

CHOICE

Mosby
BUILDING ARTS

Summer 2015
CallMosby.com



PLUS

HIGH TRADE-IN VALUES

A garage transformation

KEEP SUMMER MELLOW

Buzz Off & Casting Shade

EASY LIVING

The beauty of a
composite deck



HIGH TRADE-IN VALUES

A garage transforms into a lively lower level

Let's Talk.

Share your thoughts on *Choice*, home design and remodeling by following us:



You Can Ask Us Anything.

Do you have a question for us to answer in a future issue? Let our team of Consultants, Designers, Architects and Carpenters give you the answer. Submit questions to: Choice@CallMosby.com.

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YEAH,
Summer Time Is Here!

Yes it's summer, my time of year.
If you now have that classic song by War wafting through your head, excellent!

While lounging about outdoors, it's natural to spend time gazing (intentionally or not) at the exterior of our homes and yards, and for a soft summer breeze to inspire daydreams about what the ideal house would look like. So this is why we dedicate a large slice of the summer edition of *Choice* to exterior remodeling. And we even address how to handle two summer bums: mosquitoes and heat waves (p. 8)!

There's also fun to be had with the Mosby designers revealing what they'd splurge and purge to stay on budget with their own bathroom remodel (p. 18), and

give you a heads up on what questions they will ask you at the start of a kitchen remodeling project (p. 14).

So far, we at Mosby have had a good summer, what with winning TWO Chrysalis Awards for remodeling design excellence and making the St. Louis Business Journal list of Best Places To Work. The former is possible because of the latter; when our team is happy that means the clients' get their best work, and everybody wins. Awards are not required for a commitment to excellence, but it sure does feel good when they pop up! We would love to know what you'd like to read about in future issues, so as you lazily sip a frosty beverage or tuck into a pork steak, make a mental note and send me a note with your suggestions. Then return to enjoying those lazy, hazy, crazy days of summer!



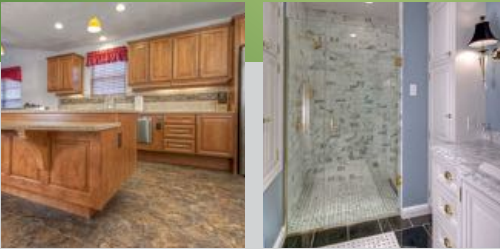
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Editor in Chief



You know it's truly summer when the day lilies bloom. These double lilies in my backyard are greeting their 16th summer!

We're deciding on the perfect place in the office to display our sparkling Chrysalis trophies. Maybe next to the coffee maker so we see them multiple times a day?

The awards are for (left) Residential Universal Design for an accessible kitchen project in Belleville, IL and (right) Residential Interior Over \$100,000 for a master suite that was featured in the Spring issue of *Choice*.



The corner niche shelves and wall art are made from a St. Louis reclaimed wood shop.

HIGH TRADE-IN VALUES

A garage transforms into a lively lower level



LEFT
The stairwell from the upper level has a reclaimed wood panel wall and custom-forged wrought iron railing.

A classic mid-century modern home in Webster Groves, MO had a basement that multi-tasked as a one-car garage, recreation area, laundry room and access to the backyard. The family wanted this high-traffic space to be a more functional and beautiful lower level, something that matched the aesthetic of the rest of their home, and would be a graceful transition from the upper-level family room to the outdoors.

Mosby Building Arts designer Mark Regna created an open plan that converts the garage into a family room flowing into a dining area, kitchen and mudroom. Now you step out the backdoor into a courtyard anchored by the new two-car detached garage that echoes the look of the brick home.

Regna was inspired by home-owner's eclectic tastes and came up with some unique features. "When finishing a basement,

what to do with ceiling ductwork becomes an issue. I turned it into a design feature by adding purely decorative wells into the drywall that match the proportions of the new windows. It's a detail they get a big kick out of.

"We also added character by using reclaimed barn wood for the stairwell accent wall – which looks amazing with the custom-forged wrought iron handrail – and a set of diagonal wall shelves. They even had a bar-height dining table custom-built of the barn wood to carry that theme throughout the space."

In the kitchenette, Regna's plans called for an underlit onyx countertop, which also became his greatest challenge. "We wanted the onyx slab to have an even, golden glow, and existing lighting options were instead making pools of light. I eventually found a custom lighting manufacturer that was able to cast the light horizontally rather than vertically, and that illuminates the entire slab evenly. Personally, it's my favorite

feature, especially because of how happy they are every time they flip that switch to turn it on."

With the project completed as spring sprung, the family now spends most of their time in the new, light-filled space because of its casual ease and beauty, and its easy access to the outside makes it a natural gathering spot as they come and go. The transformation from dank garage to lively lower level is the kind of high quality trade-in value they were looking for!

BELOW
Lounging from where the car once parked with a view to the dining area. Note the purely decorative accents in the ceiling.



A GRACEFUL REDESIGN **BECKONS YOU FROM ROOF TO CURB**

The initial desire for a new front door inspired a couple to re-think how they wanted their home to function and how it presented itself to the public.

The homeowners have lived in their traditional Colonial home for decades. With the children now gone, there was time to update the front entry. They also realized they were entertaining more, and the straight-line driveway onto a busy Glendale street made coming and going difficult.

With these needs in mind, and a generous front yard to work with, Mosby architect Brian Yount developed a plan to re-design the front of their home. A U-shape, stone paver driveway creates easy access for cars. For people, the drive melds into a paver walkway leading up to a zero-clearance entry. No steps or a transition means every one of all abilities and ages glide into the home.

The front elevation gains pleasing depth with a perfectly proportioned portico protecting a ProVia front door with lead glass sidelights, a lever door handle and a keyless lock option, which encourages further accessibility.

The new look was enhanced with the help of Mosby designer Dean Vitale, who chose soft grayish-greens (to compliment the red tones of the door and brick) for the portico, and the new coats of paint on the existing shutters and siding of the garage wing. New landscaping completes the transformation to a warmer welcome.

BEFORE



AFTER



ABOVE

Before and after photos shows the major difference it makes to add depth and color to a home's façade. And adding a U-shape driveway reduces the amount of grass to mow!

LEFT

The wood-look fiberglass door has a lever handle and keyless lock option, which come in handy if your arms are full.



A WARMER WELCOME

KEEP SUMMER MELLOW

There's many glorious things about summer in St. Louis, but there are two legendary issues: mosquitoes and intense heat. Let's review some design ideas that work with these summer fun challenges.



PORCH

A screen porch addition is designed to comfortably seat 6 for dinner or games. [Click to see more project photos.](#)



PAVILION

A grand, stand-alone pavilion deep in the backyard is like a summer retreat from home. [Click to see more project photos.](#)

GAZEBO

An octagon-shaped screen gazebo in the corner of the deck is easy-access shade and pest protection.



BUZZ OFF!

We share summer with mosquitoes and other annoying pests. But when you're behind screens, you get the benefits of being outdoors without the bites. Here are three screening options.



CASTING SHADE

EXPANSIVE DECK

A curvilinear wonderland runs the entire length below an expansive deck.

OUTDOOR FAMILY ROOM

Enter through brick archways to a patio that feels like a family room. [Click to see more photos.](#)



PATIO

The patio is a shady spot to gaze upon the water fountain sculpture. [Click to see more photos.](#)



LEFT
The new staircase has a gate that keeps a dog and grandchildren safe on the deck. In this photo, the gate is open for easy access to the patio and yard below.

BELOW
The deck planks mimic wood but with none of the maintenance needs. The railing is made from a similar PVC material.



EASY LIVING

A composite deck is a low maintenance dream.

A retired couple in Warson Woods, MO knew the original wood deck on their home was suffering from water damage, and rather than repair it, now was the time to have the deck they always longed for.

The items on their wish list were: direct access from the deck to the backyard below; a more-inviting lower-level

patio so they could use it; and to be free of water-proofing, staining and other maintenance duties. Mosby designer Mark Regna made all three of their wishes come true. Room is made for a set of stairs to connect the deck to the patio. Adding a gate at the top of the stairs makes the deck safe for grandchildren and dogs. And this deck is virtually maintenance free because – from decking to railings to stairs - it's built of composite plastic materials. Sweeping and hosing off are the extent of required maintenance.

The underside of the deck has a vinyl water-diverting shield that does double-duty as a gutter system and a ceiling (with two ceiling fans) for the patio. The legs of the deck become eye-catching columns with bases of cultured stone. Now that the patio is attractive, dry and easily-accessible, the couple split their time between upper and lower deck, and because it's low maintenance, they have more time to do so!

RIGHT
The ceiling of this covered patio is actually a gutter system for the deck above, diverting water away from the deck and those on the patio.





While lounging by the pool, do you think about your end of the year holiday celebration plans? When measured by inquiries to Mosby Building Arts, the answer is “not really.”

Once summer vacations are over and the kids are back in school, thoughts shift back to hearth and home, which is why remodeling firms traditionally get kitchen remodeling questions in September from homeowners wanting a new kitchen by Thanksgiving.



Depending on what improvements are desired, starting your project now may be the smart move.

PLAN AHEAD FOR A KITCHEN REMODEL

For a revamped kitchen in time to entertain for the year-end holidays, the sooner you begin the process the better the chance of meeting the goal.

The scope of improvements sets the timeline for how long the project will

take. Good planning allows time for items to be ordered and on hand when construction begins so the disruption time in your home is as short as possible. The following is a broad outline of how Mosby estimates the length of a kitchen remodel. Keep in mind that these are rough estimates because each project is unique.

A MONTH OR LESS

Refreshing the look of a kitchen with new countertops, appliances, lighting and paint is known as a kitchen update. Because it is essentially pulling and replacing existing surfaces, the duration of selection through construction can be a month or less if using standard materials. Custom or special-order pieces may add a little more time.

2 – 4 MONTHS

If you want an update of the flooring, counters and walls along with new cabinets, more time is needed to design, select and order new cabinetry. Depending on the type of cabinets and level of customization you choose, it can take 3-8 weeks for delivery. On-site construction time is longer as well because major surfaces of a kitchen are being removed and replaced. A ballpark estimate of time for this level of work can be 2 – 4 months.

NEW KITCHEN FOR THE HOLIDAYS?

Get started now!



4 – 5 MONTHS

If you want a completely new kitchen with a reconfigured floorplan – which may include moving or removing walls, windows and doors - this requires more time for planning, designing, selecting and purchasing. The construction schedule will also be longer. A conservative estimate for designing, building and completing this level of a kitchen remodel can be 4 – 5 months.

Once you actually begin planning the project, a precise timeline is easier to

establish. Know that any changes made once construction begins can delay the project, so it's wise to factor in some extra time to ensure a must-meet deadline is met. So if you'd like to knock down a wall between the kitchen and dining room to create a bigger, better kitchen, and the deadline is to be ready for Thanksgiving dinner, now's the time to call a designer and start talking turkey!

What questions will a kitchen designer ask to create your perfect kitchen? To find out, turn the page!

"THE QUESTIONS DESIGNERS ASK TO HELP CREATE YOUR PERFECT KITCHEN"

When collaborating with a Mosby designer, the following are some questions they will ask before planning your new kitchen. Think about your answers now, and imagine how productive your first appointment would be!

JAKE SPURGEON

This is my list of starter questions when chatting about your space:

- What do you love about the kitchen? (which gives me an idea of taste, and how good the current flow/function is)
- What do you hate about the kitchen?
- Do you have favorite colors?
- Which colors do you dislike?
- Any inspirational photos or ideas (like on Houzz or Pinterest) you've seen and want to share?
- Do you have a favorite look?



JILLIAN BRINKMAN

Some questions I typically ask:

- How many cooks are in the home?
- Will you prepare meals alone or together?
- Is there something you have or have seen that serves as inspiration for the space?
- How many people would you typically entertain in the kitchen?
- Which small appliances (like crock pot, wok, mixer, etc.) do you have and would need storage for?
- Would you like to incorporate any technology into the kitchen (iPad/iPhone, charging dock, TV, speakers, etc.)?



JILL WOROBEC

During our first conversation, I ask:

- What is the size of the family in the house and using the kitchen?
- How many cooks will use the kitchen?
- What type of cook are you - heat and go, cook, gourmet, baker, etc.?
- What's your style of entertaining - large gatherings, intimate, never?
- Can you show me some kitchens that you really love?
- What is your investment level or budget?
- Are you right or left-handed?
- What is the timeline for completing the project?

I also look around the house during the tour and make mental notes about the family so I can ask more questions.



DEAN VITALE

After we cover the basics, I like to delve into details such as:

- Do you have children that will be using or in the kitchen? (helps determine the most appropriate countertop materials)
- How do you use the kitchen and how often?
- What height would like the counters to be? Would varying heights be of interest?
- Do you prefer gas or electric for cooking and baking?
- What finishes do you like for appliances and sinks?
- What would be your ideal trash and recycling set up?
- Because lighting is everything, we also talk about task lighting, under cabinet lights and dimmer needs.



Mosby Radio.

Listen & Learn or Q&A over the airwaves

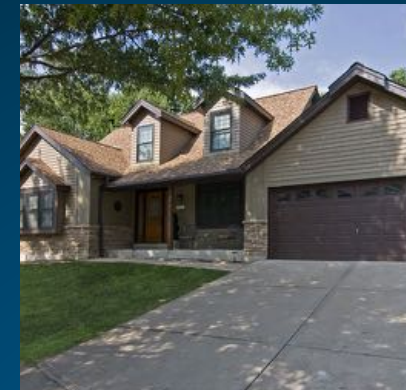
The Mosby Building Arts Home Improvement Show
Saturdays • 11am-2pm • Host: Scott Mosby

Right At Home With Rich
Saturdays • Noon – 1pm • Host: Rich Layton



BEFORE

The cedar siding made the house look dark and tired.



AFTER

All new roofing, siding, windows and doors made the owners exclaim, "It's like having a new house without moving!"

BEFORE AND AFTER

A fun aspect of remodeling is comparing where you were to where you've arrived. Let's take a look at some dramatic exterior renovations.



BEFORE

A 1.5 level ranch looks dated.



AFTER

The home is reborn with a redesigned dormer level and porch columns, new garage door and a mix of cultured stone and fiber cement siding.

BEFORE

A brick bungalow with a hasty vinyl siding addition.



AFTER

A matching brick room addition allows for a handsome front entry with a covered porch.

BOOKMARK THESE IDEAS

Those who really love books tend to have a lot of them. Ask a book lover what they desire most and chances are they reply “more bookcases!” Here are a few storage solutions we’ve designed for St. Louis bookworms.



A St. Louis couple with school-age children in the house opted to make their new full bathroom completely accessible. You may not realize it's accessible until it comes in handy!

ABOVE
A seldom-used dining room converts to a library with banks of bookcases and up-lighting.



A formal library room addition features custom built-in shelving on both ends of the room.

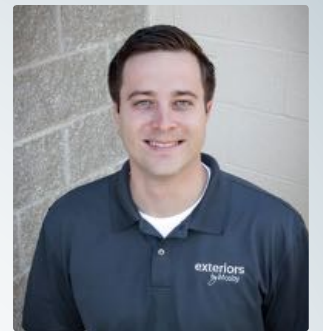


Bench seating also holds books in a busy quilting studio.



A hallway with floor-to-ceiling bookcases has a surprise. Open the pocket door to enter a bedroom, which has a mirror-image wall of bookcases, as well!

Q&A



Kurt Doll is an Exteriors By Mosby Consultant experienced in roofing, siding, window and door solutions for your home.

” To remodel our basement, we learned that - by law - we are required to install an egress window. We hadn't accounted for that extra expense. Is there a way around this? **”**

I understand your surprise at this unforeseen expense with your basement remodel, but it's to your advantage for a few good reasons. Metro St. Louis has required a form of egress in basements since the early 2000s. Egress means an emergency escape or opening (like a door or window) that makes it easy for occupants to get out, or for rescuers to get to you. They are required in basements where people sleep, and must be easy to operate without any special knowledge or effort.

Simply put, egress windows save lives. The cost of adding one is far less than the value of human lives. Plus, they reduce the cost of home insurance.

Because your municipality is requiring an egress window, I'm assuming there's no door in the basement that leads directly outside. You may have the option of installing a door instead of a window, but there are even more expenses with making that work to code, which is why homeowners so often choose the more budget-friendly egress windows.

The major benefit of an egress window is that it brings in much-needed natural light. With basements being below ground, you need plenty of lighting to make it an inviting and productive space. The average egress window is rather large so it lets in a lot of free light, which greatly improves your sense of well being while adding extra layers of natural beauty to your finished basement.

Here's another benefit: an access well is required on the exterior of an egress window, and many of our clients use that space to create a nice view. Potted plants and statuary are placed on the steps inside the well. These items are dispensable and easy to get past in case of an emergency, but the majority of the time it's another clever way to enliven your surroundings.

An egress window is a good thing on so many levels, so it's worth re-working your budget to install one. If you need help navigating this change, we're here to help.

Thank you for your question,
Kurt Doll



The window seen to the left in this finished basement is an egress window. Take a look through the window (above) to the garden gnome who has a perfect view of the flat-screen TV.



**You Can Ask
Us Anything.**

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JAKE SPURGEON

"If remodeling my own bathroom I would splurge on a warm floor system and great quality shower fixtures. I would purge the natural stone or marble tile and use a porcelain or ceramic; requires no maintenance and is more cost effective."



LAURA POWDERLY

"I would cut back on doing too many types of tiles and find one that I really love in a lower price range. It keeps me away from a more expensive accent tile and lends itself to a minimalistic/clean look. I would also install a heated floor, it's a luxury that's well worth the investment!"



ABOVE
Jillian would splurge on a hydrotherapeutic air tub, like this one by Kohler.

DESIGNER TALK

"IF YOU WERE REMODELING YOUR OWN BATHROOM, WHAT WOULD YOU SPLURGE ON AND WHAT WOULD YOU PURGE TO STAY ON BUDGET?" We asked the Mosby design-build team this question, and here are their answers.



JILLIAN BRINKMAN

"I would splurge on a beautiful freestanding hydrotherapeutic air tub. I would purge on my shower walls and be perfectly happy using simple, white, 3x6" subway tile."



JILL WOROBEC

"I'm not much of a bath person so I'd remove the tub from my project. I'd invest in a dry sauna, or a fantastic walk-in shower complete with thermostatic valves controlling body sprays, waterfall showerheads, and a hand shower."



BRIAN YOUNT

"I would splurge on quality plumbing fixtures. There's an overabundance of low-price fixtures, but I'd stick with major brands like Kohler for long-lasting quality. I would purge on floor tiles, which span a huge price range. If the one we like is too pricey, I can find something that looks very similar at a significant savings."



ABOVE
This Robern medicine cabinet is what Becky would splurge on.



ABOVE
Tim wants a walk-in shower separate from the tub.



DEAN VITALE

"I would splurge on the vanity countertop, tile and plumbing fixtures, and use a mid-range vanity cabinet. For purging, there are plenty of inexpensive lighting and accessories to be found that still make a big impact."



BECKY TRENT

"My splurge item would be a Robern recessed medicine cabinet, perhaps one that offered defogging mirrors, built-in night light, outlets on the interior, or that one with an TV integrated on the front door! To offset the cost of the deluxe medicine cabinet, my purge would be the shower surface. I'd go with budget-friendly onyx, since it's easy to clean and maintain."



MICHELLE BRIDGEWATER

"In my bathroom I would splurge on the shower plumbing fixtures and unique eye catching accent tile throughout the space. This would give the bathroom lasting value and flare. I would stay on budget with accessories and accent lighting because these items can be updated and easily changed down the road."



TIM WAHLIG

"Splurge: I'd make the master bathroom larger by stealing into the hall closet next to it, which would give us room to have the tub separate from a walk-in shower. Purge: Fancy, upscale finishes. I'd use good quality solid surface materials like onyx. It's our private master bath so doesn't need to impress other people."

FALL IS COMING

Interior storage ideas in the fall issue.

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