

A photograph of a modern kitchen interior. In the foreground, a white marble countertop with dark veining is visible. Behind it, a man and a woman are standing and smiling. The man is holding a small, fluffy, tan and white dog. The kitchen features white upper cabinets, a dark countertop, and a backsplash with a herringbone pattern. A large, geometric, gold-colored light fixture hangs from the ceiling. On the left, a vase of red and purple flowers sits on the counter.

# CITYVIEW HOME IMPROVEMENT GUIDE

FALL 2023

Learn how area residents  
have transformed their  
homes and properties.

CRAFTSMAN REMODEL  
AND ADDITION  
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FORMAL DINING OUT;  
MORE KITCHEN SPACE IN  
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IMPERFECT HOME  
OFFERS POTENTIAL  
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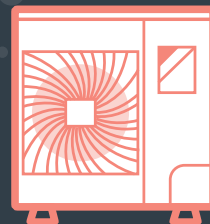
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## Back to the project list

Days are getting shorter. Nights are getting cooler. And the home improvement project list keeps getting longer.

Sound familiar?

Well, the “I-will-get-to-it-after-summer” excuse won’t work much longer, as the fall season approaches. The real trick is to start and finish these projects before the holiday season arrives.

Unfortunately, we all only have 24 hours in a day, and other tasks and responsibilities often take priority. As such, we need to turn to local professionals to do the jobs right. You are in luck, as we once again are offering ideas and solutions from businesses and contractors that may help push your projects along.

We are here to help with another edition of our CITYVIEW Home Improvement Guide, packed with examples of what area residents have done to spruce up their properties.

If you are one of the fortunate ones who have your projects completed and would like to be featured in an upcoming issue, please send me a note. We would enjoy sharing your successes, too.

Thanks for reading, and good luck on those fall projects. ■



**Shane Goodman**

*President and Publisher*

*Big Green Umbrella Media*

*shane@dmcityview.com*

*515-953-4822, ext. 305*

*Shane*

# CITYVIEW

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#### EDITOR & PUBLISHER

Shane Goodman

#### VICE PRESIDENT

Jolene Goodman

#### EDITORIAL

Tammy Pearson

#### ACCOUNT EXECUTIVES

Nick Noah

Megan Pugh

Mary Fowler

#### DESIGN MANAGER

Celeste Tilton

#### GRAPHIC DESIGNER

Jayde Vogeler

#### BUSINESS OFFICE

Brent Antisdal

#### DIGITAL

Beckham Miller

#### CONTRIBUTORS

Chantel Boyd

Ashley Rullestad

Todd Rullestad

Jackie Wilson

COVER: Ben and Jamie Rempe of West Des Moines, along with their dog, Agnes, enjoy their new kitchen. Photo by Jackie Wilson

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## Craftsman remodel and addition

Combining “must-haves” and “while-we-are-at-its”

AFTER



Dave and Cheryl Saunders’ primary goal for their Adel home renovation was to add functionality suitable to their lifestyle. The added class was just a bonus.

Dave and Cheryl worked with RCI Builders to do the upgrades. The functional renovations included adding first-floor living space — a bedroom with sitting area and bathroom — as well as reducing the need for routine maintenance by generally upgrading appliances and utilities. Personal touches made the home feel like it was theirs.

The wish list, “must-have” list and the vision for the renovations morphed throughout the process. Over time, their list came to include a number of “while-we-are-at-it” items, as Cheryl puts it.

The renovation began with the first-floor master bedroom suite, sitting area, and a breezeway addition connecting to the existing garage. The expansion was connected to the existing kitchen and dining room. It provided an excellent opportunity to redo those rooms while they were at it.

Gutting the kitchen and dining room exposed the plumbing and electric systems in the upstairs rooms, so Dave and the team thought, “Why not hit them while we have the opportunity?”

Dave and Cheryl Saunders’ home improvement projects included an exterior renovation, an addition and a breezeway connecting the addition to the garage.

BEFORE



AFTER



Dave and Cheryl Saunders chose to incorporate the Craftsman style in their renovations, including the kitchen. The kitchen and dining room flow seamlessly into the home’s addition.

BEFORE





AFTER



The interior Craftsman-style trim and windows bring a cohesive look throughout the home, including in the remodeled bathroom.

The renovation also presented an excellent opportunity to address the living room and the old windows throughout the house.

With all the improvements inside and out, the Saunders' overall request was to ensure the changes looked consistent with the home's

original design and architecture, allowing it to retain its original grandeur. The home was built in the classical American Foursquare design with Craftsman features.

"We wanted to keep it looking that way after we were finished, with a few modern

adjustments," Dave says.

The couple chose products and design features for the project based on whether they would be consistent with the original house plans. The double-hung architectural windows, wood doors, interior trim, hardwood floors, painted



Dave and Cheryl Saunders' home renovations included a thorough overhaul of their home, inside and out. Cheryl says the kitchen may be her favorite area of improvement for functionality and appearance.

# Ready for homeownership



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exterior cedar siding, roofing details and frames were chosen to look original.

Through it all, the Saunders were grateful for their renovation team.

“The great work of our architect (Glen Huntington) and builder (RCI Builders) helped keep it all on track,” says Cheryl.

They called it “challenging” to select their favorite improvement because so many upgrades helped them put their stamp on the stately home and improve their quality of life. But, if pressed to choose, Cheryl says it would have to be the kitchen.

“The most impactful improvements we were able to make were to the existing kitchen and dining room spaces and how they were able to merge the new addition and the existing house. It made for a very natural feeling joining of old and new.”

Dave and Cheryl’s advice to other homeowners wanting to renovate is to really know what you’re after.

“For anyone contemplating this type of renovation project, be honest with yourself on cost and timelines before you get started. Don’t let

AFTER



The Saunders wanted to remain true to their home’s original classical American Foursquare design with Craftsman features throughout the home, as can be seen in the living room.

‘while we are at it’ surprises take away from all the enjoyment resulting from the finished project.”

Doug and Cheryl are pleased with the improvements. As Cheryl says, “We love the whole renovation, and we wouldn’t change a thing.” ■

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## Clear vision drives renovation

Living room, mud room and pantry overhauled to add functionality.

Luke and Tori Reese purchased their home in Grimes in December 2021 and moved in the following April. When they were searching for their first house, they wanted to find a suburb near their parents in Waukee and Johnston, and they liked that Grimes was a growing but still a close-knit community. While the house wasn't a perfect house, it was perfect for them.

"We knew when we bought the place that there was a lot of potential to make the place our own," Tori says. "That's why we loved it so much."

The first thing they tackled was a living room and mud room renovation, utilizing a single car garage that the previous owner had already converted into living space. The couple wanted more storage options right off the bat. There wasn't a good place for shoes or coats, and the space they had for kitchen items was minimal. For the project, storage and functionality were the main goals.

They found local contractors, like Deaver Electric, to help them with their vision. For the drywall, they hired a local handyman.



BEFORE



AFTER

When Luke and Tori Reese moved into their home, they wanted to turn a converted garage area into a more functional part of their home. The space now includes a second living room, along with a pantry and mudroom.

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“We knew if we hired out, we wanted someone local and smaller rather than chain or big builder,” Tori says.

Tori has a passion for interior design, so she used online resources to find things she liked and wanted to incorporate in the space. She created mockups to see everything together, and, from there, Luke made a CAD model in order to get proper measurements.

They say having a clear vision helped. The couple would spend weeks, sometimes months, discussing what they wanted, what materials they planned on using, what color they wanted to paint things. It was a bit tedious, but it helped ensure they ended up with something that truly made them happy.

They say they are thrilled with the result and said the project has given them everything they needed and more. The couple uses the spaces every day and say it's like the home was made for them.

“I love that it gives us a more formal space,” Tori says. “I use the second living room a lot to read in, and it gives us more space for



Luke and Tori Reese tackled a major renovation shortly after moving into their home. Photo by Todd Rullestad

our energetic puppy to run around in. The pantry and mudroom have been so helpful for storage and added working space as we added outlets to the pantry so we can use appliances on the countertop.”

Of course, as homeowners, they have realized the cycle of home improvement wish list items never ends. Soon, they are hoping to move their attention to the exterior.

“We have some big plans for the backyard,” Tori says. ■

AFTER



The Reeses added storage in the renovated mudroom space.

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## Formal dining out; more kitchen space in

Plus, a basement climbing wall

AFTER



At right: Isabella, Charlotte and Alice Rempe in their kitchen before color and texture were added in the remodel. The navy color ties in the upstairs and downstairs. After photo by Jackie Wilson

Jamie and Ben Rempe's home in West Des Moines is in an ideal location, close to amenities, nestled in a great neighborhood.

Yet, the layout inside wasn't functional. With three kids, they needed a large landing spot for shoes and backpacks. The wood was too dark and a formal living room went unused.

As the pair discussed options, they hired an expert from Red House Remodeling. They say they were thrilled with the designer's unique suggestions.

"We told her what we were looking for," Ben says. "We thought we needed to add on. Instead, they were able to rearrange with the square footage we already had."

BEFORE





The biggest change was in the kitchen. The formal dining room was eliminated as they pushed the kitchen walls back two feet. In a portion of the old dining room is now a bigger laundry room, mudroom and a place to store kids' items.

"Now we don't have to look at dirty shoes, as it's out of sight," Ben says.

The other side of the old dining room includes a large walk-in pantry, which houses a secret door.

"When we close the pantry, it looks like it's a cabinet face with clean lines. Ben wanted a 'surprise' door," Jamie says.

Next up was changing the dark wood near the fireplace and windows, painting it a soft white. They tore out the carpet and tile, shifting the flooring to a lighter wood color. The kitchen cupboards were already white, so they painted navy on the expanded island and added copper-colored light fixtures. It was easy to figure out color schemes.

"The designer showed us ideas, and we



When finishing the basement, the Rempes added a climbing wall. Photo by Jackie Wilson



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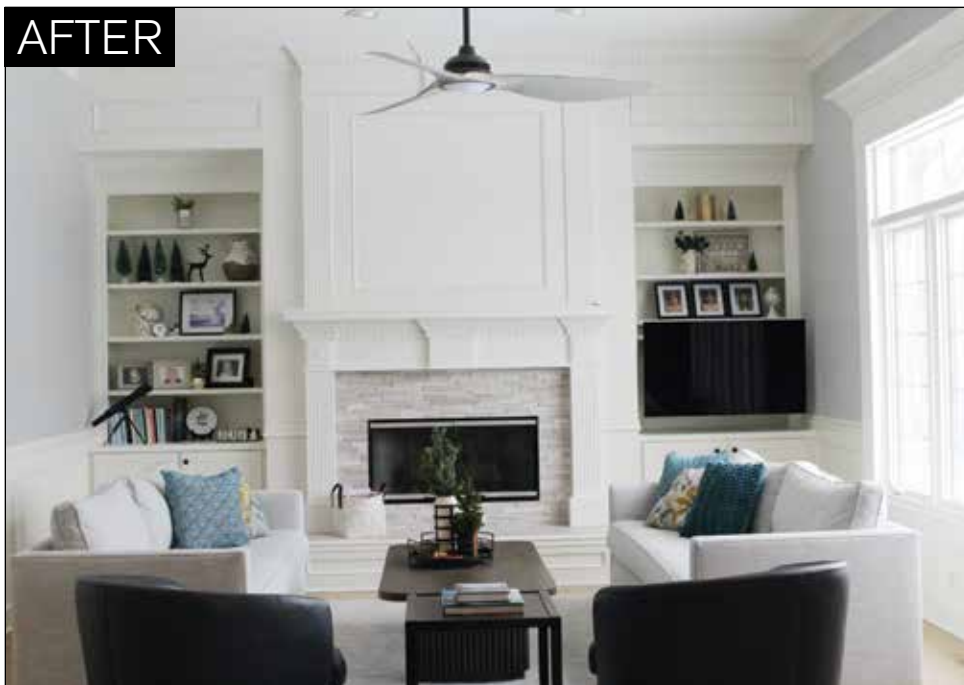
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BEFORE



AFTER



An outdated family room became an inviting and stylish living area during the remodel. After photo by Jackie Wilson

bookmarked our favorites. The designer had a good sense of what we liked, and we didn't have to sort through hundreds of options," Jamie says.

When the couple moved into their home in 2013, the basement remained unfinished and often served as a racetrack for the kids' bicycles. It was time to update that space as well. They

put in a mini climbing wall and a play and craft area. A child-size door opens to a tiny hideaway for the girls. A large screen TV with a big couch is ideal for movie nights and sleepovers. The

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Ben and Jamie Rempe of West Des Moines, along with their dog, Agnes, enjoy their new kitchen. Photo by Jackie Wilson



During their remodel, the Rempes carved out a space for a music room. Photo by Jackie Wilson

navy downstairs coordinates with the color scheme upstairs.

A front room, which was part of the formal dining room, was made smaller and is now a music room with a painted wall feature.

“The girls can practice the violin, and the sound is more contained,” Ben says.

The family was fortunate to live temporarily in Ben’s parents’ condo during the remodel.

“It was a tight fit for four months. We were fortunate to not live through the mess,” he says.

Now the place is complete. Ben says it was worth the wait.

“I love that we can each have our own space but be together,” he says.

“It seems like everything opened up, and it feels so much bigger in here. We looked at other homes. We could have bought new, but it was expensive. We wanted to reinvest what we have here. We’ll be here for a while.” ■

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## Warm, luxurious and timeless

Bathroom transformed from drab to stylish.

Brian and Becky Coffelt moved into their home four years ago in the spring of 2019. The house was built in the early 2000s, so they knew there were some changes they wanted to make to update the style and make it more their own. They decided to start outside first and then worked their way inside.

Recently, they refinished their dated bathroom. The wish list included a custom shower, floor replacement, new light fixtures and a repainted vanity.



BEFORE



AFTER

The Coffelts' outdated bathroom was transformed with modern flooring, light fixtures and updated vanity and mirrors.

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“My wife and I enjoy more of a modern style of design,” Brian said. “We focused on what we wanted our shower to look like first and worked our way out into the rest of the bathroom.”

When it came time to find a contractor, Coffelt started with a basic Google search, but it was frustrating that he couldn't seem to get in touch with anyone after getting a quote for the project. Tapper Builders was recommended to him by a friend. He met with Spencer Tapper and explained the vision they have for the space.

“He was very knowledgeable about what would be needed and even had suggestions. I chose Tapper Builders after meeting with Spencer because you could tell he was organized, a great communicator and had extensive industry knowledge. He knew exactly when his team could start and how long the project would take. Tapper Builders made the rest of the process easy by communicating what was being done and when it would be completed.”

The Coffelts wanted to go with a modern but timeless design that also felt like luxury. They chose white subway tiles that were slightly larger than normal and went with black grout for the modern feel. They also picked out an industrial frameless door along with a rain showerhead to bring in the luxury accents.

Though they wanted a modern look, they also wanted to give the space a warm feeling. They chose a porcelain tile for the floor that added warmth by looking like wood but with a waterproof design. They finished the bathroom by updating the vanity with fresh paint, adding black fixtures and installing modern double mirrors.

The couple is thrilled with the final result. Brian said he is a big fan of the shower with plenty of room along with a more updated design.

Of course, home improvement projects seem to be never-ending, particularly when your home gets to a certain age. The Coffelts have plans to replace their main floor flooring and extend their patio in the backyard next.

The best advice Brian has when it comes to starting a project is researching what you want and then talking through the logistics with someone knowledgeable about renovations.

“Come up with a plan and share it with someone. Collaboration can help create something you didn't think was possible, or it can simply reinforce your feelings that your gut was right all along.” ■



Brian Coffelt says he and his wife, Becky, enjoy the modern style of their renovated bathroom, which features a custom walk-in shower. Photo by Todd Rullestad

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## Imperfect home offers potential

### Remodeling after speedy home purchase

Sarah Trone Garriott and her husband, Will Garriott, were on a deadline for purchasing a new house. Sarah is a state senator, and her district was in Windsor Heights. In 2021, her district shifted west, so she needed to establish residency in West Des Moines quickly to be able to run for office for Senate District 14.

It was 2021, and the demand for houses was high, which meant few homes were available, nor could they build anything quickly enough. They found a home that included ample room for two dogs and two sons, and it was in a good neighborhood. It wasn't perfect, but there was potential. The biggest downfall was the previous owner smoked, and the smell permeated the home.

"Everything needed replacing, resurfacing or painting. It scared off a lot of buyers," Sarah says. "We didn't have much choice, but it had exciting possibilities."



Sarah Trone Garriott with husband, Will Garriott, and sons, Ian and Gus, enjoy time in the family room with pets Bruce and Puddin'. When the family moved into their home, they began the process of remodeling to suit their needs. Photo by Jackie Wilson

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They wanted to remodel immediately and fix up the place before they moved in, but the timing didn't work out. Sarah began painting the "ugly" taupe ceilings and numerous walls until workers could come in.

Tearing out all the carpet in the family room and updating the kitchen was their priority. They replaced the dark wood cabinets and re-did the layout of the kitchen. The kitchen was previously in a corner. A new window added above the kitchen sink brightens up the place.

They put in black granite for a center island, which was a more affordable option. Sarah was going to put in a backsplash behind the kitchen counters but opted for unique brick instead.

"We like the natural stone colors," she says.

The couple wanted to install the cabinets before installing the wood floors, but the cabinets were on back order. While waiting for cabinets, the family of four lived in the basement for four months.

"We had a lot of family togetherness and ate out a lot. Life was chaos. We moved stuff into the garage, and we lived out of boxes," Sarah recalls.

AFTER



BEFORE



The kitchen layout was altered and a variety of materials used to give it an updated look. After photo by Jackie Wilson

She enlisted the help of Larry Lyons with Remodelworx for several projects. Wolfgang Studios offered design work in laying out the kitchen. Architectural Surfaces in Grimes provided natural stones for several surfaces.

Sarah is a DIY-er and enjoys fixing up items on her own. It's not just to save money, but it's the satisfaction of doing it herself, she says.

As the remodel slowly came together, the sunroom became an ideal dining area. She built a kitchen table just in time for Thanksgiving by first purchasing the table legs, staining and refinishing the wood while Larry put the pieces together.

"We went with wood floors, which should last the lifetime of the home," she added.

A favorite spot is the open kitchen, which is now more welcoming to guests.

"We love the counter space, and now our family can all be together. It's a better space for entertaining," she says.

The rest of the decor is combining old with the new. Her grandmother's reupholstered chair is a favorite spot in the family room. Antique lamps and tables add finishing touches.

"Everything feels unique to me. When we walked in initially, it was dark and basic builder grade. Now, everything is brightened up and makes us feel more like us," she says.

The couple has more upcoming projects on the upper level, including redoing the bathrooms and landscaping outside. Yet, Sarah is up for the challenge.

"It's been so much work. I love to paint. The house had exciting possibilities, and now it feels like it's ours." ■



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