

EASTWOOD HOME & GARDEN TOUR



Presented by:
Sarah Barrows, Keller Williams Realty &
Joe Dougherty, Genesee Regional Bank

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EASTWOOD HOME & GARDEN TOUR

Saturday, June 24, 2023 | 11AM - 2PM
 A Fundraiser for Eastwood Beautification Projects

I'M THE KEY TO YOUR NEW HOME

SUCCESS

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1. 1718 James Street (park on Hixson)
2. 2226 James Street (park on Shotwell Park)
3. 158 Mosley Drive
4. 425 Stafford Avenue
5. 300 S. Collingwood Avenue

EASTWOOD NEIGHBORHOOD ASSOCIATION

www.eastwoodneighbor.com

2226 JAMES STREET

Story by David Haas; Syracuse Post-Standard

2226 James Street was built in 1914 for Henry Baumbach, who operated a barber shop inside the Yates Hotel (downtown Syracuse) and later entered a career in real estate. At that time, Eastwood was still an independent Village. It was annexed into the City of Syracuse in 1926. Baumbach hired architect Harry D. Phoenix to design the home. Phoenix designed many fine homes in Syracuse, many in the Craftsman style exemplified here. This home occupies a prominent corner where James and Grant intersect at Greenway Park.

While this home exhibits many Colonial characteristics on the exterior, the interior is decidedly Craftsman, as exemplified by the untouched original woodwork and cabinetry and many original Arts and Crafts style light fixtures found throughout the home. Gustav Stickley built his furniture factory on Burnet Ave in Eastwood in 1893 and introduced an Arts and Crafts (sometimes also called Craftsman style) line of furniture in 1900, said to be the invention of the style that remains wildly popular today. Stickley's Craftsman magazine heavily influenced trends in architecture, interior design, and furnishings throughout the US.

Steven and Katrina Skinner purchased the home in February 2022 and undertook extensive restoration efforts, remodeling the kitchen and updating the master bathroom, but the rest of the home remains much the same as it would have looked over 100 years ago.

425 STAFFORD AVENUE

This two-bedroom, one-bath, 1929 bungalow features a lovely screened in porch where the owner's two cats greet you. The owner is the brain behind "Buy Nothing Eastwood," a Facebook group dedicated to helping neighbors swap and barter to reduce consumption and foster sustainability. Her tastefully decorated home is filled with with secondhand items, but you'd think it was furnished from a trendy boutique. This recent homebuyer, Liz Hradil, has painted every room and installed new flooring upstairs in the attic-level guest room.

The backyard is terraced with huge trees bordering the neighbor's yard. Native plants and perennials are throughout with herbs and vegetable gardens located in the side yard.

158 MOSLEY AVENUE

This is a Dutch Colonial, three-bedroom, one-and-one-half-bath home nestled in the Arlington section of Eastwood, built in 1930. Interesting features include a gambrel roof, built-in bookshelves, and Gothic archways. The current owners (only the third owners this house has had!) purchased the home in 1992 for just \$65K since it was sold "as in" condition with a large hole in the living room ceiling. The home has been completely remodeled, while retaining most of the original hardwood trim. The floors are all red oak and the ceilings have been given a architectural interest during the remodeling phase.

The garage is located under the kitchen leaving ample space for a backyard garden containing an extremely old tulip tree, as well as clematis, hostas, astilbe, peonies, lilies, hydrangea and numerous types of groundcover.

The home has been a labor of love and the current owners' work ethic is truly impressive! Lisa and Tom Matthews have come to understand this work as their legacy and say how much joy it brings them to care for their beautiful home.

300 S. COLLINGWOOD AVENUE

This three-bedroom, two-bath bungalow has been completely transformed inside! Current owners, Pam and Trevor Marsteller, have opened up the floorplan, installed beautiful exposed beams in the kitchen/dining room, and built out a gorgeous primary suite upstairs in what used to be an unfinished attic. You'll love how this house retains its original cottage-like charm while being upgraded to feel light, open, and airy. They have done most of the work themselves and are preparing this house, which has been their home for the past nine years, to function as an Airbnb rental.

1718 JAMES STREET

Story by David Haas; Syracuse Post-Standard

This 3,500 sq. ft. Victorian mansion was built around 1890, at which time James Street was a major streetcar commuter hub into Downtown and the City's affluent families were building large homes on James Street and similar hubs like West Onondaga Street, East and West Genesee Street, and South Salina Street.

Current owners, Kevin Cornwell and Jennifer LaGoy, purchased the home in 2000 just after getting married. Kevin used to live across the street and Jennifer dreamed of what the house could look like brought back to its former glory. They've been restoring it ever since!

The home had been badly neglected and even had a plastic pool catching water from a roof leak in one of the upstairs bedrooms. But that didn't deter them and you'd never know today what condition the home was in when they purchased it. They have turned it into a showplace. Kevin has restored plaster ceilings, recreating missing sections. He refinished what feels like acres of wood paneling. And he had replacement floor boards specially milled so he could restore damaged portions of intricately inlaid wood floors. Jennifer has furnished the home with an impressive collection of period-appropriate antique furnishings.

In the early 20th century, the home was occupied by New York State Senator Francis Gates, who was elected to the Senate in 1903.



Greenway's Mansion, c. 1900. This building, which stood at the intersection of Grant Boulevard and James Street, is the epitome of Victorian woodwork detailing. Built in the 1860s as the home of local brewer John Greenway, it later became a tavern and 1920s "speakeasy" before being demolished.

EASTWOOD HISTORY

Thank you for attending the first-ever Eastwood Home & Garden Tour! Whether you live in the neighborhood or if you're just visiting, we hope you discover something new and special about Eastwood today. We have compiled a map of notable and historic sites in the neighborhood. View it on your smartphone to find and learn more about some of these sites as you travel through Eastwood. Visit eastwoodneighbor.com/eastwoodhistory to open the map. On it you can find locations of past projects sponsored by the Eastwood Neighborhood Association, the locations of historical markers, and photos of what used to be there, like the Greenway Mansion pictured lower left. Did you know that the 24-second basketball shot clock was invented right here in Eastwood? You can learn that and so much more by checking out this interactive map!

On that same website you can find our new series of interviews with longtime Eastwood residents. We're working with David Haas, supported by The Gifford Foundation, to document longtime residents' connection to Eastwood History. Read their stories at eastwoodneighbor.com/eastwoodhistory.

Historical markers throughout Eastwood, like the Greenway Mansion marker shown to the left, have been installed by Eastwood TNT, a part of the City's Tomorrow's Neighborhoods Today organization. You can learn more at tomorrowsneighborhoodstoday.org/eastwood.

You may notice the American flags installed along James Street. The flag program is supported by the Eastwood Neighborhood Association, Eastwood TNT, and Growing Good Works.



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For almost 20 years, ENA has worked to promote and support our Eastwood neighborhood through social, economic, and civic engagement.

Not already a member? Support our work by joining ENA. Visit eastwoodneighbor.com to join or donate and to learn more about upcoming events. We think you'll agree, Eastwood is the place to be.

Upcoming Activities!

- Free beginner skateboard clinics for kids 8-13; Second Saturday of each month 9-11 AM at East Woods Skate Plaza, May - September.
- Tai Chi in the Community Garden - Mondays 7-8 PM, July 10-Aug 14.
- August 4 - Outdoor Movie "Cars" in Sunnycrest Park
- August 5 - Eastwood Market Day: a fun outdoor market featuring vintage, antiques, handmade crafts, and more.
- 17th Annual Eastwood Five-Mile Run - October 22
- Curb Appeal contest. Nominations due Aug 1, winners voted on at the Eastwood Annual Meeting, October 30

Special Thanks to
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