

9th Batavia

MainStreet House Walk

Treasure Savers - Home Makers



September 25, 2016
11:00 to 4:00 p.m.



Presented by

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\$25 Pre-Sale; \$30 Day of House Walk

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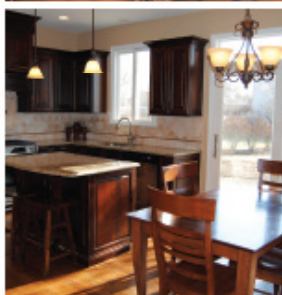
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Batavia MainStreet is pleased to present the 9th Batavia House Walk, Treasure Savers – Home Makers. We are delighted that these homeowners took the time to save and cherish treasured homes of the past and make them into beautiful homes for the future. One of the homes on this year's Walk is a complete transformation, from a small, rather ordinary Cape Cod style to a roomy, four-bedroom, 2-story delight. One of the homes was transformed, not in size or shape, but from a plain-Jane square box to a modern, well-appointed house of distinction.

And two of the homes we feature this year have been transformed from simple living spaces to personalized retreats, perfect for enjoying life in style.

We extend a special measure of appreciation to each of the sponsors participating in this year's whole-city event. Each of their individual contributions help make the Batavia House Walk an exceptional experience.

We hope you enjoy the unique flavor and personality of each home on the tour. When you are ready for a treat, come to the Newton House for tea and conversation.

We also invite you to spend the day exploring Batavia. Enjoy the Riverwalk and the pedestrian-friendly River Street. We are also proud to present the third completed StreetScape Project on Houston Street, now open and ready for business. And don't forget to visit our points of interest including Gammon Corners, Batavia Methodist Church, Batavia Depot Museum, and Beardsgaard Barbers. On behalf of the Batavia MainStreet Board and the House Walk Committee, welcome. And enjoy your day in Batavia.

Sincerely,

The Batavia House Walk Committee

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512 North Avenue

When Britta and Steve moved to this 1950's two-story home 25 years ago, they settled into their forever home. Their vision was to create spaces that would serve them well in the remaining seasons of their lives. As Britta says, "It was a rectangle that we decided to make our own." Their two boys were ages 4 and 2.

In the original part of the house, the family has created a home that reflects their taste, their love of travel and family, and their support of local artists. Leading up to the soft green home is a brick walk and driveway. Between Easter and November, the open front porch is comfortably furnished, welcoming visitors and quiet reading.

The living areas of the home reflect an eclectic prairie style. A large stone fireplace and comfortable seating creates a warm and inviting living room. On a picture rail, hang the original works of local artists – pieces that have slowly taken the place of the reproductions and posters that decorated the walls of their previous homes.

The remodeled kitchen and dining area is "dark-cabinet cozy" yet bright with natural light. A closet was turned into a wine bar for lively entertaining. And almost every inch of the office, which also leads to the backyard, displays the memories of family travels, including visits to the highest points in the United States.

The three upstairs bedrooms, still in their original sizes and shapes,

continue to reflect the family's love of artwork. There are very few walls that do not serve as galleries for artwork or photographs of their travels. And the upstairs bathroom has been completely remodeled, just as tastefully as the downstairs living areas.

Then, just over four years ago, they asked Steve's parents, Peg and Leo, to come and live with them on North Avenue and started planning for that future.

The addition they designed is just the right size for two, including an enclosed porch at the front of the house. There is a sweet little living area with a brick fireplace sitting back-to-back with the fireplace in the original part of the home.

Separating the living area from the rest of the addition is a stunning framed leaded-glass sliding door. The straight-lined but intricate design of the lead came, as well as panels of patterned glass, gives a sense of privacy to the sleeping area, while allowing light to stream from the front to the back of the house.

The bedroom is large, providing plenty of space for a multi-piece bedroom suite – and even a piece of workout equipment. The bath is finished beautifully with two sinks and plenty of storage, and there is a roomy walk-in custom closet.

This semi-private space was never designed to be a true in-law apartment. Although Britta and Steve designed it with Peg and Leo in mind, they knew that eventually the space would be their own, giving them the option of no-stairs living when they need it. So there is not a full kitchen - just enough space for a coffee maker and mini-fridge for the quiet early-morning cup of coffee.

This home-within-a-home also leads right out into the backyard. The brick patio and walk are sprinkled with stone reminders to “seek harmony” and “cherish life's simple pleasures.” The brickwork as well as the lush landscaping are all DIY, designed and built by Britta. It's truly a great space to entertain and relax. And don't miss the square-foot gardening plot, each tiny space growing a different plant from seed.

This home on North Avenue in a quiet Batavia neighborhood offers quite a few surprises. Come on over and see for yourself!



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345 Batavia Avenue

Joel McKee built this home in 1852 on a square mile of property, which at the time, was just outside of Batavia. Six generations of his family called it home. For the next 41 years, Bill Hall and his wife were the homeowners. Then, in 2003, the current owners, Steve and Laura, were looking for a home in a real neighborhood, within walking distance to coffee and the farmer's market. They found this beauty and started making it their own. When Laura wanted to update the walkway and front entrance, she asked that all of the original brick and stone be re-used, just in a different configuration. In addition, she wanted the plantings to reflect those that would have been used at the time the home was built. The results make quite a statement.

Then, when you walk into the house, on the left is a parlor, which is furnished with antiques lovingly left by the former owner. To the right is a quiet office area. Both of these rooms, as well as the entry hall and curved staircase make up the distinctive and ornate Italianate portion of the house, added in 1864.

Laura describes her decorating style as “channeling an Italian grandma” as demonstrated by a floor-to-ceiling mural of Lake Como, Italy, in the dining room.

However, the conveniences of a modern kitchen are just as much her style. The complete kitchen renovation started with the removal of the off-white, shag carpeting that ran from the family room through the kitchen. The awkward work area was transformed from a dysfunctional, carpeted maze to an entertainer's delight.

One of the most unusual features of this home is the room-sized pantry just off the kitchen. It serves not only as storage but as an additional work space that can be closed when guests arrive - perfect for a busy hostess. In the back of the house, converted from the original garage, is the fully-equipped "No Excuses" exercise room.

The second floor is a delightful mixture of new and old. The master suite is modest in size, but the two windows facing south that flank the bed give the room an air of spaciousness. Right across the hall is Laura's dressing room (which she sometimes relinquishes to guests). And, although the flocked wallpaper is not her first choice, it seems fitting for the space – and the channeled Italian grandma.

The hallway to the rest of the rooms on the second floor are reached by stepping down 4 stairs – a reminder that the added-on Italianate section has much taller ceilings than the rest of the house.

The back portion includes Laura's "New York apartment." It also has two bathrooms and a guest room they lovingly call the "Bandana Room," after the wallpaper covering the walls and ceiling.

At the back of the second floor is a narrow and low-ceilinged second stairway, leading down to the kitchen.

The patio in their big back yard is perfect for entertaining. And, every chance he gets, Steve walks down the slate walk to the furnished coach house named "Harvey's." Inside you'll find sports memorabilia, a turntable and vinyl disc collection, a table for cards and cigars, a television, and a large refrigerator. The back door of this man cave leads to a pleasant serenity garden and a place in the shade, just perfect for a hammock.

Steve and Laura have succeeded in maintaining the old world glory of this beautiful home on Batavia Street while creating living spaces with modern conveniences. It speaks to both the antique-lover and the modern entertainer. Please come and see for yourself.



“Trees.”

325 Batavia Avenue

That was the answer when asked what drew Jamie and Bill to 325 Batavia Street about 6 years ago. They previously lived in a west-suburban subdivision, in nice, new construction. But they missed the trees, rolling landscapes and earthiness of the old neighborhoods you can find in established communities like Batavia.

This home was built in the 1940's as a modest three-bedroom cape cod. But when Jamie and Bill moved in, it was already in the middle of a whole-house renovation project.

Knowing exactly what they would do to make this house their own, they dove right in and got to work.

A great room, complete with stone fireplace, had replaced an enclosed porch. It was only partially completed, but Jamie and Bill knew it would be a wonderful place to entertain.

But that was only the beginning. The original stairway was moved from the back of the home to near the entryway. The kitchen was completely gutted. And upstairs, instead of one long, open bedroom, a dated bathroom, and sloped ceilings, you'll find four bedrooms, a completely new hall bath and a convenient laundry area.

In order to accommodate this plan, the builders had to literally raise the roof. Where there were once gables and a steep roof are now two stories of beautiful, windowed walls and tall, airy ceilings.

The original hardwood floors on the first floor have been refinished, and reclaimed hardwood that closely matches it was installed on the second floor. The new moldings and kitchen cabinetry mirror the styles of the original home. Every floor, carpet, wall, and window was selected to fit the family to a T.

About three years ago, they decided to “cut cable.” So now, they spend a lot of time in the “hearth room” – an open, inviting space next to the original fireplace, right in the heart of their home.

And because there is plenty of room, both upstairs and down, to play and be kids, Bill and Jamie can keep the main floor tidy and clutter-free. They want to make sure that any guests who may pop in will find their home ready for company. Whether a dinner party around the dining table or a large gathering that spills into the comfortable great room and back yard, guests will find an inviting space to gather.

Of course, there are always projects to design and tackle in an old-home-turned-new. A custom shelving and coatrack unit was built right next to the kitchen and inside the back door. It was designed by Jamie and built by Bill, who “moonlights as a trim carpenter.”

Outside you will see a front yard that is deep and lush. And the back yard is ready for a party, complete with a big patio and outdoor kitchen. The newly-completed coach house is ready to provide quiet office space for Jamie’s architectural business.

And just one more thing. There is a little secret hiding between the original bedrooms on the first floor. When the stairway was moved, a wall was built between the doors of the two bedrooms that now serve as office areas and workroom. But during construction, Bill and Jamie looked to the future. By leaving the framed-in doorway intact under the new drywall, they left themselves an option. If the existing doorway is exposed, the two bedrooms can be reconnected by a short hallway, which also leads to a full bathroom. With a little finish work and some personal touches, this area can turn into the perfect, semi-private, in-law living space.

But for now, come and enjoy this lovely, welcoming and gorgeous single-family home on Batavia Street.



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Newton House

The building at 11 North Batavia Avenue, more commonly known as the Newton House, has a fascinating story that includes a family business, the Civil War, European travel, and a library.

It begins with Levi Newton, owner of the Newton Wagon Works (a.k.a. Newton Wagon Manufacturing Co.). A fire destroyed his New York business in 1854. So Newton looked west and found himself attracted to the hard wood timber in the Big Woods, as well as the water power of the Fox River. He decided to move his family and start over.

Don Carlos Newton was Levi's oldest son, already a partner in the family business. He and wife, Mary, came west with his father. And here, father and son worked side-by-side to rebuild the company from scratch.

At the outbreak of the "Great Rebellion," as it was called in his obituary, D.C. Newton temporarily left the business to help organize the 52 Regiment Illinois Infantry. He was later promoted to Captain, and was often referred to as "Capt. Newton" even in civilian life. After three years in the Union Army, Capt. Newton returned to his business in Batavia, as President of one of the largest wagon companies in the state of Illinois, as well as President of the First National Bank of Batavia.

In 1875, Newton and his wife Mary built their home on what is now the

corner of Wilson Street and Batavia Avenue. It was decorated with elegant accessories and furniture they collected during extensive trips to Europe, including the many stained glass windows you see in the house today. Don Carlos Newton died in 1893. And in 1902, his widow, Mary, followed through on the wishes of her late husband and his family. She gave the Batavia Public Library the use of the building next to the Newton House, the home of her late in-laws, Levi Newton and his family.

Then, in 1921, when the Levi Newton building was razed to accommodate the extension of Wilson Street, the Library Board bought the Newton House for \$8,000. It was remodeled and redecorated and was the home of the Batavia Library until 1981. Since that time, it has housed many local businesses.

Both floors of the Newton House are currently designed for offices, ranging in size from 7 feet x 10 feet to almost 30 feet x 40 feet.

Although no longer a family home, the grand beauty of the original era is evident everywhere. The architecture itself follows the traditions of the Victorian style. The Newton House is two stories tall. The footprint of the building is asymmetrical - L-shaped with a variety of unexpected corners and doorways. The trim both, inside and out, is very ornate. And, as you walk around and through the house, you'll find the occasional bay window or gable.

Inside the home, a grand staircase makes a grand statement at the end of a wide corridor on the first floor. You will also find three elaborately hand-carved fireplaces. All three feature beautiful handmade tile hearths and are topped by mirrors. One of the fireplaces is flanked by custom built-in library shelving, drawers and several curious little cabinets.

Many rooms feature hard wood floors, inlaid with intricate, almost quilt-like, designs. Some rooms have wood-beamed ceilings and tall stately windows encased in dark hardwood. Stained glass panels, some with hand-painted life-like pictures, grace both outside windows and interior doors. Pocket doors and other period details add elegance to this home, like elaborate door frames and medallion corner moldings.

The Newton House is indeed a highlight of Batavia's rich architectural history. Come and join us for tea as you walk through a truly elegant and historic home.

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514 Main Street

This 1930's 2-story home no longer looks like it is over eighty years old. After Spillane and Sons worked their magic on a rough and tumble building, it turned into a home just ready for a family.

As you enter through the front door, you will notice the stunning flooring. The best part is this: the dark-stained white oak hardwood runs throughout the entire first and second floors. Its rich color gives homeowners and visitors a sense of warmth everywhere they go.

To the left of the entrance is the living room – a beautiful and roomy long space with the original brick fireplace, now painted white. With its size and shape, this room can be configured into multiple conversation areas or one big family space. If you continue through the two lovely original French doors that flank the fireplace, you will enter a welcoming sunroom.

The U-shaped stairway that separates the living and dining rooms features a narrow hall closet on a small landing. Upstairs are three bedrooms. There are two smaller bedrooms on the left of the hallway, as well as a bright, new bathroom: new tile and new fixtures, including a state-of-the-art toilet system.

But the real prize is at the end of the second floor hallway: a spacious ensuite master bedroom, which runs the entire length of the house, creating the perfect getaway for one or two.

On each side of the window overlooking the back yard are two small closets, typical of the time when this home was built.

However, the master bath is anything but typical. Built where the second-floor porch previously existed, it adds an elegant sense of style and comfort. The walk-in shower, the double sink, the clever built-in shelving – all carefully designed and crafted to please the spa-lover. But the biggest surprise is hidden behind all of this luxury and an old sliding barn door – a fully-outfitted walk-in closet.

Back downstairs and to the right when entering the home, is the kitchen and dining area. The dining room, with two outside windows, is bright and inviting. And an original built-in cabinet provides plenty of space for fine china, crystal and serving pieces.

The quartz countertop in the kitchen extends into the dining room as a breakfast bar, supported by two impressive wooden posts. There is plenty of room here for two or three to enjoy a snack or keep the cook company. The footprint of the original kitchen was modified slightly and now includes space that was formerly a main floor powder room. And the new design has made good use of every square inch. Plenty of cabinets surround a built-in double oven and refrigerator. The cook-top is covered by a modern vent hood. And the entire space is light-colored and airy – except, of course, for those dark hardwood floors.

Through the kitchen, at the bottom of the basement stairway is a finished family room area, just big enough for a night of movies or a game of cards.

But the star of the basement is the roomy, cheerful and functional laundry area. Along one long wall is a utility sink, washer and dryer, and a line of cabinets – both upper and lower – with plenty of counter space for folding and sorting. And just off the laundry area is a brand new powder room. The backdoor takes you to a sweet little screened in porch, as you walk to the new driveway and detached garage.

Stop by to see this great little home located right on Main Street. The renovations and remodeled features are just too good to miss.

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