Agape has donated time and materials to two groups providing housing for women in need. “We love partnering with worthwhile ministries and using our God-given talents to bless the less fortunate.” says Agape Owner Kevin O’Brien.

All Among Us, a nonprofit serving homeless women and children at risk, was rehabbing an old church building in Ferguson, MO. Agape was delighted to help with the carpentry.

Likewise, Hannah’s Ranch, part of Mission Gate prison ministry, desperately needed more living space. Agape spearheaded the funding and building of a 3600 sq. ft. women’s residence in Cuba, MO. Recently completed, this home has 10 bedrooms, 4 bathrooms, 2 kitchens and is already fully occupied!



All Among Us Open House - Lead Finish Carpenter Brian Cowin standing in final meeting space he helped to complete



Hannah’s Ranch - Agape’s Phil Freeman, Laurie Smith and Edie Rice each assembled teams to decorate bedrooms



Hannah’s Ranch - One of several rooms furnished by Agape



Project Consultant Ted O’Toole, Business Manager Janice Owens, Owners Amy & Kevin O’Brien and Production Manager Patrick Kelly

Agape receives two National Awards!

This past year, Agape Construction was delighted to receive not one, but two nationally recognized awards. First, the highly-regarded BBB Torch Award recognizes companies with integrity and solid business practices who provide exceptional service to their customers, employees, suppliers, and communities. Also, for the sixth year in a row, Agape was placed on Qualified Remodeler Magazine’s Top 500 Remodelers list which honors home improvement companies across the nation.

“The BBB Torch Award is the most meaningful award Agape has ever received. We really strive to live by their standards - integrity, trust, and honesty.”

- Kevin O’Brien, Owner



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Welcome to Our Current Clients!

We greatly appreciate your business!

Dave & Kris Acquistapace	Eric & Susie Kalinowski *
Joann Anzalone	Dennis & Sally Kane
Steve & Melissa Banigan	Bo & Carol Kennedy *
Kim Beazley	Marshall & Suzanne Kiel
Richard & Connie Beemer	Carl & Ellen King *
Galen & Portia Benson	George Kyd *
William Biddle	Jonathon & Katie Lane
Tony & Roberta Bossi	Cindy Lefton
Paul & Anne Marie Chapman	Ted & April Lewis
Sam & Barb Cillo	Chris & Dawn Lissner *
Dan & Dyan Cooper	Bill & Kathy Mansfield
Andy & Erika Crossett	Eric & Jeanne Martin
Bryan & Kristen Dillon	Mark & Cindy Matousek
Mark & Laura Dryer	Nicholas & Hannah Mayer
Bryan & Sarah Ehlen	Jim & Kim McBride
Mike & Jessica Elder	John & Linda McFarlane
John & Cindy Encarnacion	Tom McGrath
Maud Essen	Kevin & Vicky McGraw
Anna Feltes	Kelsey O'Brien & Shaun Moore
Brian & Lydia Figueroa	Davidson & Meaghan
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Tim Gerler	Mitch & Molly Murch
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Alec & Wanda Hill *	Jim & Jan Orling
James & Natalie Hoffman	Dan & Stephanie Orms
Emily Howard	Bill & Michelle Reisner
Carlos & Amy Huddleston *	Lynn & Becky Revelle
Randy & Marney Hutcherson	Mike & Kathy Rodriguez
John & Katherine Iffrig	Chris & Julie Rothrock
Gary & Caryl Jewell *	Kenny & Meagan Schmitz



Glencoe
Back Porch Addition

Before
After



Dan & Laurie Schwarze	Sylvia Stuart
Janet Scott	Tim & Katie Tolle
Steve Sarris & Kathy Shreves *	Jonah & Jennifer Ungacta
Keith & Stacy Slusser	John & Preeti Vandover *
Walter & Christine Smith *	Patrick & Kari Vincent
Ryan & Kate Spencer	David & Elizabeth Walsh
Tom & Lisa Spinner	Mark & Tracy Watson
Don & Liannie Staten *	John & Melissa Williamson *
Russell Smith	Steve & Kerri Williamson *
& Stacy Statler-Smith	
Matt & Mary Stroble *	
Jason & Gayla Stoecker	

* Repeat clients

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.

314.909.9050 www.AgapeConstruction.com



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

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Established in 1985, Agape Construction Company, an experienced Design and Build firm, is proud to be a 2018 Torch Award winner with an A+ Rating from the St. Louis Better Business Bureau.

“Stay Where You Are... Have the Home of Your Dreams!”



All Inside:

- HISTORIC KITCHEN REMODEL
- UPDATED MASTER BATH
- SECOND STORY GARAGE ADDITION
- ENHANCED BASEMENT
- GIVING BACK TO THE COMMUNITY
- AND MORE!

WHOLE HOUSE RENOVATIONS | ADDITIONS | NEW BATHS | GOURMET KITCHENS
 CUSTOM HOMES | NEW GARAGES | MASTER SUITES | SMALLER HOME PROJECTS