



*355 West Clinton Street
Pamela Groff - Owner
Jennifer and Darren Hull - Tenants*

The next house on the holiday tour will make even the most city-resistant, rural resident rethink their views on townhouse living! This row of eight homes was built in 1880 to originally house employees of the former J. Richardson & Company Boot and Shoe Company that was located on the corner of Rail Road Avenue and East Market Street in Elmira. J. Richardson & Company built their original factory in 1861 and had 50 employees. By 1865, it employed 225 workers and was known for its impeccable quality products. Their business prospered during the Civil War.

Each of the remodeled houses has its own distinctive color scheme. The Hull residence is painted "Providence Olive" with "Abingdon Putty" for the trim. An antique wrought iron fence encompasses the front of the home. Notice

the detail of the ironwork with its pineapple finials, heart scrollwork, and fleur de lis patterns. These patterns are repeated on the basement window bars and the first floor window box holders.

As you enter the welcoming foyer, you will immediately notice the openness the first floor exudes due in part to the ten foot ceilings! The original hardwood floors in rich Golden Oak can be found throughout most rooms of the house and are accented with neutral-tone, natural fiber area rugs and runners. The living room sits off to the right of the foyer and showcases the family Christmas tree. The spacious, formal dining room has a very unique paint finish on its walls. A local painter, hired by Ms. Groff, applied "mud" to the walls and left them layered and unsanded for a textured look. He followed it with a triple-paint technique which gives it an antique appearance similar to Old World European walls predominate in Spain and Italy. The kitchen was updated with new cabinetry and appliances with plenty of workspace. The backroom off from the kitchen adds the perfect space for organized storage and a work shop. A half-bath is also located off from the kitchen. The three main rooms of the first floor are similar to the old "shotgun style" home floor plan and flow easily from one space to the other. Plenty of large windows offer natural light into the home.

The Hulls have graciously opened the second floor of their home for the tour. At the top of the stairs, you will find a full bathroom with the homes original claw foot tub! To the immediate right of the stairs is the spare bedroom. It has a handsome chair rail and is furnished with a beautiful cherry sleigh bed. This room will surely make any house guest feel at home. The antique armoire in the hallway is the focal point

and offers the perfect place to store linens. Jennifer and Darren's master bedroom is warm and inviting with plenty of natural light from the three windows that repeat in pattern with the windows one floor below in the living room.

The last room on the tour is Jennifer's home office and it comes with a special treat for our history-loving tour guests! The Hulls are very proud to share with you some of Darren's family history which correlates to the vintage photo portrait Jennifer chose to feature on the wall. The unspoken theme is "Strong Women." Darren's great-great-grandmother was Margaret (Getchell) LaForges (1841-1880.) She and her husband, Abiel, both worked at the original Macy's Department Store in New York City. Abiel was a buyer for the store. Margaret was first hired as a cashier, then as head bookkeeper, and then finally served as superintendent of the store, thus making her the second in command to R.H. Macy himself! Margaret achieved her position at an early age, but her age wasn't what made her achievement stand apart from others in the business world. It was indeed her gender that made her a true trailblazer in a male-dominated profession! She was the first woman to be promoted to an executive position in a retail business—all that while raising five children! The first year Margaret was with Macys, the store tripled in size. She was known for creating innovative window displays to bring customers into the store and helped increase the number of departments from 12 to 33. Both Margaret and Abiel passed away early in life leaving their precious children in the capable hands of the woman in the picture, Abiel's sister, Susan Potter. Susan raised their children and provided all of them with college educations.

As an early Christmas present, several artifacts from this era are on display in the office for your viewing pleasure!



***378 W Church Street
Restoration in Progress
Capriotti Properties***

Preface: Completion of the restoration of this Georgian Revival house [one of five U.S. copies of the original Congfellow home in Cambridge, MA] will transform it into 4 luxury apartments.

The home was built in 1898 for Mrs. Solomon Gillett, with the help of the Pierce & Bickford firm. The stone foundation was encased with 8" striated white marble. The various portico steps [which have all been stabilized & leveled]

were also constructed with white marble.

Jim's first restoration project/problem was to have the Yankee gutter replaced – which would not have been necessary if a new coating [costing less than \$20] had been applied periodically by the previous owners, eliminating the severe water damage that consequently happened, over years of neglect.

The portico has Greek Ionic columns mounted on the masonry, so no railings were necessary. Jim has added a wrought iron railing to one side of the marble steps, for safety. The entrance has the original double oak doors [each hung on three 7" brass hinges] & has leaded glass side lights along with a Palladian window above them. As you enter through those doors, you could really use an architectural features dictionary! The vestibule has 8' wainscot, with four different trims incorporated in the wainscap. There are delicate embossed patterns below the crown moulding & more on the ceiling. The quarry tile on the floor is not original. The hanging lamp will be moved to the portico. The oak doors leading into the great hall [larger than most living rooms], have windows [probably replaced, as they are not beveled glass]. The beamed ceiling showcases the converted gas chandelier. There is 6' oak wainscot all around the hall.

Oak pocket doors [each 4'x10'] open into a large room with a fireplace that has a wood mantel, embellished with carvings [notice the wreaths, they are repeated throughout the house] & a framed in mirror. Narrow tiles surround the insert [nothing is new, only reinvented] & complete the hearth. A majestic gilded pier mirror, stands amongst the large [in scale with the room/home size] windows. Each window has 3 wooden shutters that can be pulled up, when part of the

window sill is lifted. There is oak wainscot with wall paper above it & a modest crown molding around the ceiling. Carpeting is removed in one corner to show the original hardwood.

Double sliding doors offer entry into the adjoining room. A bay window has a padded window seat & has been recessed behind some pillars [some of them had to be lifted about 10", because of the leaks in the Yankee Gutter]. The fireplace in this room has columns, carvings & a built-in bookcase/curio shelves with glass doors, surrounding a mirror – next to & over the mantel. Tiles border the fire box & line the hearth.

The smaller rooms to the rear of the building allow another access for each of the first floor, contained apartments & will become the kitchens, closets & bathrooms. Jim commissioned an Amish cabinet maker to construct the kitchen cherry cabinets. The cherry lumber was from his own cherry trees; cut down, sawn up, kiln-dried & then built into phenomenal, truly custom cabinetry.

The next large room has built in mahogany bookcases, a ceiling with beams & the wooden mantel for the fireplace has an arched frame containing a large, beveled glass mirror. Delft tiles surround the iron firebox; the hearth is marble. There is a wall safe in one corner. Pocket doors lead to the great hall.

The [West side] front room has hinged doors that lead from the great hall into the only room with painted woodwork. The large pier mirror is a rich cream color & matches the crown molding, with mini corbels. There are delicate plaster decorations on the ceiling, all around the center chandelier. The fireplace is white marble, with a large mirror over it.

The 12' deep treads for the wider stairs allow someone to go up, without waiting for someone to come down & lead you to an ample landing, half way up, with a bench built in between the interior railings. A niche, defined with columns on either side, & an arch over it, allow one to sit on the cushioned window seat while enjoying the light from the center stained glass & the leaded glass side lights. Proceeding to the second floor landing you will see a grand gallery, accentuated with triple columned arches on either side. A short wainscot encircles the whole landing.

The rooms upstairs were used as bedrooms, so there are some closets & bathroom already for restoration. Each bedroom does have a fireplace. The first room has an oak fireplace with a mirror over the top & a crown molding. One inch by four inch tiles face the firebox & cover the hearth. There is a linen closet, near the top of the stairs.

The next room has all birds-eye maple. There is a bay window & fireplace is made from yellow brick. The trim/detailing is also made of custom molded yellow clay.

Some built in drawers add extra storage. The cherry fireplace has 1" x 4" ivory colored tiles, as the surround & for the hearth. Book cases & a mirror are built in, over the mantel. A large bay window lets lots of light into the room, through the leaded glass. Between the rooms, new hardwood has been installed.

The last room has a drop ceiling. The cherry mantel, with a beveled edge mirror, has 1" x 4" golden tiles as the surround & for the hearth. There are some built-in drawers for storage & a bathroom.

Jim & his crew have accomplished most of the outside work before the winter. Most of the interior, structural

"problems" have been addressed. Still ceilings to repair, carpets to take up, floors to refinish, & kitchens, storage areas installed & bathrooms to put in.

Truly a diamond in the rough, as we have seen a portion of the "in progress" & we will all be anxiously awaiting to see "her" when the polishing has produced the breath-less "WOW", when he finishes!

Thank you, Jim, for sharing your awe with us. Impressive!



*529 W Church Street
Restoration in Progress
Rob & Mia Ricketson*

This two and a half story house was built for J. Edwin Morrow in 1909, on property that was #16 on Hoffman's

Survey Map in 1853. The hip roof had four center dormers, of which three are still visible. A second story was added when the large porch was enclosed by the Bacorn family in the 1950's.

An entry porch was removed, but the original front door remains and opens into a tile floored foyer. The beveled glass window, of the inside door, gives a view of the large open rooms you walk into. There are square columns with pediments that support the weight of the second story, allowing for the open living room area. The light fixtures are all original, notice the push in switches – still in working condition -for the ceiling lights. The oak flooring is being lightly sanded and refinished.

Rob and Mia are only the fourth owners and are doing all the restoration themselves! Several of the ceilings had severe water damage and had to be replaced. The dining room was the first room finished. There is a unique built in china cabinet in one corner.

Mia states, "The kitchen never had any fitted units, except for the sink unit as the walk-in pantry had plenty of built-in cupboards. One of the pantry walls houses the original fridges with 4 doors. The upper doors were used for ice blocks to keep it cold and the lower units were fitted with shelving for all the food".

Mia describes the enclosed porch, "The extension that was built by the Bacorn family contained a parlor/game room on the first floor fitted with marble flooring and quarter sawn oak panels on the walls and ceiling. This used to be the room for entertainment and dances. Benches were built in on the entire length of two sides of the room".

The open staircase expands into ample landings leading to

the bedrooms and attic.

Mia comments, "The Bacorn family owned the Bacorn Perfume factory in Elmira, this burnt down in the late 1930's. Mr. Bacorn continued to mix fragrances and he also mixed flavors in the basement of the house. Many of the bottles remain in the basement [full & empty]". Mia is using some of the labels for some of her decorating projects.

This house is a prime example of how the energy, knowledge, ideas, & caring of a talented, determined couple can revitalize another "home" in the Near Westside Neighborhood.



103 Durland Avenue

***Robert Bennett, Rodney Guisewite, Roger Caughlin,
& Jeepers***

Welcome to the Craftsman-style home of Robert Bennett, Rodney Guisewite, Roger Caughlin, and Jeepers the Shih Tzu. Craftsman homes were widely popular for new

construction in the early 20th Century and are hugely sought after in the current real estate market due to their quality construction, details in craftsmanship, and livability within limited square footage of living space. Each square foot was designed with elements to enhance and compliment while adding functionality. This home, built in 1922, was purchased by the homeowners in 1980 and has undergone many renovations and additions to enhance its natural elegance.

Upon approach, please note the symmetry in design details of the windows, doors, and sidelights of this home painted in traditional colors of neutral cream with brown trim. The roofline also exemplifies true Craftsman style attributes with its gable roofs and wide overhangs. The warm, welcoming style of the house is also complimented by the landscaping elements designed by the homeowners. To the left of the front porch, a well-placed tree offers the perfect setting for their antique wrought iron table and chairs. Behind the tree, a stone path meanders around the perimeter of the home encouraging visitors to take in the gardens. For a festive look, the gardens have been strung up with lovely holiday lights.

As you enter through the front door and into the living room, you will immediately notice the rich brocade draperies, Persian rugs, and the complimentary paint colors of olive green and "Restoration Red," along with the original oak woodwork and flooring. Your eyes will be treated to a visual feast as you take in the numerous antiques, sculptures, and paintings the homeowners have collected over the years including several pieces of Carter Glass. The fireplace, updated and moved forward by the homeowners, is definitely the room focal point with its hand-painted Mexican tile work, marble façade, and oak mantel. Centered above the fireplace,

is an exquisite painting titled, "October," by Hudson Valley River Artist J.D. Burrows. The room is carefully arranged to encourage stimulating conversations during both large parties and intimate gatherings with seating provided by several refinished antique furnishings in luxurious and colorful fabrics.

The next room on the tour is the dining room with walls finished in ochre yellow and rich floral wallpaper. Take notice of the crystal chandelier positioned over the dining room table; without a doubt, an elegant setting for a formal dinner party. A corner hutch houses a collection of Steuben crystal glassware. If you turn to face the front left corner of the room, you will notice the room's regal sentry, a celadon green glazed cat from the Chinese Sung Dynasty.

Next, today's tour takes you upstairs into the former attic section of the house (formerly used solely for storage,) which underwent extensive renovation work in order to add more living space to the dwelling. The large oak-framed window and banister were items salvaged from St. Patrick's Convent and add finishing touches for this well-stocked library. What a cozy place to sit down with a great book! An art studio is tucked into a smaller room and is where Robert, an accomplished artist in his own right, creates breathtaking landscapes with oil paints. As you leave the studio, you will enter the first bedroom. The walls are adorned with Robert's extensive collection of Staffordshire English drainers in their signature blue and white design.

As you make the loop through the bathroom and into the library again, you'll return downstairs to the kitchen where the original cabinets are finished in crisp white paint with colorful drawer and cabinet pulls to bring together the overall

look with the green countertops. On the wall beside the refrigerator, a World War I munitions box has been re-appropriated by the homeowners as a spice cabinet! Located off the rear of the kitchen is a well fitted butler's pantry.

We end the indoor portion of the tour in their finished basement that holds a fully stocked retro-themed bar; the perfect space for an informal soiree with martinis and cosmopolitans. You will leave the residence via the basement outside stairwell and into the gardens with their holiday decorations.



463 W Gray Street
Jim & Miriam Capriotti

This Eastern Stick Style home built in 1876 was home to I D Booth & was converted into three unit Tudor in 1937. The home was recently painted a beautiful Tuscany Sunset. The portico gives a friendly greeting to guests waiting in front of the dark oak door, skirted by small leaded glass windows.

The warm Italian gold entry continues throughout the home. A niche in the wall is for an umbrella stand.

A circular staircase winds you up the maple treads along the mahogany railing to a landing, lighted with crystal chandeliers, perfect for a reading/sitting area. Book cases, moved upstairs, hold books & memorabilia. An enclosed porch makes a perfect little painting studio for one of the tenants. The open hallway leads to the 2 beautiful rental units, one on each side. A wall of built-in linen cupboards offers a great storage area.

When you enter the home, and go through the double French doors you walk into the long, Pompeii ash living room; the comfortable leather sofas are beaconing. A fireplace will quickly take away any chill. The dining room is through more French doors. A glass wall overlooks the patio & gardens. A plant/display shelf built over the radiator helps make the room seem larger. An Italian designed dining room set is well lit with a crystal chandelier hanging from the beamed ceiling. Arched, mirrored doors, on either side of the buffet, lead to a full bathroom, a small office, a second bedroom & a pantry. The kitchen has granite formica counter tops on the original cabinets & a nice eat-at island lit by a unique hanging lamp.

Doors off the dining room open into a small room leading to the master bedroom. The classical Italian furniture is accentuated by the wooden blinds on the windows. A wonderful large tiled bathroom adds to the spa feeling of the suite.

Certainly, an extremely comfortable home to live in, enjoy & relax in, while appearing to be at a far away resort.



*510 W Gray Street
Restoration in Progress
Kevin & Eileen McNerny*

Preface: This is not the first saved & restored Near Westside home that Kevin McNerny has rescued. The inclusion of this Queen Anne home [built in 1897 for Franklin Weston, on lot #5 of Willtam Hoffman's farm, according to the survey map of 1853] for the 2012 Home Tour, will "show you what restoration is all about"!

Kevin starts at the top & with the exterior, doing most of the work himself. Practice makes perfect! He does everything the correct way, in the correct order, with an obvious love for the process & achieves outstanding results: using NO short cuts & NO deadlines. His finished homes are a bench mark for "How [anyone/everyone] should do it"!

The old roof was torn off to the rafters, & a new one was put on. The exterior siding was totally removed, to the

studs [not the 1" x 3" of today] & new clap board was installed. The tower was re-shingled. Guernsey cream paint is accented with ocher & a medium reddish brown, closely resembling the original colors.

The large, restored front porch has masonry supports for the single, double & triple massed Corinthian columns. The ceiling still has its original tongue-in-groove bead board. Both the 4' wide oak front door & matching interior vestibule one, have beveled glass windows above the 3 rows of staggered raised panels. The original brass door knobs & back plates are still in working order, for another 100 years! All of the walls have been insulated & were rewired before the sheet rock was installed. All of the double hung windows have been replaced with more energy efficient ones.

The original oak floor in the entry hall was laid in large parquet blocks. The wood work is being stripped. Pocket doors allow entrance into the tower room. The fireplace has a wood mantel [refitted with gas] & has tiles with raised leaves & dogs surrounding the firebox. An over sized [before picture windows were named] window helps make the room appear so light.

Pocket doors separate an adjoining room, which also has its original floor, laid with a wide border of diagonal hardwood strips, surrounding a one direction center. The mantel of the fireplace is a different wood & featuring tiles with raised grapes & vine motif, with a cast iron frontal piece.

A raised panel door leads into the hall, where you notice a sizable closet built-in under the staircase. A door with café hinges leads to smaller rooms in the back - a full bathroom, closet/pantry areas, a door to the basement & opens into what may have been 2 rooms, but will now be a

larger kitchen. The cabinets are all boxed, patiently waiting, until Kevin will “put them in their places”.

The dining room has a good sized pantry/china cabinet/linen closet/whatever? room. A buffet sized niche [with a window of diamond mullions] has been built out [you can view the corbels supporting it, outside by the driveway]. Pocket doors return you to the center hall. As you go up the stairs, notice the rounded plaster wall to your right. How did they do that? The railing has been covered, for protection during the restoration process [easier now than later].

At the top of the stairs is a large open landing, with an ample hall-way, allowing entrance to each bedroom. The tower bedroom has a large full bath with a cedar tongue-in-groove ceiling. The floor is prepped with cement board to support the weight of a future tile floor. Thinner oak strips were used in this original floor. The brick & quarry tile fireplace has been painted creamy ivory to match the rest of the woodwork. Note the historically taller baseboard. The next room has oak bookcases & soon to be full bath with an oval window.

There stairs that lead down into the kitchen are next to the attic stairs. There is a sensible laundry room, especially for a 4 bedroom home. A smaller room, with a curved wall has a full bathroom with another oval window.

Walking around the reverse curve, you reach a bedroom with a wide bay window; not to be out done by the tower or the oval windows. There is a walk in closet & another full bath.

I think you have to agree that Kevin’s “hobby” is just getting better; almost makes one wish they had the passion to do such an out- standing job!



*567 Maple Avenue
CaRue & Joyce Garrison*

For this residence, the tour literally takes you over the river, but not through the woods! The home of CaRue and Joyce Garrison will surely conjure up memories of old fashioned Christmases spent at your grandmother’s house. Built around 1916 by Grace and Walter Snyder (Walter a former Vice-President of F.M. Howell & Company for 27 years and a Chemung County Jury Commissioner.) the old-style Stucco home was purchased in 2000 by the Garrisons. At the time, the home had been left empty for quite a few years and was in desperate need of attention and love—the Garrison’s were the perfect family for this massive home renovation project. Joyce is a craft whiz; organized, precise, and creative to the Nth degree and CaRue is a capable handyman who is ready to take on home improvement projects with gusto and pride. The Garrison’s have graciously opened all four floors of their home for today’s holiday tour.

As you step onto the covered front porch, one of the first details of old-time construction to catch your eye is the beadboard ceiling. Something the group of teddy bears in rocking chairs surely noticed! These furry ambassadors love greeting holiday guests and gazing out as traffic passes by. You will enter their home through the multi-paned storm door and original hardwood door with sidelights to be received in the foyer where a purple-theme Christmas tree is on display. The focal point of this room is the grand walnut stairwell draped in festive, coordinating swags.

The formal living room gives you another glimpse at days gone by with more, extraordinary original woodwork, the large, updated fireplace, and the built-in cabinet with smaller scale window tucked above it for aesthetics. The Garrison's ordered their period Victorian wallpaper from American Wallpaper Company. Joyce certainly has an eye for decorating and you will see her papering handiwork throughout their home!

Pocket doors separate the living room from the dining room with its beautiful antique furnishings. The cherry secretary with ox bow drawers is a family heirloom and the china cabinet holds Joyce's collection of rare pink Cambridge Depression Glass. Large family dinner parties are easy to accommodate with their Queen Anne-style cherry dining table and fan-back chairs. Listen closely...time is kept in this room by the familiar and fun sounds of an antique cuckoo clock from the Black Forest region of Germany. If you're lucky, it'll be on the hour and the punctual little bird will make an appearance during your tour!

A den and half bath were added behind the dining room and butler's pantry. They are the only rooms not

original to the house. The large kitchen has everything necessary for some serious cooking with its newer appliances and updated hardwood cabinets. Paying tribute to her family, Joyce has framed photo collages on the far wall.. As you make your way around the bar seating area, please take a look at the period butler's pantry! All the built-in woodwork and hardware is original to the home. If only modern dwellings offered these handy little rooms.

The Garrison's basement has even received Joyce's decorating attention. While some space is still used for storage, it underwent a major cleaning with its renovations. Some of this cleaning required the use of wire brushes to dislodge mud embedded in floor joists leftover from the flood of '72! The space was then painted and carpeted. Joyce appointed two of the rooms as a crafting area and for decorating supply storage. All items kept in carefully labeled homes for maximum storage and easy access. It is a crafter's dream space.

Next, the tour will return to the first floor where you will use the main staircase and ascend to the second floor where the Garrison's have three bedrooms and a full bath open for tour. Note the Victorian wallpaper scheme unique to each individual room! The first bedroom to the left holds CaRue's mother's Birdseye Maple bedroom set from the late 1920's and a hope chest made in 1925. The master bedroom was made from combining two bedrooms when their shared wall was removed. An outer door leads to a sleeping porch for warm summer months. What a lovely space to enjoy an early breakfast while reading the morning newspaper!

The sign on the attic door reads: "Joyce's Attic - Check it out!!" And you shall. Remnants of carpeting have been

patch-worked together in this fun space that was solely used for storage in the past. Joyce had other plans for it. As you make your way up the stairs, you can't help but smile at the sight that greets you. Each dormer holds a different theme; dolls at a table in one, teddy bears sitting down with mugs (surely filled with something warm for the holidays) in another, Joyce's covered storage boxes in yet another, and a large collection of teddy bears near the corner at the top of the stairs. Baskets hang from the ceiling and are spilling over with silk flower arrangements and sprigs of vines. Strings of lights are intertwined for a festive look as well. The table in the center of the room is where Joyce has been known to hold regular tea parties with her visiting grandchildren; memories that will last a lifetime!



*1240 West Water Street
Steve Caccavo & Ron Cuce*

This Cambridge Dutch Colonial was built on the corner of West Water Street and Durland Avenue in 1902 by Daniel T. Durland and his wife Susan (nee Covejoy) parents to four children. Daniel (1834-1907) hailed from Orange County, New York and was a prominent businessman and founder of D. T. Durland & Son, a dry goods business known for its wholesale harness and saddlery. The original land parcel was comprised of an entire block. As time passed, the rest of the land was parceled off, leaving the house and two-car garage with a sizeable half-acre lot. Throughout the years, the house has been owned by many noteworthy individuals: John Hendy Sr., Edwin Eldridge, George W. Hoffman, Elmer E. Personius, Samuel M. & Minette M. Salsburg (founder's of Ray's Jewelers,) Alexander H. & Trudy (nee Salzburg) Porter, and Mark W. & Tracy A. Levie. It was purchased by Steve and Ron in 2011, when they decided

to “restore the house to its former glory” after a period of unfortunate past neglect.

Upon approach, the house is a stunning example of design symmetry as one side of the edifice mirrors the other with its large picture windows complete with leaded glass highlights. It has a slate hip roof with terra cotta finials. The original oak door, with its full-paned beveled glass, matching sidelights, and highlights, offers plenty of warm sunlight into the foyer by day and an inviting glow as the home’s indoor lighting spills out onto the grand porch by night. This entry truly provides a “home-for-the-holidays” feel with the festive evergreen garlands and swags!

As you enter the foyer, with its extremely unique walls that actually curve outwards as they meet up with the front door, Steve and Ron selected a neutral shade called “Applesauce.” The color compliments the formal living room and den which are both painted in a rich shade called “Graham Cracker.” The three rooms have their original stained glass ceiling light fixtures; each their own work of art. The first floor also has its original natural, oak woodwork and golden oak flooring. The large living room, to the right of the foyer, has an updated, brick and mahogany gas fireplace. What a welcoming sight! If you listen closely, you may even hear a little Nat King Cole singing... “Chestnuts roasting on an open fire!” It is from within the home that one can truly appreciate the large bow window and its view looking out over West Water Street; this view is repeated in the den where the homeowners have their large Christmas tree on display. Speaking of the den, please take note of the rounded corner to the left of the sofa! Indeed, this home has many nuances that add to its character.

The next room on the tour is their “quirky” breakfast room painted “Yam” with its floor-to-ceiling, single-pane windows and highlights. The room literally blossoms towards the windows due to the curved walls and is, by far, the most unique room in the house! Floor planning thought outside of the box! It allows access to the kitchen, which was updated in 2004 by the previous homeowners, when they installed the white cabinets and sand-colored Corian countertops. Steve is known to be quite the cook and this kitchen provides the perfect space for him to prepare his culinary delicacies! It is his collection of antique copper cookware that decorates the kitchen wall rack. The room also features a Dutch door fitted with a shelf that is the perfect spot to “set cooling pies fresh from the oven” as Steve suggested! At the hallway juncture, is a powder room that houses one of the home’s five built-in cupboards. The formal dining room is painted a shade of olive green and has a picture window that offers a view of the backyard, and a set of French doors that open to another grand, covered side porch. The Art Deco pendulum light with brass fittings is original to the house and is secured to the ceiling under a lovely copper medallion.

As you ascend the stairs to the second floor, an antique, hand-stitched quilt made by Ron’s great-aunt is on display over the railing. The bathrooms in the house also received a remodel in 2004 with quality French-made fixtures. Take note of the brass plumbing fixtures throughout the master bathroom. The built-in tub with shower has a lovely tiled ledge perfect for placing romantic candles and holding a glass of wine during a nice bubble bath. The line of sculpted tile is another nod at French interior design. A door allows access to the second floor porch.

The master bedroom is painted a shade called "Apple" and is decorated with Thomasville's Hemmingway collection furnishings. Upon the bed is another antique, hand-stitched quilt. This one was made by Ron's great-grandmother. The stately armoire could not be moved into the house intact and had to undergo being disassembled by the skilled hands of a gentlemen from Oldies But Goodies and his crew. The separate pieces were moved and reassembled in the master bedroom.

The tour finishes with two elegant guest bedrooms, a home office, and guest bathroom with private lavatory. The hall also houses two of the home's built-in cupboards.

Steve, who spent most of his life living in Cong Island, New York, could not speak highly enough of his new "genteel" neighborhood and the kind, friendly people that make Elmira their home. Both he and Ron hope that, by opening up their extraordinary home for this holiday tour, it will help encourage more people to consider purchasing these historic homes, in need of restoration, and return them to their former splendor!



**355 Davis Street
"Brackets & Door Knobs"
Architectural Salvage Shop**

Near Westside Neighborhood Assoc., Inc. purchased this building, built circa 1902, after it suffered damage from a fire. The restoration of this building, which once housed a meat market, confectionary, soda fountain and candy store, bakery, and antique shop, is a perfect fit for NWN's idea for an architectural salvage shop. Today from 10:00AM - 4:00PM, we are holding the first Salvage Sale!

Please stop by and take a look at the architectural salvage, antiques, and collectables that are available. All proceeds will benefit Near Westside Neighborhood Assoc., and will enable us to continue our restoration efforts on this building.

If you have any questions about Brackets & Door Knobs, please call our office at 607-733-4924, Monday through Friday from 9:00AM - 3:00PM.