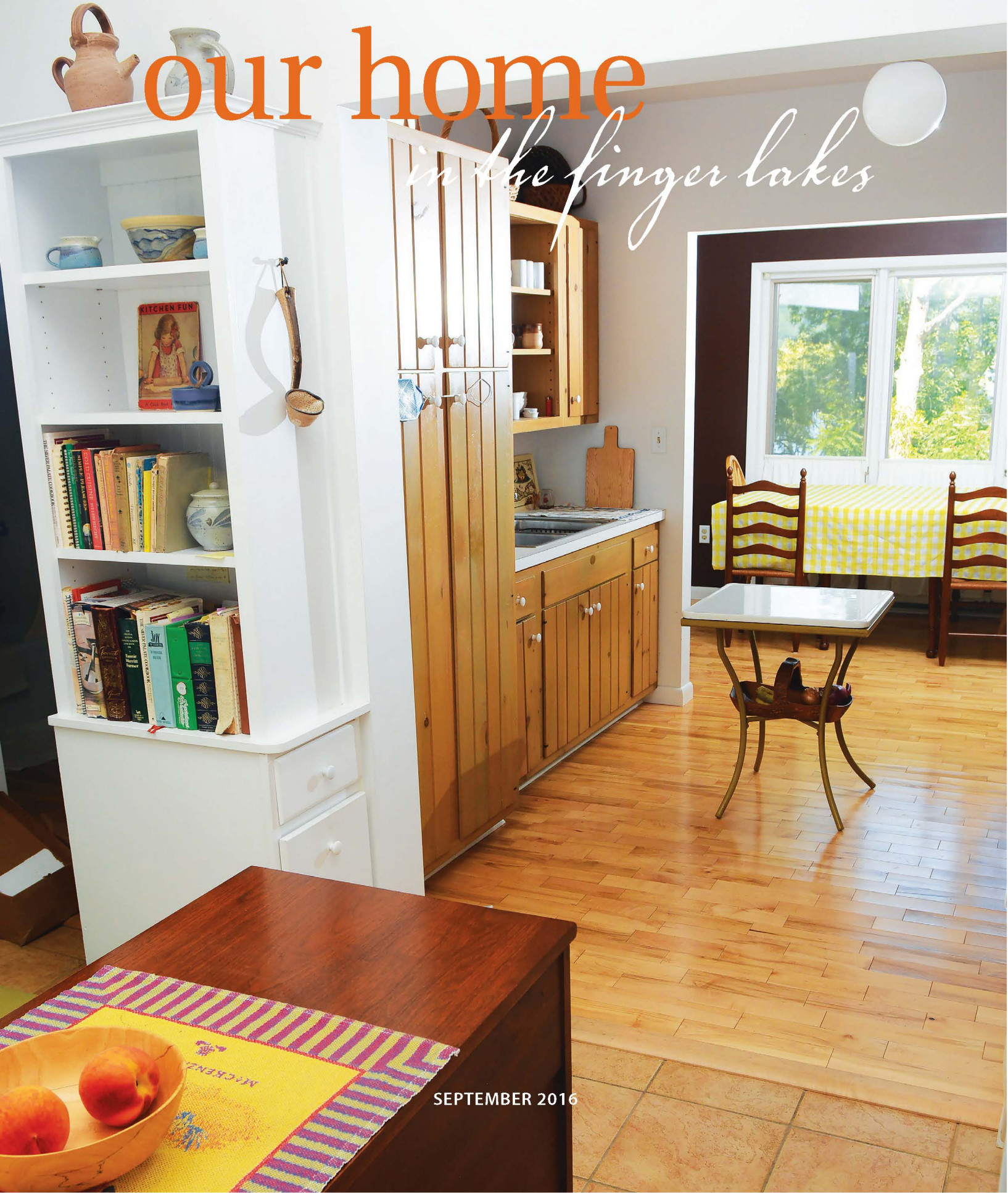


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SEPTEMBER 2016

FEATURE STORY

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to embraced

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ON THE COVER:
A look at the Robinson Family conversion.

PHOTOGRAPH
BY JACK HALEY
MESSENGER
POST MEDIA

letter from Our Home...

Summer has faded into fall. The deciduous trees that line our lakes are just beginning to start their show. Fall in the Finger Lakes is upon us — and some of our neighbors are lucky enough to have the best seats in town.

And we found one of those seats, in a turn-of-the-century American Foursquare cottage set right along Canandaigua Lake on Glen Cove. The home was originally built for function only but an ambitious owner decided to use the unique structure to create a year-round home on the lake. We'll show you the transformation.

Our Home in the Finger Lakes will also take you to neighboring Seneca Lake, where a college professor bought the burned-out remains of a lakefront log house. He used the walls of the gutted cabin as a frame and built up — and out. Design plans for the summer home included a unique master suite that juts out 30-feet over Seneca Lake which makes you feel like you're inside the cabin of a large boat, right on the lake.

We also visited a hunting lodge in Naples, constructed from the ground up but this rustic, pine lodge is not your average hunter's retreat. It offers something for everyone in the family; it's a perfect fall retreat in the Finger Lakes.

And fall offers a bit of a reprieve from your utility bills. Your A/C electric is down and the furnace hasn't kicked on yet, so it may be a good time to explore some options for the upcoming seasons. *Our Home* sat down with a local geothermal contractor who has the highs and lows about geothermal heating and cooling.

Enjoy this time of the year, sit back and take in the show from any seat; it's Fall in the Finger Lakes.

— *Jennifer Reed, Niche Manager*

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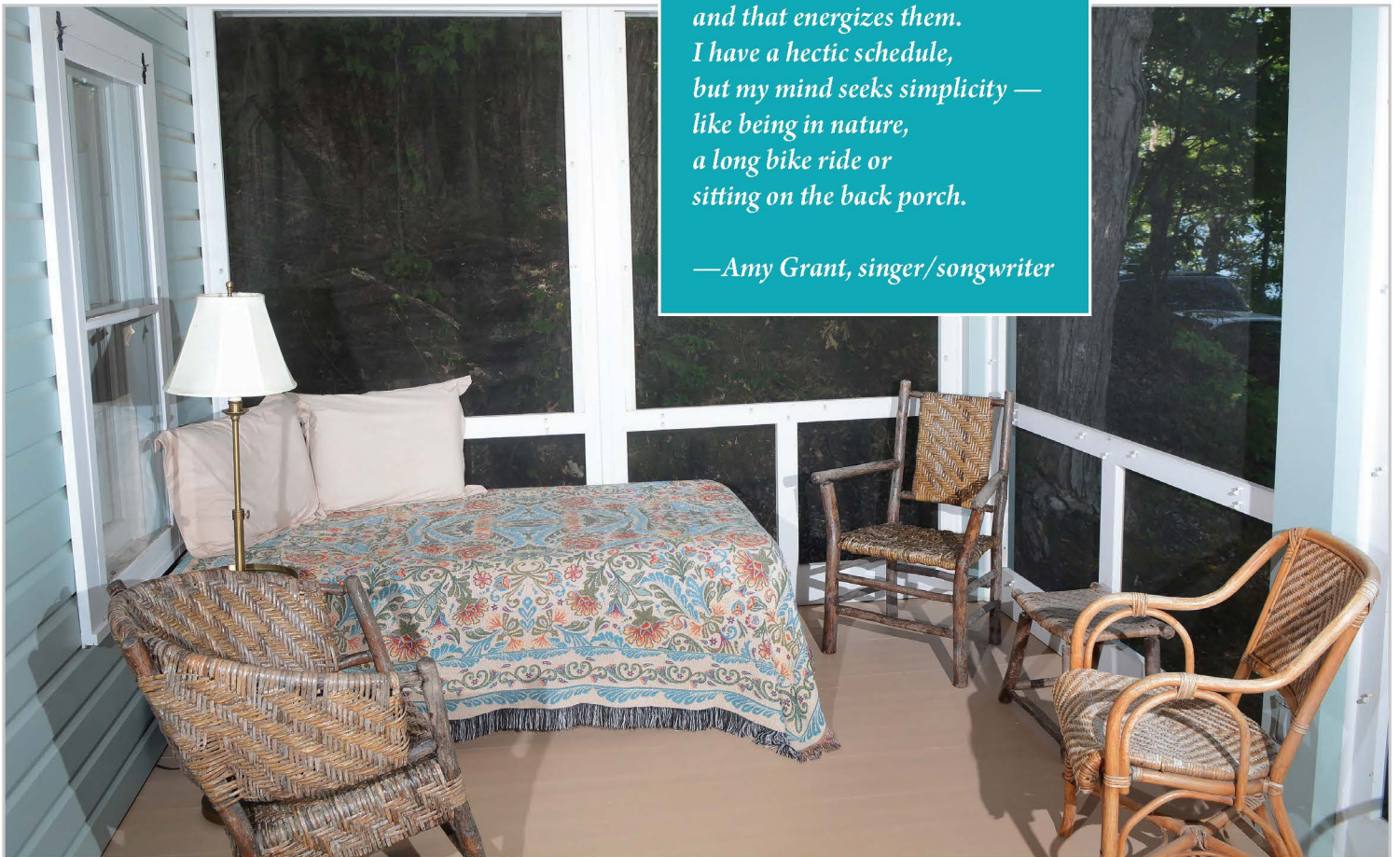
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a long bike ride or
sitting on the back porch.*

—Amy Grant, singer/songwriter



from abandoned to embraced.

THE ROBINSON FAMILY CONVERSION

BY DONNA DE PALMA | FREELANCE WRITER
PHOTOS BY JACK HALEY | MESSENGER POST MEDIA



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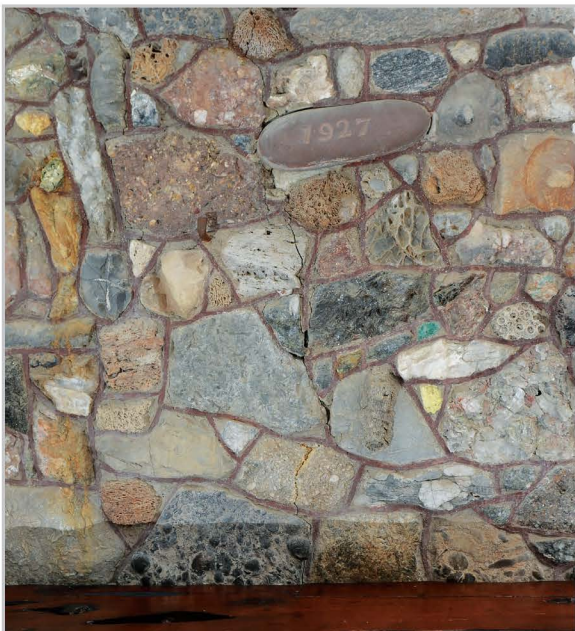
This Robinson Family wasn't marooned on a deserted island but they did turn a neglected Canandaigua Lake cottage into a year-round home.

The Robinsons have always summered along Glen Cove at the lake and when a neighboring cottage went up for sale in the 70s, they decided they needed it to help accommodate larger family getaways. The extra cottage would offer a quiet space away from the hustle and bustle of one overflowing cottage. But it took some time to make the extra space habitable.



“When we bought the place, we found mice and a couple of snakes in a kitchen cupboard. The place had been vacant for three years and what a mess. After we cleaned it up, we put on an addition which included a kitchen,” Nancy Robinson said.

The second cottage was put to good use for a few decades but when Nancy’s husband, Jim passed away in 2006, Nancy decided to put their year-round Rochester home on the market and make their second cottage her full-time home. But converting a summer home to a year-round home took a lot of work and some expert advice. Nancy wanted to retain the feel of the historic cottage but needed the amenities of a modern-day, year-round home.



Turn-of-the-century American Foursquare vernacular style homes were for the typical working person — and would be added onto as needed. These homes were more about function than anything else.



Before moving in full-time, Robinson hired architect, Robin Hargrave who she said was “quite special, with so many ideas and so much energy.” Hargrave drew plans for a second floor, two-room back porch for the property, big enough to sleep two, an enhanced front porch and an open floor plan for the first floor. The two-bedroom, one-and-a-half bath cottage needed improvements to its heating system, upgrades to all mechanicals, new insulation and storage.

Hargrave designed a screened-in back porch on the second floor of the home and specified a glass panel front porch redesign that converts into a screened-in porch in summer. Glass panels are stored alongside the porch until cold weather sets in. Spray insulation under the porch ensures the area remains warm in winter and critter-proof all year long.



Hargrave worked with contractor, consultant and historic preservationist, Peter Trieb, of Preservation Matters to develop a plan for the first floor that would retain an original stone floor-to-ceiling fireplace. Stones used to build the fireplace were collected from places the previous owner and his friends had visited during his life.

“The original house was demolished by Trieb then reproduced except for the fireplace which was kept intact. The earlier addition was untouched, but at one point, I didn’t have any walls in my house. It was just open space.” said Robinson.

Once the walls were up, light-toned maple hardwoods were installed on both the first and second floor. Two baths on the main level were converted to a powder room and separate sink and tub room. The living room was opened up to create a more spacious feel. Robinson didn’t want a TV in her living room so a small room behind the fireplace was converted to a media room.

“My client wanted her year-round home to retain the look of a summer cottage. We achieved that by an efficient use of the existing space, pondering the function of each room, and honoring the integrity of the original structure. Nancy was a doll to work with. She, and her son, also active in the project, are very happy with how well this nearly 100-year-old cottage functions,” Hargrave said. “The space flows and the homeowner is comfortable in her updated home.”



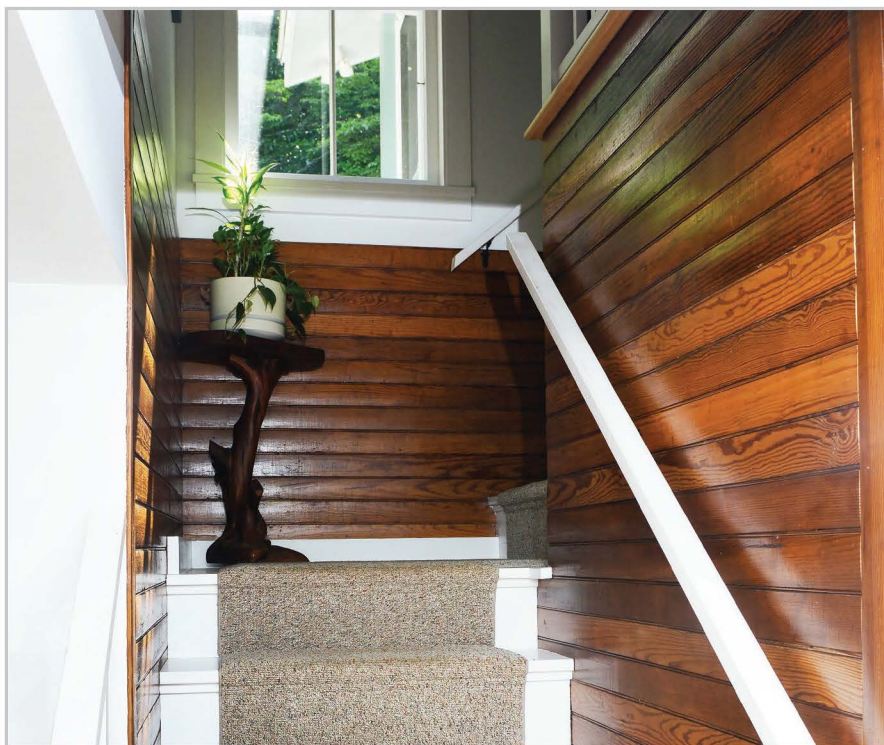


Robinson said it's fun to live in a cottage like hers that's broken up in such an uncommon way. According to Trieb, homes like Robinson's — turn-of-the-century American Foursquare vernacular style for a typical working person — would be added onto as needed. "These homes were more about function than anything else."

Robinson doesn't mind the nooks and crannies of her Foursquare. She said it's fun to live in a cottage that's broken up in such an unconventional way. Her cottage, across from Canandaigua Lake, is anything but normal, and that's how she likes it.

Architect, Robin W. Hargrave, specializes in historic preservation and architectural design. With an eye toward sustainability and environmentally-friendly design solutions, she strives to preserve, restore, renovate and renew while offering innovative design to residential and commercial clients throughout the Finger Lakes. Contact her at robinwhargrave@gmail.com or 585.582.1724.

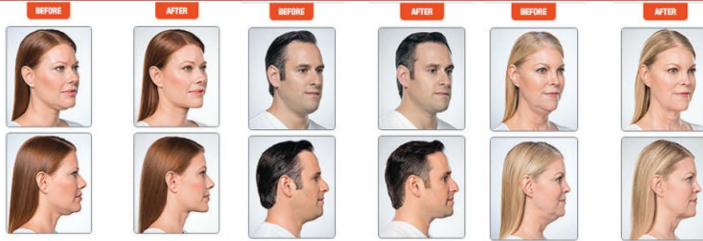
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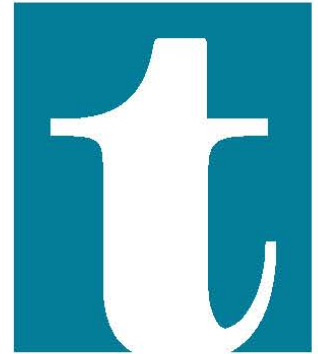
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once asunder, now a wonder.

Up and out: Rebuilding a lakeside log home in Geneva

ARTICLE BY DONNA DE PALMA | FREELANCE WRITER
PHOTOS BY WWW.BRILLIANTVISUAL.COM



Terry Acree fondly calls his log cabin with new master suite, ‘Hibachi,’ in memory of the fire that burned the original cabin down. When he bought the lakefront property in Geneva, it came with the charred shell of a log house.

Acree left the remaining exterior walls of the cabin up and rebuilt. Design plans included a unique 14- by 36-foot master suite designed to jut out 30-feet over Seneca Lake. “We designed the suite like a railroad car, says architect, Dan Long, owner of D.R. Long Architect + Associates, right on top of the cabin. Most people only go up when putting on an addition, but we went up and out.”

According to Long, plans included opening up the roof, then finding a way to integrate this new design element into the overall design of the home. For this cabin that sits on the High Banks of Seneca Lake, Long designed a chassis to support the master suite — with beam and steel connections — as if it was a bridge over an open expanse.

Japanese influences not only inspired the name but inspired the master suite addition with bamboo flooring and spiral staircase that walks up to a third floor creating the impression of endless space.

A glass block railing, exposed hardwood beams and exposed structural elements with industrial-style hinges add contemporary notes to a minimalist interior. A shower, with two windows in the master en suite, invites the feeling of communing with the outdoors.

Acree, a professor of food science specializing in sensory perception and olfaction at Cornell University, bought the property in 1976 because, he said, "the price was right." His cabin has no central heat so it serves as a summer home.

According to Acree, Long designed the master suite he'd envisioned for his cabin and was able to integrate the addition with the overall design of his home. Acree, was equally impressed with builder, Paul DeRosa, of Geneva Home Builders, who was able to complete this highly unique architectural design. The homeowner says he loves how open his cottage is now that the rebuild is completed.

The master suite is primarily for his guests who rave about the accommodations. The cabin also features a screened-in gable porch that encompasses two floors of the cottage taking full advantage of the lake view. A stone chimney adds an organic element to the rectilinear exterior design of the cabin. An oversized, sloping roof to accommodate the upper addition was essential to construction.

A two-story stone fireplace is the centerpiece of the living room. The room features cut outs and irregular-shaped windows at ceiling height to resemble a boat. Guests hardly need a boat to set sail on the waters of Seneca Lake when they visit 'Hibachi,' thanks to both architect and builder.

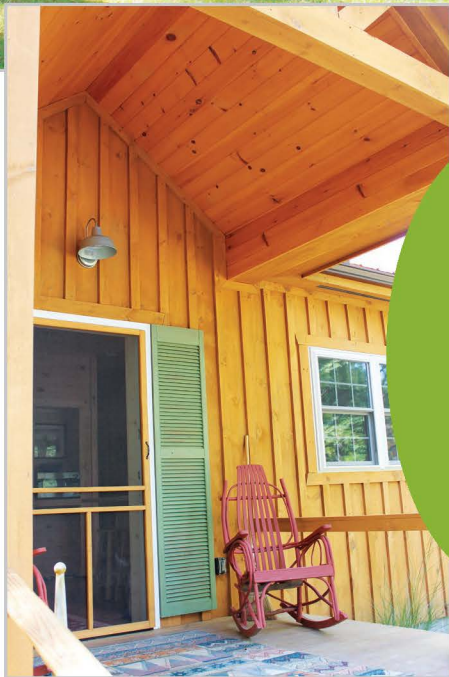
Principal architect and engineer, Dan Long, owner of D. R. Long Architect + Associates specializes in adaptive reuse and historic preservation. With an office in Geneva, New York, services range from initial sketches to full architectural services including construction drawings with continuing support and coordination during construction. Contact Dan at 315.781.2835 or drlong@danlongarchitect.com.



NEW CONSTRUCTION IN NAPLES

hunting lodge in the woods.

BY DONNA DE PALMA | FREELANCE WRITER
PHOTOS BY ROBIN W. HARGRAVE | ARCHITECT



Carol and Lou Fantauzzo always dreamed of building a hunting lodge in Naples. Last year, they asked long-time friend and architect, Robin Hargrave, to design their dream lodge in the woods.

“This is the third project I’ve completed for Carol and Lou, a couple who likes to design and build houses,” Hargrave says.

After enhancing a back entry on a home in Mendon by building it out and adding a pergola, then designing a home on a buildable lot next door to that house, the couple eventually moved into this latest project — a pine lodge on wooded acreage, which was probably the one I enjoyed the most.”



The Fantauzzos found the five acres of land their pine lodge is built on just down the street from a lodge they already owned. Hargrave designed a 1,300-square-foot cabin with three bedrooms and one-and-one-half baths with an open floor plan for this very active, nature-loving couple.

“Carol and Lou contacted me just weeks before the plan was to be approved. They had a few simple requirements: A first floor bedroom and full bath plus a walk-out from the main floor. We sat down and talked about the layout and I went to work,” Hargrave says.

As you enter the lodge, the living room with vaulted ceiling, dining room and kitchen on the first floor, feature floor-to-ceiling pine finishes giving a warm, rustic impression. Five wall-mounted deer heads in the living room announce to visitors that this is a hunters’ lodge.

Lou and son-in-laws, Scott and Eric, and Scott’s Dad, Elmer, are all avid hunters.

Function reigns in the kitchen with an L-shaped peninsula providing bar-style counter space for food prep, entertaining or casual dining. Built into a wall, the pantry provides kitchen storage

that’s neatly out of sight.

A separate dining area has a three-panel nine-foot sliding glass door that walks out onto an outdoor deck. A reading nook off the dining room fits a twin bed.

On the way upstairs, a full-size bed is tucked snugly into the landing. Interior pine walls and ceiling continue upstairs in two bedrooms. Upstairs bedrooms are built right into the eaves. Angular roof lines and ceiling fans create a roughhewn, Early American, cottage-style look. Burnished hardware and vintage sinks and faucets match the lodge-like furnishings and details.

According to Hargrave, a standing red, steel roof was a cost-effective and smart choice for these homeowners who also chose to heat their lodge with propane. Propane is more cost-effective than gas or oil and easy to deliver to remote areas.

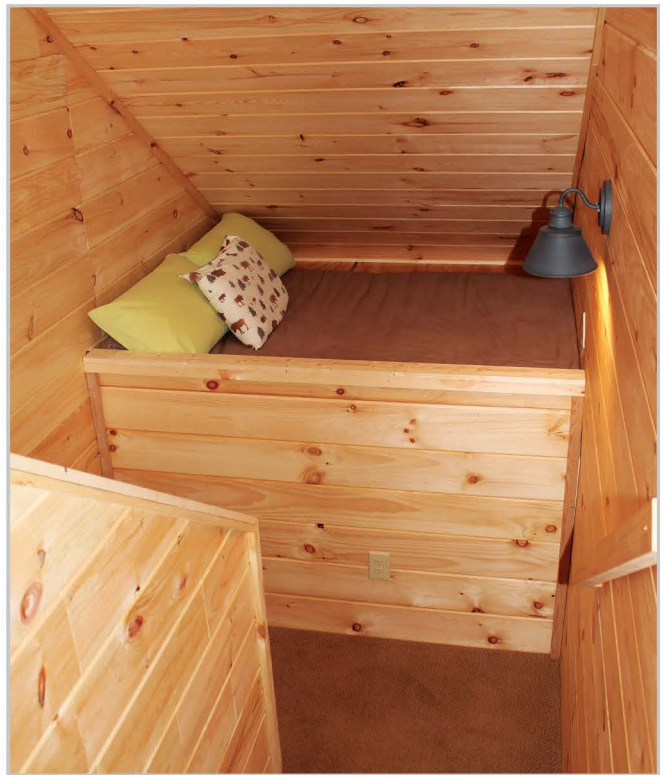
A wood-burning stove augments propane heat and keeps the family toasty as the weather changes.

The Fantauzzos love spending time in the woods in and around their new lodge. Trails on the property are named after their grandchildren: Abby Road for their granddaughter, and Luca Lane, Nico’s Nook and Charlie’s Cut-through for their grandsons.



Carol hikes the trails around the lodge, leaving mementos and plantings after cutting a trail.

“I’ve placed benches, planted perennials, and laid stones on trails around the lodge,” she says. “My grandchildren discover what I’ve left the next time they hit the trail.” The family looks forward to many years together hunting, hiking and exploring the great outdoors of the Finger Lakes.







Architect, Robin W. Hargrave, specializes in historic preservation and architectural design. With an eye toward sustainability and environmentally-friendly design solutions, she strives to preserve, restore, renovate and renew while offering innovative design to residential and commercial clients throughout the Finger Lakes. Contact her at robinwhargrave@gmail.com or 585.582.1724.

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BY DEBORAH
BLACKWELL
FREELANCE WRITER

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As the population becomes more aware of sustainable resources, geothermal power is rising to the forefront in both the residential and business market, and Van Hee is dedicated to helping customers implement its growing value. Our Home spoke with Jeff Harrison, project manager at Van Hee Mechanical, about the value of geothermal energy systems and their maintenance.

Our Home: *What exactly is a geothermal heating system and why do people want one?*

Jeff Harrison: Geothermal energy is a natural resource that comes directly from the sun to the consumer. The sun drops 50 percent of its heat into the ground, about five feet below the surface, and a geothermal system draws that heat up and out of the ground and into a dwelling, regardless of the outside temperature. We tap into the underground heat through what we call an earth-loop, then push the heat through the system and into a house via conventional ductwork,

where it provides a consistent, comfortable temperature. We can do the same in the summer with cooling, by utilizing the same system in reverse. The heat is drawn out of the air in the building, and is pushed back into the ground, cooling the house. This heating and cooling source is not only free, it's reliable and renewable.

OH: *Can a geothermal system be installed in a house with an existing heating and cooling system? Or is it only for new construction?*

JH: Geothermal systems are adaptable to just about any structure, from an antique to a brand new office building. The system works with ductwork already in place, or can be installed for use with radiant flooring, single rooms, and even water heaters. One of the benefits of a geothermal system is that it can be installed in areas where fossil fuel furnaces are not appropriate. Because there is no carbon dioxide or carbon monoxide gas output, or harmful greenhouse gasses, geothermal systems are exponentially the safest heating and cooling system available in any structure.

OH: *What about maintenance?*

JH: These systems are virtually maintenance free. We bury the loop system which is made from piping in the ground, and they will literally last for generations. The unit's fan, compressor and pump is installed inside the dwelling protecting it from weather and contamination. Periodic checks and filter changes are the only maintenance needed. Geothermal systems carry literally a 500 percent efficiency rating contributing to their overall effectiveness from installation to operation.

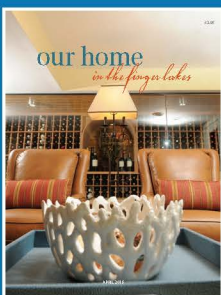
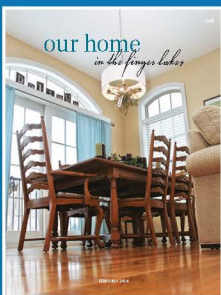
OH: *What types of places have you installed geothermal systems?*

JH: We have done over 700 installations including new home construction, condominiums and apartment buildings, office buildings, many places. Geothermal systems are applicable to almost any building - schools, colleges, hotels, even wineries, breweries, distilleries, dairy plants, because they are easily adaptable and we are able to retro-fit to any structure. In addition, there are many rebate and incentives available depending on your location and situation, which is helping promote the widely-growing use of geothermal heating and cooling systems.

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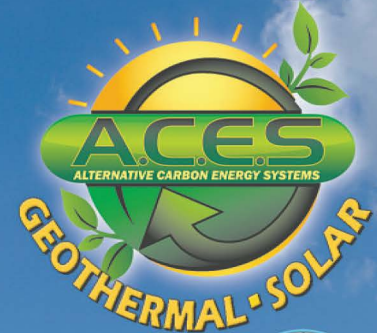
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