

*Near Westside Neighborhood Assoc., Inc.
31st Annual Holiday Home Tour
Brochure Preview ~ Enjoy!*



*303 West Church Street
Capriotti Properties*

As many of our annual Near Westside Neighborhood Association's Holiday Homes Tour attendees know, Capriotti Properties, through the vision of owner James Capriotti, have played a vitally large role in helping to transform and, in franker terms, save many of the richly historical homes located throughout the historic district of the city and beyond from the throes of neglect. In 2011, Mr. Capriotti was the recipient of the Project Award from Historic Elmira's Preservation Awards. Their public relations announcement stated:

"The Project Award recognizes historic preservation, restoration, rehabilitation, or adaptive reuse projects in the Elmira area that contributes to the appearance, character, and value of our neighborhoods and community.

"A Project Award was given to James Capriotti for his restoration and rehabilitation of 19 properties located in the Near Westside Historic District and for preserving key historic architectural features of the buildings. He began his course of significant investment in Elmira in 2006 and continues his efforts today, expecting to increase the number of properties he owns in the Historic District to 22 in the next month. "These projects have had a significant impact on the neighborhood based not only on the improvement to the building facades, but James is also very particular about his tenants. His concern is not solely about money but how the tenants will -MORE- contribute to the neighborhood," said a representative from Near Westside Neighborhood Assoc., Inc."

For today's tour, Mr. Capriotti is opening the doors of 303 West Church Street which happens to house the offices of Capriotti Properties as well as other rental units. The mansion was built around 1850 as the Hall family homestead. The original design style of the house was Queen Anne Victorian. The Halls were early settlers to the area as well as prominent business owners, and civic leaders. Francis G. Hall moved to Elmira in 1842 and opened the first book store in town. Hall served for several years as President of the Board of Trustees of Elmira in a role equivalent to that of Mayor of Elmira, before selling his book store to his brothers, Fred and Robert, who changed the name to Hall Brothers: Book Sellers and Stationeries. The latter Hall left Elmira as a missionary to Japan where later became a consul and also formed several successful business ventures before returning to Elmira where his philanthropic interests helped support Elmira College, Arnot-Ogden Hospital as well as Steele Memorial Library. In 1916, the Ithaca, New York architectural firm of Gibb & Waltz designed the Tudor Revival-style façade update to the house which included room additions and created a standing attic. The house was sold to Dr. Thomas Burke in 1926. He and his wife lived there until 1936 when they moved to Tucson, Arizona. From 1937 to present day, 303 West Church Street has been used as a multi-unit property housing various professional offices, retail goods and services establishments, as well as individual residential apartments.

James Capriotti purchased the building in January of 2010. The building most recently had three offices on the first floor and three apartments on the second floor. The building was in much need of exterior cosmetic repair in addition to interior repair. The former offices included Prudential Real Estate, Apple Resume Services, and Maxpack Design Company. The Prudential Real Estate office on the first floor was vacated not long after the purchase and was soon rented to an interior decorating service. In 2011, the space was converted into a large one-bedroom apartment. This apartment features very ornate crown moldings throughout, unusually high ceilings, hardwood flooring, and an eat-in kitchen. The Maxpack unit was vacated in the fall of 2013 and the space was then also converted into a large one-bedroom apartment. This apartment also features very ornate crown moldings and high ceilings throughout; the large, bright kitchen is the original kitchen of the mansion and features a gorgeous pressed tin ceiling. The bathroom was the original butler's pantry and the bedroom was formed from the old servant's quarters. Originally, there was a rear staircase that ran from the servant's quarters to the second floor, but that was later removed. Apple Resume Service moved out in 2013 when the space became the new main office for Capriotti Properties which is located in the original dining room of the house. It features a massive, detailed fireplace, leaded glass windows, and a twelve-foot ceiling. At the time the building was purchased by Mr. Capriotti, two of the apartments on the second floor were vacant and in need of much repair. The second floor apartments were renovated in 2010 which included new hardwood flooring, new bathrooms featuring ceramic tile floors and a cherry vanity with mirrors, and kitchen units featuring oak cabinetry. Both apartments are studio-type, with separate bedrooms and an open floor plan with living room/kitchen combos. Each apartment features a non-functional fireplace. The third apartment on the second floor was remodeled in 2013 and features a large living room, a unique step-down bathroom, large bedroom, and a very unique kitchen built in a dormer. The apartment features hardwood flooring, white cabinetry, and high ceilings. As you can see throughout this impressive historical home, key

architectural elements and original fixtures were preserved to enhance its appeal. In 2014, the entire building was repainted after repairing the stucco and restoring the wood.

If you are interested in learning the current apartment availability through Capriotti Properties, you can visit their website at www.capriottiproperties.com or call their offices at 607-846-3680.



*301 West Clinton Street
Dan & Jeanne McDonald*

Poised on the corner of West Clinton Street and College Avenue like a grand lady of yesteryear, Dan and Jeanne's Queen Anne-style Victorian duplex immediately captures your attention. Each half mirrors the other in perfect symmetry from its solid stone foundation, exterior brick first floor, scalloped clapboard sided second and attic floors, to its multiple gabled roof. Jeanne's admiration for the house began some twenty years ago when it caught her eye as she drove past it. As time passed, her interest in the house never ebbed and then, one day, it became available for purchase through a tax auction. Even with the accumulation of years of neglect from previous owners and careless tenants, the McDonalds saw the possibilities renovation would bring about to create a showcase home. They also knew that utilizing the second half of the duplex as a rental unit would help make the house pay for itself. She and Dan purchased it in 2012 and quickly started on improvements.

The house was designed by local architect Otis Dockstader and completed in 1887. Dockstader, whose previous experience was as a division engineer building bridges for the Cackawanna, Delaware, and Western Railroads, started working as a draftsman for local architect William H. Hays in 1877. In 1883, Dockstader entered into a partnership with Joseph H. Pierce who took over Hays's firm until the two parted ways in 1890 and Hiram H.

*Bickford became Pierce's partner. During the partnership of Pierce & Dockstader, the firm specialized in residential and church architecture which were designed predominately in the Queen Anne style and of moderate cost. One of their most pleasing designs is Pierce's former residence located just down the street at 308 West Clinton. Previous homeowners include Mr. and Mrs. Elmer E. Tingley who resided at 301 1/2 West Clinton and his sister, Mrs. Emma Prescott, who lived at 301 West Clinton. Elmer was the manager of the Railway Training School on Lake Street and his wife was an active member of the Daughters of the American Revolution along with architect Joseph H. Pierce's wife. During the early 1900's, the owners of 301 West Clinton frequently advertised through the *Star Gazette* in the "Rooms for Rent" section with ads like: "Pleasant Rooms—Homelike and desirable: 301 West Clinton." In 1925, Ted Segar, lived at 301 1/2 West Clinton Street at the same time period a Ted Segar worked as manager of the Elmira Airport.*

The McDonald residence features an exterior color palate that richly highlights the natural red brick as well as the unique architectural elements adorning the home. Take note of the elliptical sunburst pattern repeated on the pediments over both sets of double entry doors, under each gabled peek, as well as the brackets positioned under the soffits created by the flared second floor. The second floor façade also has a terrace accessed through a double set of French doors. The house has several accent windows throughout, both fixed and single hung, with their original Addison glass tiles in a grille pattern. This was a common feature in Queen Anne style homes. To fix damaged windows and improve heating and cooling efficiency, the double hung windows were replaced. Dan said that the western side of the house had taken a beating from the elements over time and necessitated the change.

The McDonalds' residence is located on the right side of the duplex. Upon entry, take notice of the exposed brick wall to your left. Jeanne told us the house was built to last because the shared brick firewall is double in thickness. This feature also helps to dampen noise between the two units. The first room to your immediate right is their formal parlor. Jeanne's intention is to use period-appropriate furnishings in an attempt to keep the décor similar to when the house was built. The same wall to wall floral carpet is in both the foyer and parlor and gives off a nice Victorian feel. The Victorian settees, Queen Anne armchair, and custom draperies certainly encourage memories of another time period. An electric insert was installed in the fireplace since the chimneys are no longer in use. Dan and Jeanne like to start it up to both remove the chill and for the cozy ambience it creates in the room. The bay window features side single-hung windows with Addison glass on the upper sashes on either side of a double-hung window. The formal dining room has a gorgeous period chandelier over the table that was purchased at Antiques Revival in Big Flats. The kitchen received a major overhaul with stainless steel appliances, maple cabinetry, and hardwood floors. A pass through was created between the kitchen and breakfast nook for entertaining ease. In the past, the former back porch had been closed in and turned into a shared half-bath between the two homes since the duplex was owned by siblings. The McDonalds decided to close off entry from the other unit and turn it into a private half-bath with laundry. The second floor is also opened for today's guests and can be reached through either the kitchen or the foyer since the staircase has a shared intermediate landing between the two rooms. The McDonalds spend most of their time on the second floor where two of the three bedrooms have been converted into a TV/music room

and a sitting room. In each room, you will see Jeanne's knack for decorating at work through the new wallpaper, carpeting, and furniture. The bathroom and master bedroom have their original hardwood flooring. As with the downstairs, the magnificent window treatments throughout the house were made by a local woman named Terri. Jeanne came across Terri's handiwork while eating at the Sweet -n- Saucy Café and knew she needed to enlist her services.

Renovations of this magnitude are quite costly. When asked if they had any second thoughts about the time and money spent on making their home the success story it is today, Jeanne said she'd do it all over again without hesitation. She also said this would be her forever home. Knowing Jeanne has a soft spot for historical fixer uppers in Elmira, we asked her if there was one local house that may tempt her to buy it and invest the same amount of rehabilitation efforts into and she replied without much coaxing, "There is a cute little white house on Park Place that I would entertain buying for the right price." We know just the house you're talking about, Jeanne!

Dan and Jeanne's house is now part of the newly designated Clinton-Columbia Historic District which includes buildings at: 505-605 College Avenue., 300-431 West Clinton Street, 608-612 Columbia Street, 348-354 West 4th Street, and 513-602 Davis Street. The designation was awarded on June 1, 2015 and according to the National Registry of Historic Place's website, "Clinton-Columbia Historic District, Elmira – the district includes a diverse collection of mid-19th to early 20th century homes and row houses built in response to a surge in population resulting from a shift from an agricultural to an industrial economy, especially new jobs in the city's railroad yards." The Near Westside Neighborhood Association is diligently working to broaden historical districts throughout the city of Elmira so that owners of both residential and commercial properties may take advantage of tax credits as well as helping to increase property values and bring about other community economic growth potential.





*435 West Clinton Street
George Coolbaugh & Zac Dildine*

Although not yet part of the newly designated Clinton-Columbia Historic District, our holiday homes tour includes this magnificent gray clapboard two-and-one-half story Victorian home purchased in August 2014 by George and Zac. Its approach showcases a full-length covered front porch and exudes all of the elements of historical charm admirers have come to expect to see in the City of Elmira. Built in 1896, the house has been maintained as a single-family dwelling. Prior to its construction, the land was notated as part of Lot #5 in this section of the city with one of the earliest owners listed as Mary Homer. While house hunting, George and Zac saw the possibilities and immediately made an offer. Not long after moving in, they began renovation projects to both update the creature comforts and restore the beautiful architectural elements of the structure.

Historical designation or not, this residence has oodles of history. Two of the notable Elmirans to call this address home were William M. Sperl and T. Wayburn Keeton. William, owner of the Opera Café on Lake Street and member of the Knights Templar, and his wife are listed as residents during the late 1800's. Following the Sperls, Wrayburn, who owned the existing house during the early 1900's, was a well-known automobile dealer who sold both Nash and Rambler brand cars and served on the board of the Elmira Automobile Merchants' Association. He was also a member of the Elmira Automobile Club and organized local and state auto shows. Many of the Elmira Automobile Merchants' Association meetings took place at Elmira City Club. He and his first wife, Genevieve, raised their family together in the home until her death in 1935. Eloise (Cleveland) was his second wife and an Elmira College Class of 1908 graduate.

As you enter through the original oak door with multi-pane sidelights, the foyer reveals the richly grained quarter-sawn oak staircase with columns, ornamental newel post caps, and spindles. The stairwell has a uniquely crafted cathedral ceiling which puts you in mind of a church ceiling rather than a private residence. While the second floor is not open for tours this year because of ongoing renovations, George and Zac encourage tour guests to admire the

staircase for its craftsmanship as well as the stained glass window that accents the window on the intermediate landing. Noteworthy of this house is that all of the stained glass windows are original to the home. With the looming threat of flooding during Hurricane Agnes in 1972, homeowners from around the city were encouraged to remove their stained glass windows and store them in the former Iszard's Department Store building in Elmira's downtown to protect them from damage. The homeowners of 435 West Clinton chose to leave their windows in place—which was a blessing in disguise since the Iszard's building was breached by flood waters and the items stored inside were damaged or lost while this home and its windows were spared! To the right of the front door, a window seat overlooks the side yard to the west and, to the left, French doors with beveled glass allow entry into the living room. The large living room was created out of two rooms when past owners removed a wall to open the space. The crown molding offers a combination picture rail ledge. The wider section of the room has a fireplace updated with a gas insert. Thick pocket doors, detailed with their original brass hardware, are at the rear of the room and open into the oak paneled dining room with its cherry dining table and built in Captain's hutch with stocked bar. Take note of the symmetry provided by the matching windows. This room is newly painted after Zac and George took on the arduous job of removing wallpaper to update and personalize the space to their taste. From the dining room, you enter the large eat-in kitchen that was recently updated with new paint prior to the holiday homes tours. As you exit the kitchen heading toward the foyer, a small half bath was converted out of the space used for the former servants' staircase.

All in all, George and Zac seem to maintain a positive outlook on their historic home and know that all good things take time. The progress they have made so far has only improved the home's value and appeal while giving them a place to be proud of. Zac said they were both relieved that the former residents chose to keep all of the woodwork on the first floor its natural woodgrain. However, they weren't as lucky with the second floor woodwork. It's covered in multiple coats of white paint. The second floor boasts four bedrooms and a full bathroom, all of which, George and Zac will surely have transformed to enhance the natural beauty of the home while pairing their own decorating style with it. Let's hope they invite us back when they are finished!





*690 West Clinton Street
Paul VerValin & James Earley*

What immediately comes to mind, as one approaches this Georgian brick colonial, is a feeling of nostalgia for a time when magnificent houses of its kind were commonplace in the more affluent neighborhoods throughout urban settings in America. They were uniquely individual in design, sharing nothing with the mass produced, simplistic houses of today that are found on small lots in large suburban developments. These houses complimented their communities with stately elegance and charm and, most importantly, were built to last using the highest quality of materials and craftsmanship. Today's holiday tour guests will be offered the experience of entering a grand urban estate from Elmira's high society of yesteryear. From the elaborate brickwork within its Keystone arches over each French door. Corinthian-influenced columns adorning the portico, to the arched dormers topping off the front gabled roof, the exterior provides onlookers with a superior example of the precise symmetry ubiquitous with Georgian architecture.

Purchased in 2013 by Paul VerValin and James Earley, the house was designed by the Ithaca, New York architectural firm of Gibbs & Webb and built on land purchased in 1922 from part of the original Hoffman Farm estate. Construction began in 1922 and was completed in 1923 to become the home of Mr. and Mrs. Archie Bovier and family. Archie was the founding owner of Moore's Business Forms and also held patents on both a device that perforated forms and one that folded them. He was also very active in the community serving as a member of the Sons of the American Revolution, chairman of the membership committee for the Elmira Country Club, was president of the Elmira Water Board, and also served on the Board of Trustees at Elmira College. His wife, Cornelia, was civic-minded as well and regularly contributed to the Chemung County Community Chest and the local Humane Society. She served as the general chairman of the Chemung Chapter of the Daughters of the American Revolution as well as a committee member of Park Church. It is said that, from the backyard gazebo, built in the same style as the house, per Cornelia's wishes, she would sit in repose while admiring her rose garden or use the elegant outdoor space to entertain guests during parties.

For today's tour, Paul and James are opening the first floor of their stunning home to guests. Like the exterior of the house, the interior Georgian design provides symmetry. The central foyer, with its open grand staircase, features a double entry-style front and rear entrance which face each other across the span of the room. The rooms located on either side of the foyer mirror the layout of each other and are accessed through matching French doors. Each of the rooms have equal numbers and placements of windows and doors. In order to support the home's massive structure, the interior walls are made of an astounding solid masonry construction equaling 12" in thickness. The hardwood flooring, except for in the kitchen, is original to the home with oak adorning the first floor and maple on the second floor. The Italian marble tiles at both thresholds of the foyer are also original to the house. Beside the rear entrance of the foyer, a half-bath is located to the left and, to balance things out, a false door is located directly across from it. During the mid-eighties, the half-bath was completed with Italian marble to match the foyer threshold.

The large formal dining room has a built-in display cabinet with glass paned door that matches the access door to the library located on the other side. Between those matching doors, an elegantly arched alcove allows placement for a large buffet for entertaining purposes. The kitchen, which has taken on the majority of change over the years, transitioned from being used primarily by a live-in maid throughout the first half of the 20th Century, to that of a functioning kitchen meant to support the lifestyles of an independent and busy family. The kitchen underwent its most recent transformation in 2014 when Paul and James began the task of extensive renovations, which turned the room into an impressive gourmet kitchen with serving capabilities. Several exposed beams were removed from the ceiling and repurposed into facing for additional cabinetry they had installed. A built-in wine cooler was added and appliances were updated. New flooring and exotic granite countertops with a tiled backsplash, in complimentary colors, were installed to top off the decor update. To allow space for an eat-in kitchen, something the room did not offer before, part of a wall was removed and they had a custom round table constructed using matching granite. As you can see, everything came together perfectly in this dream kitchen that James envisioned. He did point out that the kitchen still has the original call button on the wall to summons the maid. A nice element to maintain as a reminder of the past. Continuing the tour, an access door in the kitchen opens into the masculine wood-paneled library. The solid oak wainscoting is original throughout the room and enhances the leaded glass doors fronting the built-in bookcases and the gorgeous wood-burning fireplace.

The formal living room is bright and airy due to the full southern and northern exposure provided by multiple French doors. The focal point of the room is the impressive eight foot wide wood-burning fireplace with Georgian design details and Italian marble. Normally, large rooms like this would instill a barren, cold vibe, but the design and décor of this home creates a cozy, warm atmosphere that embraces you with comfort. French doors, on either side of the fireplace, allow entry into the neighboring family room. Due to the three exterior walls of French doors, the casual family room offers natural light galore! It is also the location for the home's third wood-burning fireplace and, although it is back to back with the fireplace in the living room, it is not open to the other room. We agreed it is a lovely room to come home to

after a hectic day and unwind while enjoying a glass of wine. It offers the perfect spot to watch the traffic go by along the corner of Hoffman and West Clinton Streets.

Paul and James have tastefully furnished each room in a manner to showcase their house in the most complimentary fashion. With their choices in rich fabrics, soothing, yet regal wall colors, and mix of modern and classic furnishings, as well as their cherished pieces of artwork, this historic Elmira home remains a shining example of exquisite architectural beauty that has stood the test of time. Even though the second floor isn't open to guests today, it has six bedrooms and four bathrooms. Two of the bathrooms are Jack and Jill style and accessed on either side from two sets of bedrooms each. The Bovier household was designed to accommodate their demanding daily schedules while raising six daughters—all of whom were busy society debutantes. It isn't a difficult exercise to look upon this majestic home and envision the past, from Bovier family holiday dinners to hosting the high society event of the year, 690 West Clinton Street allows our minds to journey back into the blissfully happy era known as the Roaring Twenties—and what a delightful trip it has been.

One anecdote the homeowners wanted to share with their guests before they depart involves Mrs. Bovier and the evening she overindulged in adult beverages while out on the town. According to tale, she came home, misjudged the garage, and drove her Bentley through the rear wall before coming to a stop in Hoffman Creek. Left behind as evidence to this story are the visible repairs to the brickwork in the wall as well as the crumbled bricks that were disposed of in a pile behind the garage!





*373 West First Street
Capriotti Properties – Restoration-in-Progress*

As he has done for previous tours, James Capriotti is welcoming guests into one of his current restoration-in-progress properties. It is always a treat getting to view these homes before they have received their labor intensive and detailed rehabilitations. Like many of the other properties he has transformed over the years, 373 West First Street has suffered from extreme neglect. Photos posted on its former online real estate ad depict a building left to waste away over the years with little to no updates or even routine maintenance of any kind. In fact, one could easily assume it was dangerously close to slipping into the lost cause category. Not one to give up on these historical homes, Mr. Capriotti jumped in to rescue it.

*This Queen Anne-style double house with three forward facing gables, double covered porches and double covered terraces was built in 1890, and was converted into four apartments during the early 1900's. Occupants have included traveling representatives for the *Star-Gazette*, a clerk for the American Sales Book Company, and a conductor of the Pennsylvania Railroad. F.E. Roney was a dealer of Shamrock Radio Sets and ran his business from the home in 1926. The property's most historically famous owner would have been Frederick "Fritz" Schweppe who died in 1892, but the building, known as Schweppe Apartments, remained deeded to F. & H. Schweppe Company, a business he ran with his brother, Henry, until July 1919 when it was sold to George A. Dudley. Frederick was a well-respected fresco painter who was initially sent to Elmira from New York City by his boss to fresco the Second National Bank. He is also credited with painting the fresco inside of the former Elmira Opera House which, at the time of its opening, was praised in the *Elmira Gazette* with, "It is doubtful if there is a finer theater outside of New York or Chicago and the stage is one of the largest ever built," as reprinted in the *Star-Gazette*.*

Capriotti Properties purchased the house in October of 2014. In his own words, "The building was in an exceptionally dilapidated condition." That same month, work began and the majority of the cedar clapboard siding on front was replaced, along with some of the siding on the sides and the back of the building. All of the windows and entry doors were also replaced. In October of 2015, the front porches of house were completely rebuilt, and new roofs were installed. Plans for the building are to reconfigure the bedrooms of the four large one-bedroom apartments to create larger living areas. The new units will be refinished in a Victorian style, which will feature crown moldings, large window and door casings, and hardwood floors. The kitchens will feature a mix of white and oak cabinetry with granite countertops, tile floors in the kitchens and bathrooms, and new appliances with washer/dryer units in each apartment.

The building may look rough now, but Mr. Capriotti is a miracle worker when it comes to hard luck architectural gems. His vision and dedication will no doubt see this double home turned apartment building back to being a pristine example of Elmira's homes of yesteryear. We can only hope he invites us back to see the end results during a future tour.





*510 West Gray Street
Kevin & Eileen McNerny
"Judy's House"*

Previously featured as a restoration in progress for Near Westside's 2012 Holiday Home tour, this beautiful Queen Ann style home, built in 1897, has been totally restored, both inside and out. In 2012, the brochure stated that, Kevin's finished homes are a bench mark for "How [anyone/everyone] should do it"! That sentiment certainly is seen and felt in this home. This home was purchased by Kevin McNerny from the Sanford Family in 2009. Judy Sanford was a teacher/principal in the Elmira Heights School District and she loved her home. In memory of her the house was named "Judy's House". The renovation of the home started in 2010 and was completed in 2013. Wanting to maintain the integrity of the home Kevin did not want to break up the home into a multi-unit apartment house. Instead he chose to keep it as a single family home and use it as a guest house for folks visiting Elmira. To date the home has been used for bridal showers, luncheons, special dinners, folks visiting the Finger Lakes Region, folks in town for weddings, and other special events.

This home features a new roof, cedar siding and Victorian style paint colors on the outside, all new drywall, insulation, wiring, lighting fixtures, bathrooms on the inside. While pretty much maintaining the original footprint of the home, there are two bathrooms that have been added. Outdoors there is a great front porch and a rear screened in back porch. The first floor of the home has a brand new gourmet kitchen, two sitting rooms, each with pocket doors, and a large formal dining room. Access to the second floor is either from the back stairway or the beautiful oak stairway at the front of the home. There are four bedrooms, each with their own bathroom. One bedroom has a king size bed, two have queen size beds, the last has a double bed. The home is equipped with both cable television and wi-fi. There is off-street parking for three cars.

This home is within 20 minutes of Corning and 40 minutes to the Finger Lakes region. For additional information, please visit www.judyshouseelmira.com.



*610 West Gray Street
Jeremia & Tina Ranck*

Built in 1860, Jeremia and Tina's Near Westside two-story home is a classic example of Italianate Victorian-style architecture with its low hip roof, wide, overhanging eaves, and balanced windows. The front portico replaced a simple porch sometime between 1918 and 1931 and features a single door with both sidelights and transom windows. The house received additions in the way of a two-story porch, located on the eastern side, with the second story closed in, and a one-story room located on the western side that the homeowners believe happened around 1910. Originally built as a single family dwelling, it was converted into apartments before, once again, transitioning back into a single family home.

*From 1866 to 1900, the home was owned by C.E. Vinton and his wife, Ursula. Vinton was a dealer of both domestic and imported liquors from his shop at 29 Wisner Avenue and expanded twice more until he became known as a wholesale and retail dealer of wine and liquor at 102 East Market Street. Even though he still owned the house on Gray Street, his residence later changed to 210 William Street. Vinton was also a member of the Newtown Battle Chapter of the Sons of the American Revolution and hosted meetings in his home as well as served on the committee to ensure soldiers from the war had their military designation clearly marked on their graves. Following C.E. Vinton, the house changed occupants, through ownership or lease, numerous times over the years to include: James Faussett, who worked for the *Advertiser* as a printer; Frank Blyley, a local barber, during the turn of the century; Richmond G. White, building superintendent for the Rathbone Corporation, and his wife, Myrtle, who served as a member of the Excelsior Chapter of the Order of the Eastern Star and hosted events in her home around 1917.*

Jeremia and Tina are opening their first floor for today's holiday tour guests. The second floor will be closed off while renovations continue since the purchase of their home came about in February 2015. The couple is tackling the bulk of their home improvement projects on their own. As you enter through the front door and into the living room, you will see the home's open staircase with turned spindles and cherry bannister and, to the left of the room, the original brick wood-burning fireplace. The flooring is all original plank-style hardwood and,

even with its imperfections from years of use, they decided to refinish it instead of replacing or carpeting since it adds to the historical look of the home. Tina said the flooring was one of the features that won her over while house hunting. Next to the stairs, previous owners left behind the antique W.W. Kimball & Co. upright piano that dates back to the early 1900's. With a little tuning, it will be as good as new. Throughout their house, Jeremia and Tina have elected to use Valspar's historical colors such as Homestead Jefferson White and Ca Fonda Moss Rose. The dining room space has a charming chair rail separating their paint choices of Carolina Club Inn Aqua and Ca Fonda Villa Fountain and they have started collecting period-appropriate furnishings like the drop-leaf cherry table from the late 1800's which compliments their china cabinet. They want to blend in the antique pieces with their updates as they go, which brought on discussions, during our interview, about our favorite regional secondhand and antique furniture shops. Tina stated that she loves shopping for vintage items on the internet as well. Most of the house has its original hardware like push button light switches, doorknobs, and hinges. The kitchen is located in the western addition and, as near as they can calculate the last home remodel came about sometime during the 1980's. The rest of the first floor contains a laundry room, bathroom, and a storage room.

The Rancks knew they wanted to purchase their "forever house" in Elmira and began their search through online real estate shopping. A friend of theirs posted an ad for the house and they immediately fell in love with its façade. We have to agree that it holds a lot of curb appeal! It was also the only house they chose to tour in person. That tour came about while local agent and Near Westside Neighborhood Association board member Shane Searfoss was holding an open house event. Tina and Jeremia loved the house so much, they arranged to come back again with both sets of their parents just to make sure that what they were seeing in the house would come across as positive reviews from the others as well. Not surprising, the rave reviews came and immediately spurred them into making an offer. And we are so happy they did! Jeremia and Tina have a great fondness for the local history of Elmira and can't wait to turn their historical house into the latest of many Near Westside rehab success stories. We think they are well on their way to realizing their dream and can't wait to see the finished product!

