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*in the finger lakes*





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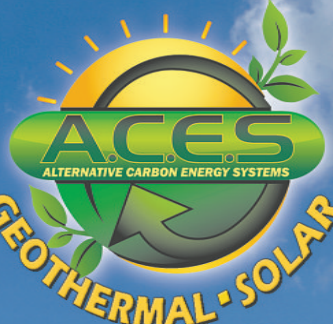
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# our home

*in the finger lakes*

AUGUST 2016

FEATURE STORY

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set on a slope  
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ON THE COVER:  
Summer retreat  
on Seneca Lake.

PHOTOGRAPH  
BY JACK HALEY  
MESSENGER  
POST MEDIA

## letter from Our Home...

Our August issue of *Our Home in the Finger Lakes* is all about shape and size and of course, attention to detail.

Our homes are an important extension of who we are and just like our anatomy, before any change is made, it's important to embrace our origin. Respect your starting point and stay realistic; you can still have your dream, as long as you think out of the box.

The first home we'll take you to is a resplendent summer retreat on Seneca Lake. The location of the lakefront lot was perfect — and next door to family — but the lot was in the shape of a triangle. How do you build your dream home and fill it with antiques on a 50-foot triangle? The answer, albeit different, was simple: Match your building design to the land. The home starts at 28 feet, then goes to 24 feet, then to 20 feet. And every inch of this wedge-shaped cottage is now a dream come true.

*Our Home* will also take you to Canandaigua Lake. A local couple loved the spectacular view from their small piece of land. But building a cottage on a steep slope for an active family of five presented quite a challenge. And if that wasn't enough, they had to contend with crossing power lines.

Wait till you see what the architect drew up! It's now the perfect summer retreat — built around spectacular views.

So, make peace with your shape and size. It may not be perfect, but once you've embraced its differences, you may realize it's perfect for you.

— Jennifer Reed, Niche Manager

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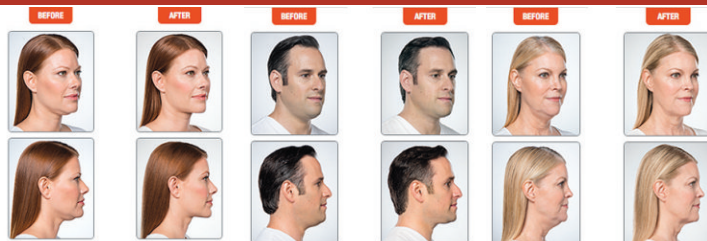


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**\$45,900**

**32 GLENVEIW:** New Commodore Blazer 14x68 Single-wide with 3Bedrooms/2Baths, Great Snack Bar Kitchen with Pantry, Dishwasher....

**\$32,900**

**191 SPRING RUN:** 2007 Skyline 14x76 Single-wide with 3Bedrooms/2Baths, Nice Eat In Kitchen with Maple Cabinetry, Set Up on Nice Outer Lot

**\$35,900**

**6 SPRING RUN:** Cute 2008 Skyline 14x70 Single-wide with 3Bedrooms/2Baths, Appliances, Covered Porch....

**\$28,900**

**135 GLENVIEW:** Nice 28x44 Double-wide with 3Bedrooms/2Baths, Large Eat-In Kitchen w/small Island Set On Spacious Lot

**\$45,900**

**195 SPRING RUN:** Spacious 28x44 Double-wide with large eat-in kitchen, 3Bedrooms/2Baths

**\$46,900**

**SPRINGBROOK COMMUNITY HOMES FOR SALE:**

**LOT 29:** New Commodore 14x76 Single-wide with 3Bedrooms/2Baths, Dishwasher, nice Eat-In Kitchen, warranty

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**Sale Pending**

**LOT 40:** New Commodore 14x68 Single-wide with 3Bedrooms/2Baths, Snack Bar Kitchen with Pantry...

**\$30,900**

**LOT 16:** Use 2010 Commodore 14x68 with 3Bedrooms/2Baths, Snack Bar kitchen, Great Outer Lot, Neutral Colors....

**\$25,900**

CA00011086

SENECA LAKE

# a slice of heaven.

*The challenge: Building a wedge-shaped, two-story home on a triangular lot.*

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



SUBMITTED PHOTO

It was the perfect location, just the wrong shape. But having a neighbor you love can be worth the re-design. For Steve Williams, his lakeside cottage is now a dream come true. The two-story cedar shake, gambrel roof, three-bedroom sits on a narrow, triangulated lakefront lot on Seneca Lake, and it's right next door to his parents' home.



Williams tore down his summer cottage on the 50-foot wide lot and enlisted Architectura's Scott Powell to design a year-round home on the site. Williams, a project manager for the real estate development firm, Integrated Acquisition & Development, in Ithaca, was aware that Powell had a "flair for residential design."





In his role as project manager for IAD, Williams has worked with Powell on various commercial projects over 16 years.

He showed Powell a photograph of a house on Cape Cod with a gambrel (double sloping) roof to start and told Powell he wanted a house that had an “older feel” and preferred the main living area of the home take full advantage of the lake view.

“Because the lot narrows out to the road from 50- to 30-feet, the challenge was to fit a two-story, three-bedroom, two-and-a-half bath neatly onto a triangular lot,” said Powell, who drew a wedge-shaped design to fit.





“The design goes from 28-feet at the home’s widest point, down to 24-feet, then at its narrowest point to 20-feet.”

The first floor features an open floor plan, living room, dining room and kitchen, that looks out onto Seneca Lake. A walk-out from the living room steps out onto a raised porch. The bright white porch, columns and trim accent the rustic hues of the home’s weathered

exterior. French doors on the second floor walk-out onto the second floor balcony with spindle and rail.

Williams, who collects antiques, chose Brazilian cherry hardwoods for flooring throughout the 1,965-square-foot home. Walls are white throughout to highlight Williams’ antique furnishings and traditional interior styling.

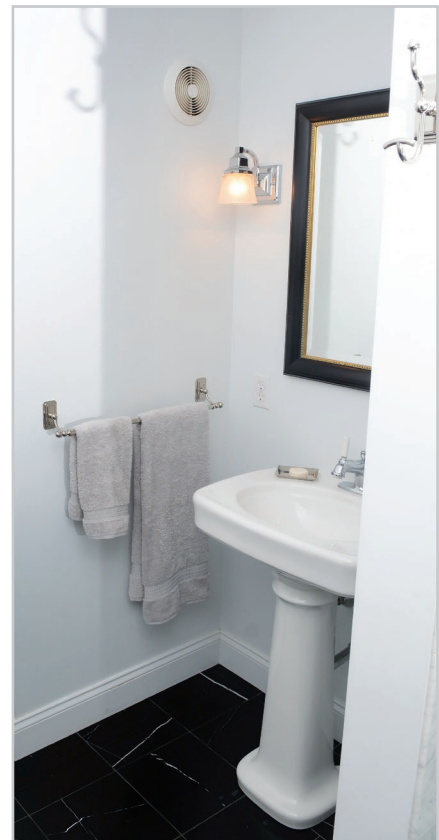






The living room features a palette of blues and neutral tones to bring out the rich hue of antique cherry side tables. Williams had a farm table, also in cherry, built for his dining room to match a corner cupboard. Black Windsor arm chairs provide depth and contrast.

In the kitchen, white painted cabinets offset a free-standing 8-foot antique stepback cupboard made of painted pine that Williams uses as a pantry. The blue-black stepback complements a black-speckled granite countertop on the center island in the kitchen. Countertops are cherry wood with under-the-counter sink and burnished nickel faucets and hardware by Kohler.







Williams' master bedroom is done in light greys with sand and his master bath has a black marble floor, a grey Carrara marble walk-in shower and white pedestal sink with antique credenza. The home also features a full attic on the third floor.

Williams said the design of his home exceeded his expectations. "Scott is a talented guy. Yeah, he's great." And being close to those he loves; "Isn't that what it's all about?" Williams said.

• • •

our home  
*in the finger lakes*

our home  
*in the finger lakes*

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# set on a slope.

*The challenge: Building on a steep plot and working around power lines.*

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



It was a small piece of waterfront land on Canandaigua Lake. The slope was steep and crossed with power lines, but Susan and Bill Allison and their three children love being by the water. They water ski, kayak and enjoy pulling a floating water mat behind their boat. They knew they were ready for a cottage, even had the land — they just needed some help with the unique design.

The 25 steps down to their beachfront posed a challenge when designing their new summer home. Not to mention, power lines running across the lot presented another challenge for architect, Robin Hargrave, who was called to design their two-story, two-bedroom, two-bath cottage.





“We’d owned this small piece of land that we knew required a certain blueprint to build on,” Susan Allison said. “We presented our project to Robin because our kids go to the same school district; our sons play basketball together. She was a working Mom like me and I just knew she would give our project her utmost attention.”

Hargrave says the couple asked her if she could draw plans for a planning board meeting in just two weeks. The drawings and design were completed in two months, according to Hargrave, who said the actual buildable space on the lot allowed for only a tiny footprint which is a challenge for a family of five. “The house looks bigger than it is. It’s only about 1,200 square feet, so we used every inch of available space.”



The front of the house is flat without dormers to accommodate nearby power lines. A decision was made to build in front of the power lines instead of behind to allow better access to the lake.

The house was designed with a second floor porch off the master bedroom that looks out onto the lake. The master bedroom is done in soft blues. Pine walls create a natural backdrop for furnishings.

According to Allison, the views are spectacular. Vaulted ceilings and lots of windows on the second floor, plus a sleeping loft, give the upstairs an open, airy feel which is what Allison finds most appealing about the finished design.



A first floor kitchen, living room with maple hardwoods, and guest bedroom with bay window achieve a relaxed flow on the first floor. Wraparound stairs are the first design element in your line of sight when you walk through the front door. Hargrave tucked a small closet in the wall adjacent to the oversized stair landing.

Most walls on the main floor of the home are pine to carry the rustic theme throughout. Multi-colored tile on floors on the remainder of the first floor give the home that cottage style.

The couple opted for a dark green metal roof to stay within budget and for summer house appeal. Exterior siding is made to look like wood with an alternating slat design in a light neutral tone.

“Robin was so easy to work with. She gave our project so much attention and provided several different plans. She was always emailing with ideas on what might work. It was a great experience and we now have a summer home on the lake that we always wanted.” Allison said.

*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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