

*The Ninth Annual  
"Elmira Blooms"  
Garden Tour*



*Sunday, July 13, 2014  
Self-Guided Tour, 12:30 P.M. - 4:00 P.M.*

*Presented by:*

*Near Westside Neighborhood Association, Inc.*

*353 Davis Street  
Elmira, NY 14901  
607-733-4924  
[www.nwnainc.com](http://www.nwnainc.com)*

## *Welcome!*

*This year, "Elmira Blooms" includes SEVEN showcase gardens, plus a stop at VRP to pick up brochures & maps, purchase tour and raffle tickets and check on the progress of the community garden, and finally, a stop at Chamberlain Acres for shopping & light refreshments.*

*This self-guided tour offers an opportunity to view lovingly created, distinct, and original gardens. If you think you've seen any of these gardens before, you'll be pleasantly surprised by all the changes that have occurred over the years. We hope you enjoy this diverse collection of gardens.*

*This fund-raiser is being held to assist Near Westside Neighborhood Association with its mission to enhance the quality of life in our community through the development and revitalization of housing and the preservation of historic structures within the City of Elmira. We thank you for your support and we hope that by having several generous property owners willing to share the visual experience of touring their gardens, you will be inspired to "catch the gardening bug" and help "Elmira Bloom"!*

*The tour may be taken in any order ~ please refer to the map for the general location of the gardens. Parking is free on all streets. Please pay attention to all posted parking restrictions. Please, no smoking at any garden site.*

*Don't forget to purchase your raffle tickets which will be available at Near Westside's office until July 21<sup>st</sup>. On the day of the tour, raffle tickets will also be available at Chamberlain Acres & VRP. Raffle tickets cost \$3 each or \$5 for 2. The drawings will be held on Monday, July 21<sup>st</sup>.*

*Winners will be notified by phone.*

*Victorian Row Park & Community Garden*  
*362 West Church Street*  
*"VRP"*

*Near Westside Neighborhood Association, Inc. (NWNNA) welcomes you to Victorian Row Park & Community Garden, which we call "VRP".*

*Current plantings at VRP include goji berry, blueberry, blackberry and raspberry bushes as well as pear, apple and cherry trees. While we plan for harvests to benefit local food pantries, we also look forward to hosting community activities on the great lawn!*

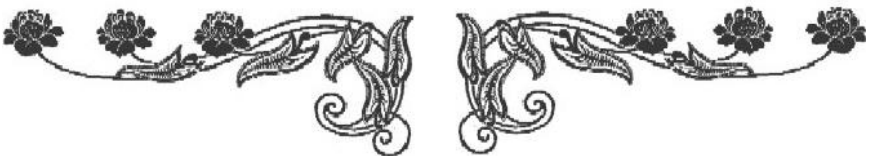
*Working with a number of volunteers, we have accomplished a lot, nonetheless, there is always more to do. Community donations and grants, including one from NYS Creating Healthy Places, have enabled us to transform this space into what it is today and VRP will continue to grow with your help! If you love gardening, we would welcome donations of your time and gardening expertise. If you would like to be involved in helping us create a garden plan/design, please contact us at 733-4924. Monetary donations are gratefully accepted and can be mailed to us at NWNNA, Inc. 353 Davis Street, Elmira, NY 14901 or made via the "donate" link on our website, [www.nwnnainc.com](http://www.nwnnainc.com). Additionally, all proceeds from the sale of the 362 W Church Street Hestia VillageScape, which is a replica of the home that was built on this lot, as well as the Mark Twain "green" t-shirt designed by Cindy Packard will benefit VRP.*

*Thank you for visiting VRP and please consider volunteering and/or donating to help us grow this healthy place to live, work, and play! We hope you enjoy the tour!*

*459 West First Street  
Bill Knapp  
"Jennie Fassett Cottage Gardens"*

*The Jennie Fassett Cottage Gardens come to life each year with random patches of crocus, snow drops and grape hyacinths. Soon the early daffodils and hyacinths start to give large amounts of color followed by many shades of tulips and finishing up with the late alliums. During this display of thousands of bulbs the weeping cherry, forsythia and red bud trees come into their own. As this all subsides, the dogwood tree, magnolia, azaleas and rhododendrons put on their own show, along with the peonies, many of which are volunteers that have been left where they sprouted. Soon thereafter the mock orange, lilacs, viburnums, weigela and beauty bush are in bloom and the many different irises are showing off.*

*At the time of this tour there will be a multitude of daylilies, along with Asiatic and oriental lilies in bloom. I will have several dahlias up but probably not quite ready. The gardens are full of volunteer sunflowers that last into the fall and there are several different roses scattered about. The ponds and stream are surrounded by variegated hosta and there are many other varieties growing around the 'hidden half acre' in the middle of Elmira. My vegetable garden had a later start than the dahlias but should look pretty good by then. It's really best to drive by every couple of weeks to see what is blooming. Enjoy!*



*728 West Clinton Street  
AJ Fratarcangelo  
"Stone Cote"*

*The byword for A.J.'s gardens (there are five!) is SUITABILITY. His delightful house is tucked into the hillside and the plantings anchor the house to its site.*

*Take the shady patio on the north side of the house. It's surrounded on two sides by the handsome stonework of the house. The area is often used for outdoor dining and A.J. has placed a mélange of shade-loving plants that are nestled in mossy containers and then placed in elegant raised iron-like planters. These are at eye level so that diners can enjoy them.*

*A few fieldstone steps away toward the rear of the property is a charming playhouse that mimics, on a smaller scale, Mark Twain's study. It is surrounded by masses of shade-loving rhodendrons underplanted with ginger plant as well as English ivy. The latter has grown from a sprig reputedly nicked years ago by a Cowman family member while on a tour of Buckingham Palace. Whether there is truth in this or not, the ivy thrives. The area is stunning, whether the rhodies are in bloom or simply sporting their glossy leaves.*

*The stone steps that lead down from the Follie to the driveway have mature plants tucked into terraced beds. They provide seasonal color that A. J. augments with annuals. The garden is planted on both sides of the passage.*

*Below is the lush lawn that leads on the east side of the drive to the pool area. It's a great place for croquet court as it is bordered on the street side by mature plants that provide privacy and marvelous blooms in season. The pool area is slightly raised and it is ringed by a patio and garden bright with a mixture of plantings, their colors accenting the blue of the water. The pool house is outfitted for parties. Above this and tucked away is the "surprise" garden, hidden by a stone wall and delightful to come upon. It features a mass planting of variously-colored*

hydrangeas: white, pink, and blue. A.J. assembled this array by carefully combing several area nurseries and acquiring plants to get just the effect he wanted.

In the spring, blooming trees highlight the plantings on the west side of the property. Again, the verdant green lawn forms the perfect background to the Cotswold charm of this residence.

*1243 West Church Street  
Gloria O'Sullivan  
Gloria Gene's "Transitions"*

*7 years ago, change and transitions... moved from PA to NY. Loved the cottage, but the Yews and Chem. lawn ...lawns not so much... so with questions and visions here I am. Country women gardening in the city. Question... will a holistic natural gardener be able to create this change?*

*Moving from the Poconos leaving 'Country Roots' Herb Gardens and gardens behind relocating to 1/8 of an acre lot in the city with two large country dogs? Will this work?*

*Change indeed a garden challenge awaited. Moved in visualizing garden views from all the windows...with a chain link fenced in safe dog area...Enough room? Create private areas in the city? Garden for wildlife? Create art studio? Create Spiritual life? Create meditation area? Is all this possible? WHY NOT?*

*6 years later: cottage still in transition, surrounded with a perennial cottage garden transitioning into my version of a Tuscan garden area, a spring ephemeral woodland garden that transitions into a peaceful Japanese garden transitioning to a secret herb garden, with a beautiful Antique espalier Pear tree that I started with a seed the year I moved in, overlooking the eastern shrub garden.... Love the challenge of creating.*

*2014: Oh my, I committed to Garden tour? After a "Winter of Discontent" that certainly turned into a spring of discontent...Lost a hedge of lavender, shrubs, Ivy, grasses and*

*then surprise of surprise...shrubs I did not get to dig out started to be re-born...the JOYS of gardening. Loss and resurrection! I was committed to the garden tour and gardeners understand the dance of the gardens, right? Transitions and CHANGE...the only constant in life is change!*

*When the world wearies and ceases to satisfy, there is always the gardens. I find JOY in the gardens and happy to share that JOY.*

*"Where there are Gardens, Art and Spirit there is Love."  
~ G G O'Sullivan*

*580 Riverside Avenue  
Peggi & Doug Bargh  
"Riverside Gardens"*

*I'll always have a special place in my heart for 580 Riverside Ave., the large family home I grew up in until the 10<sup>th</sup> grade. I remember as a child how much care and effort my dad put into the yard to keep it beautiful, all the while with me following behind with my little lawnmower being his little helper. The grass and flowers were just beautiful. These are fond memories I have of life here when I was a child.*

*After years of living down south in Maryland and Virginia and following a career with the Department of Defense my husband and I moved back to 580 Riverside Ave. in 2002. When we got here, due to years of neglect, the yard was in disarray and not the magnificent yard of my memories. Well, I got to work in 2002 and I have been working ever since.*

*Two of the gardens, the one by the street and the one in front of the screen house are the result of huge 150' tall trees that had to be removed. We also removed 3 pretty good sized trees in the middle of the yard. When the big trees were gone, I planted flowers instead of grass. The raised bed in the rear of the yard is the result of my husband's attempt to grow vegetables. We*

*discovered if he was a farmer we would starve so we buy our food and I attempted to plant flowers there. The tall grass in the front came from the Corning Museum of Glass. They were thinning the grass out a few years ago and my husband was able to buy a few bunches. The garden with the lilac bushes in memory of our cat, Tippy, and the bed by the side of the screen house used to be a dumping ground for old wood. The tall grass in the back is an effort by my neighbor and myself where a huge tree was taken down. The back yard, although small has hostas, some iris from Virginia, and a rose bush my dad planted many years ago.*

*The gardens change as spring turns to summer. The lupines and peonies, lilacs, forsythia and tulips welcome the spring. My motto has always been you can never have too many flowers or lights, (white and various colors). Hope you enjoy your visit!*

***714 Falck Street  
Catherine Zaffarano  
"The Healing Gardens"***

*My gardens have become a true testament of how a Gardener and Nature can work together with grand results. It is the synergy of the two that creates a healing garden. Cultivating tranquility one summer at a time was my plan as I wanted a place for me, my family and friends to gather and heal from the daily stresses of the outside world.*

*As you visit you'll find the front gardens filled in with Rose of Sharon, Day Lilies, two weeping trees, Jack in the Pulpit, Hosta, 7' Tiger-lilly, Ferns and Hydrangea. While walking through the back gardens, you'll immediately start to feel the healing energy of this botanical paradise. Be greeted by Tea Roses, Bleeding hearts, a climbing Kiwi plant, Lily of the Valley, Weigela, beautiful fruit / ornamental trees and shrubbery.*

*The landscape is dotted with river rock and ferns. Textures and colors add beautiful interest. New this year, is a*



*Zen Spiral just off the end of the Meditation path. Pause a moment on the purple bench and allow some time to contemplate the healing powers of nature.*

*Be sure to sample some fresh lemonade and climb into the tree-house for another perspective on our Paradise hidden within the City.*

*As my gardens have evolved into my vision, I have found my labor of love. Gardening has given me hope. Hope for a ~beautiful tomorrow~ that is always in bloom. Namaste'*

***416 Holecek Avenue  
Richard Daniels  
"Cabor of Cove"***

*We purchased our house (listed as a cottage on the contract) about 7 years ago. Both the house and gardens have grown through the years. The property was a bare canvas when it was purchased with much work needed on both the house and yard, and so our "Cabor of Cove" began.*

*The garden running along the right side of the property has 105 feet of mostly perennial plants and some annuals added for additional color. A memorial garden was created in the rear left side of the house in memory of my wife's son - this space also contains several perennial plants, a brick walkway, and memorial bench. Gardens continue around the rear patio, along the side and front of the garage, and in front of the house. In addition to all the flowers, the property has a weeping pussy willow tree, a weeping birch tree, two beautiful, large red maple trees, a dappled willow tree, and two weeping cherry trees.*

*This year we added an irrigation system that was found while traveling through Amish country. This system has saved a lot of time and money and, of course, keeps the plants looking their best.*

*Caring for all these gardens and the property is a "Cabor of Cove" - very time consuming; however, we enjoy watching the*

*yard come to life each spring and change and grow through the summer into fall. We also enjoy having our family and friends come to visit because they always enjoy checking out the flowers to see what is new. We have people who just drive by and stop to admire the gardens and sometimes they stop just to say how pretty they are. We hope you enjoy our "Labor of Love" as much as we will enjoy showing it to you.*

***35 Dininny Place  
Jeremy Brown  
"Dininny Place Garden"***

*This property was part of the Dininny Estate. I started my gardens with the front flower garden. There are black-eyed Susans, roses and red daylilies. The garden along the side of the house features Camb's Ears and more black-eyed Susans.*

*The backyard gardens, starting with the garden in the center of the yard, has rock walk-ways in it. That garden has daisies, black-eyed Susans, lilies, purple cone flowers and red-orange false sunflowers. The back shade garden has an assortment of hostas and ferns and there is a vegetable garden across from the center garden. You will also see red, yellow, and purple Dahlias as well as roses.*

*The garden under the tree in the front of the house has an assortment of hostas and ferns. This is my newest garden.*

*My gardens are inspired by Congwood Gardens in Kennett Square, PA. Please enjoy your visit!*

***824 Broadway  
Chamberlain Acres***

*Chamberlain Acres Perennial Nursery and Garden Center is now in its seventh growing season. What started as selling*

*plants in the driveway has now expanded to our third greenhouse being put up this summer. Technically we will have one greenhouse and two hoop houses. The original building built from recycled windows is now the check out building with a greenhouse attached.*

*The nursery is situated on 3 1/2 acres of land with a Victorian style home that was built in 1895. Still owned by the same family the sheer size of the property lent itself to being used for something special. It started with gardens flanking both sides of the house and gradually expanded back. Now a large nursery area where plants can be selected for purchase as well as gardens to walk through and a large parking area are open to the public.*

*We started by just selling perennials with several hundred varieties to choose from. We now carry trees and shrubs as well as annuals for the spring, mums and pumpkins for fall and poinsettias and wreaths for the holidays. Our length of time open increases each year and we hope to be open year round sometime soon. We have some garden related items we sell as well as things made by local artists available in the check out area.*

*We have held parties in the nursery for individuals as well as a meeting place for organizations like the Elmira Garden Club. Our parties are set up by customers to bring in their friends after our regular business hours. These people shop at their leisure, usually with some refreshments provided by their host or hostess and we usually offer a brief lecture on some plants that some of these customers may know nothing about. These are rather enjoyable events for all involved.*



# *Thank You!*

*Near Westside Neighborhood Association wants to thank the Gardeners on this year's tour for generously opening their gardens to the public. We would also like to thank the many volunteers who make this event possible and a special thanks to Civie Trexler for help finding these special gardens.*

*Finally, we would like to thank the following businesses for their generous support of "Elmira Blooms".*

*IRIS Sponsor: Chamberlain Acres*

*IMPATIENS Sponsors:*

*Banfield~Baker Corporation*

*Broadway Glass & Mirror*

*Cappv's*

*Davis Garden Center*

*Floral Fantasy*

*Flowers by Christopher's*

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*Hesselson's*

*Light's Bakery*

*Mann's Country Gardens*

*Market Street Coffee & Tea*

*Massi's Gardens & Landscaping*

*Mill Street Market*

*R. S. Parker Landscaping*

*Red Knickers' Herbs*

*Soup's On Café*

*Weis Markets*

*Zeitgler Florists*