

SUMMER 2016

OUR COUNTRY HOME



Money pit or dream home?
These tips can make the difference

Reglaze old windows
and save yourself a bundle

Zillow vs. the realtors
Maybe human beings haven't
gone out of style after all

Letter from the editor

The second **Our Country Home** of the year is all about buying, building and renovating.

I unfortunately learned the hard way about buying a home and in the process made many mistakes—some uncorrectable. Therefore, I thought it would be to everyone's benefit to ask an expert, real estate attorney Andy Boyer, to write a home-buying guideline for "smart buyers" considering homes in the Delaware Valley—or anywhere else for that matter. Once you have that home, assuming it's not newly built, there will be some repairs, large and small. And in the "small" category, check out the DIY on window glazing—not so hard to do if you're willing to spend the time.

If you already own a home with a teenager in it, you may want to consider changing up their room this summer. It's a rite of passage and a real confidence booster, especially if they are entering middle or high school. Once the room is upgraded (for under \$200), they might even keep it clean—at least for a while. More tips on renovating come from Tina Spangler who has cleverly re-done three small dwellings on the Ten Mile River, including a vintage "canned ham" trailer.

You've probably seen the ads on TV touting online realty services such as Zillow, Trulia and Realtor.com. Who are these people and why is your not-for-sale home listed on their sites? That's what Scarlet Obeiddallah wanted to know regarding her own home. While investigating, she also did a comparison of services in Zillow vs. the realtor.

Barns, barns, barns! They seem to be all over the place and most are in terrible disrepair. In the secret life of barns, master carpenter and barn mover/restorer Zeke Boyle writes about the lure of an old barn, our ancestry as it applies to barns as well as how they are moved and restored to old/new structures.

Part of any home restoration might include installing or upgrading a kitchen. To that end, Isabel Braverman conducts the interview of a lifetime with local celebrity Larry Braverman—her father. Larry is a renowned cabinet-maker and fabricator with a shop in Beach Lake, PA. His skills have been finely honed for over 40 years, making him a master tradesman.

All in all, please enjoy this issue on building and buying!

Ramona Jan
Section Editor

Cover photo: Patti Zins


In our river valley, church and yard sales, flea markets and antique shops offer many opportunities to decorate one's home with intriguing furniture. Pictured is an extraordinary paint-chipped three-drawer dresser found at a local thrift store, along with a shabby-chic horse statuette. The chair has been slip-covered to let the original fringe at the bottom show. A linen shade softens the light from the window while an enamel wall scone fills the left wall with color. A central flowering plant helps tie the floral printed chair into the rest of the room.




CONTENTS

- 4 Rite of passage**
Re-do a teenager's room
for under \$200
By WALLIS BRANDT
- 8 Zillow vs. the real realtors**
And all roads lead to home
By SCARLET OBEIDALLAH
- 10 The secret life of barns**
Dismantling and re-erecting the
work of our ancestors
By ZEKE BOYLE
- 14 The canned ham and the cutest
house in Narrowsburg**
Small renovations make a big dream
come true
By RAMONA JAN
- 20 Smart buyers' guide**
Dream home or money pit?
These tips can make the
difference
By ANDREW BOYAR, Atty. at Law
- 22 Talking shop**
Cabinetmaker Larry Braverman,
also my dad
By ISABEL BRAVERMAN
- 24 Window glazing**
Part of the art of fixing an old
window
By RAMONA JAN

Smalls
Plumbing, Heating, and AC
"No job's too big
for SMALLS"




876 Old Route 17,
Harris NY



SERVING SULLIVAN COUNTY SINCE 1953
Specializing in All Phases of Service & Installation: Plumbing, Radiant Heating,
Hot Water/Hot Air Heating, Air Conditioning, AC Ductless Split Systems
CALL TODAY FOR ALL YOUR SERVICE NEEDS
Certified & factory trained professionals in the latest technologies

FULLY INSURED & BONDED

845-794-7780  **www.smallshvac.com**

THE RIVER REPORTER

Our Country Home, a special publication of
The River Reporter, is published by
Stuart Communications, Inc.
Entire contents ©2016 by Stuart Communications, Inc.

Mailing Address:
PO Box 150, Narrowsburg, NY 12764
Phone: 845/252-7414 • Fax: 845/252-3298

Have a comment or idea for the magazine?
Contact: Anne Willard at 845/252-7414, ext. 29
or copyeditor@riverreporter.com

Publisher: Laurie Stuart
Section Editor: Ramona Jan
Production Manager: Amanda Reed
Staff Writer: Isabel Braverman
Sales Manager:

Tanya Hubbert, ext. 34, tanya@riverreporter.com
Ad Sales Associates:

Eileen Hennessy, ext. 35, eileen@riverreporter.com
Christie Davey, ext. 32, christie@riverreporter.com

If you would like copies for your place of business:

Contact: Amanda at 845/252-7414, ext. 23
or amanda@riverreporter.com

★ ★ ★
AMERICAN ELECTRIC, LLC
 LICENSED ELECTRICAL CONTRACTORS

IS YOUR GENERATOR RUNNING?

Get your generator serviced today!
 Are you ready for the next power outage?

CHEAPEST RATES IN THE AREA GUARANTEED
 SIGN UP TODAY FOR A MULTI-YEAR
 SERVICE AGREEMENT AND SAVE
 20% OFF

YOUR FIRST YEARS' SERVICE

www.AmericanElectricOnline.com

(845)932-8111 • (845)583-1015 • PA (570)251-9990

See us on Facebook!



Delaware Riverfront!

Stunning views are yours at this lovely Contemporary home! Home features stone fireplace, cathedral ceilings, bamboo floors, sunny kitchen w/SS appliances, 3 bedrooms, 4+ baths, huge deck, garage & more! Fully furnished! \$495,000



LAKEFRONT Beauty!

New listing! Lake life at its best! Home offers LR w/stone fplc, charming EIK w/appliances, fam rm, 4 bedrooms, 3 full baths, wrap around deck, 2 tier Trex Lakefront deck & floating dock too! A MUST SEE! \$369,900



Spectacular Views!

This custom built beauty features spectacular Delaware river views! Home offers offers LR w/stone fplc, large custom kitchen w/ granite counter tops, 3 bedrooms, 2.5 baths, wood floors, exposed beams, rear deck and MORE! \$495,000



Total Privacy!

Nearly new custom home offers covered porch, open floor plan with LR, DR & kitchen w/ upgraded SS appliances, 2 large bedrooms, 2 full baths, HUGE loft, outbuildings, fire pit and MUCH more on 13+ private & gated acres! Lakerights to Weiden Lake too! \$350,000

Call Geba Realty 845.856.6629 gebarealty@gmail.com

Kohler Generators, Chainsaws, Hand Held & Backpack Blowers, Shredders, Chippers, Splitters, Pole Saws, Pressure Washers, Water Pumps, Small Tillers

In Stock and Ready

JOHN H. ESCHENBERG INC.

3965 Rt 17B Callicoon, N.Y. 12723

Come in and see Dennis, Raymond, Donald & Cathy

845-887-5350

Open 6 days a week
 M-F 8-5 Sat 8-3



Tractors • Zero Turns • Lawnmowers • Chainsaws • Trimmers and Stone Saws

A rite of passage

Re-do a teen's room for under \$200

By Wallis Brandt

Mom asked, "What are your favorite colors?"

"Purple and green," I replied.

"Mine are melon and beige," she said. Right then and there I should have known a trick was coming.

It was 1969 and I had just turned 13. We were discussing re-doing my bedroom—a concept that had never occurred to me. It was Mom's idea. I didn't even know that people "re-did" rooms or that melon was a color. Mom emphasized a study she'd just read on how melon was a psychologically uplifting color. At the wallpaper store, I was all excited about the metallic, paisley brown and purple motif (couldn't find purple and green), but Mom pointed out the longevity of the delicately printed melon and beige floral pattern (that made me want to look away), and the word "uplifting" kept coming up. Somehow my room re-do ended up as, let's just call it, a compromise? She got to pick what went on the walls (the ultra-boring melon and beige floral wallpaper that's still there to this day), and I got to hang some "Get High on Life" posters, which promptly disappeared when I left for college.

All 13-year-olds deserve a room re-do as a rite of passage. And since I didn't fully get mine, I delighted this year in helping a friend re-do his teenaged daughter's room as a surprise—all for under \$200.

First, we asked the young lady, Emma, to imagine her dream room. She made a list of what she would like to see gone as well as the new things she wanted. It was just a dream list, and we gave absolutely no indication that any of it would happen. The whole time she made the list, she said, "This will never happen," and we neither agreed nor disagreed.

Emma's List:

1. Get rid of the wallpaper.
2. Paint the walls aqua blue and the ceiling white.
3. I want all white bedding and white curtains that touch the floor.
4. Get rid of the old desk and chair.
5. I want a new side table near my bed.
6. I want the room to look clean like a magazine picture.

We gave her a paint wheel and she even picked the color while commenting, "This is a waste of time," to which we replied, "You never know." Then a day was arranged when she'd be out of the house for 10 to 12 hours.

Continued on page 6



TRR photos by Wallis Brandt

Thirteen-year-old Emma's room, replete with old toys and stuffed animals, had not kept up with its blossoming occupant.



Emma loves her updated room; she not only keeps it clean, but uses her new laundry basket and does her own laundry.



The first thing on Emma's wish list was: get rid of the old wallpaper.



homestead school



A Unique Montessori School

Preschool to Sixth Grade • Full Academic, Enrichment & Outdoor Education Programs • Foreign Language, Art & Music
85 Acre Campus • 25 minutes from Port Jervis and Monticello

Peter and Marsha Comstock, Directors
428 Hollow Road, Glen Spey, NY 12737 • 845.856.6359
www.homesteadschool.com

Jesse G's Nursery

LANDSCAPE & OUTDOOR LIVING SPACES



JesseGsNursery.com • 914.443.5802

CONTEMPORARY & RUSTIC CHARM DESIGNS

bluestone work • patios & terraces
privacy screens • out-buildings • water gardens & ponds

THIS SPRING, DREAM BIG!

NBDC BANK
Serving Our Communities Since 1891

*1.00% Annual Percentage Rate (APR) for first 6 months, then variable with the APR equal to WSJP + 0 and maximum APR of 14.90%. Current APR as of 12/22/2015 is 3.50%. Minimum line of credit amount is \$20,000.00. No annual fee. Closing cost of up to \$3,000.00 may be waived if loan amount is under \$200,001.00. A recapture fee in the amount of the closing costs if the loan is paid in full within three years. An advance of \$10,000.00 must be made at closing and the borrower must have a NBDC Bank account with direct deposit to qualify for the 1.00% APR. If the borrower does not have direct deposit into an NBDC Bank account, the rate will be 1.25% for six months then variable with the APR equal to WSJP + 0. Adequate property insurance on all real estate collateral is required. Consult your tax advisor regarding interest deductibility. Some restrictions and conditions may apply. Rates and promotional terms subject to change without notice. All loans subject to credit approval. Limited time offer. See Bank for full details.

Introducing a flexible home equity line of credit with the option to lock in a fixed rate.

A Home Equity Line Of Credit

NO CLOSING COSTS and **1% APR** for the first 6 months,* then a go to rate currently as low as **3.50% APR.**

We're here to make it easy for you.



Call 1-845-796-0211 • 1-888-264-8299

NBDCBank.com



Visit one of our banking centers in Sullivan or Delaware County TODAY!

A RITE

Continued from page 4

And here's how it went:

1. We boxed up many old childhood toys and put them in storage.
2. We swept and washed the floors and walls.
3. We prepped the walls and ceiling by filling in the holes with spackle. Since we were going over wallpaper, we checked all of the corners to make sure the wallpaper was flat. If it wasn't perfectly flat we took a putty knife and scraped it until it was flat.
4. Using self-priming paint, we painted the walls and ceiling with two coats. We used the old bedding as drop cloths and rags since it was going to be discarded anyway.
5. We changed the curtains and bed sheets to brand new, and then added blinds to the windows.
6. We washed and folded all of the clothes, donating what was too small but still in good condition to a local church.
7. We shopped locally and at family-owned stores as much as possible and even found many things at thrift shops and church sales. We added a laundry basket and a white fluffy rug to Emma's list.

Callicoon Supply:

2 gallons paint	\$60
Spackle:	\$5

Honesdale Walmart:

Bedding	\$55
Blinds	\$15

I.O.U Thrift Shop:

Curtains	\$10
White fluffy rug	\$20
Laundry basket	\$10
Side table	\$15

TOTAL COST: \$190

When Emma returned home, she was surprised to tears—happy ones. She immediately started going through her things and got rid of even more childhood toys and stuffed animals. She's kept her room clean ever since and even does her own laundry now. In one day with one inexpensive room re-do, it appeared that Emma grew up a tad.



After careful prep work to make sure it stayed flat, the wallpaper was painted over.



"I want the room to look clean like a magazine picture." Done.

**ROSS
ELECTRIC**
ESTABLISHED 1945

Licensed Electricians

Residential • Commercial • Industrial

Generator Sales & Service

GENERAC *Elite* Authorized Dealer &
DEALER Certified Technicians

*Serving Sullivan County and
Surrounding Areas for over 70 Years*

Fully Insured

Phone 845-292-1000

www.rossgenerators.com

www.rosswires.com

BILL CASE POLARIS SALES & SERVICE



**FINANCING
AVAILABLE**

**FULL LINE OF PARTS
& ACCESSORIES**

**ATVs &
SNOWMOBILES**

WARNING: ATVs can be hazardous to operate. These are full-size machines designed to be ridden only by adults age 18 and older. For your safety: always wear a helmet and other protective clothing. Never carry passengers or engage in stunt driving. Polaris recommends that all ATV riders take a training course. For safety and training information, see your dealer or call Polaris at 1-800-328-9975.



POLARIS
The Way Out.

**408 Welcome Lake Road
Beach Lake, PA 18405**

570-729-7402

**Mon.-Fri. 8am-6:00pm
Sat. 8am-4:00pm
www.billcase.com**

IRACE ARCHITECTURE



845-988-5376

IRACEARCHITECTURE.COM



REEVES MOUNTAIN CONSTRUCTION

No Job Too Small... No Challenge Too Big!

Fully Insured • Free Estimates
*Find us on Facebook for full
gallery of previous work*

**Excavation • Masonry
Stonework • Tile
Renovations • Additions**



Accepting all major credit cards • 845-252-3995

Zillow vs. the real realtors

And all roads lead home

By Scarlet Obeidallah

“Yeah, we want to have kids someday,” says an attractive male model/actor on TV as he carries a tray of food through a spotless mid- to upper-class house. “So when we bought a place we specifically looked for a place that could accommodate that. In a couple years it’s gonna be a trip to see my kid running around playing with some toys knowing that’s he’s got a home like I did when I grew up. That’s gonna be an awesome day,” he says softly as he places the tray of food at the bedside of his pregnant partner. And then the tagline: “Whatever home means to you, we’ll help you find it: Zillow.”

According to www.zillow.com, Zillow is a home and real estate marketplace dedicated to helping homeowners, buyers, sellers, renters, real estate agents, mortgage professionals, landlords and property managers find and share vital information about homes, real estate and mortgages. They promise to “empower consumers with information and tools to make smart decisions about homes, real estate and mortgages.” So one might ask: Does Zillow offer any kind of edge over actual realtors?

Zillow has what they call a “living” data base of more than 100 million homes for sale and/or rent as well as homes that are “not currently on the market.” For kicks, I punched in my own address, and lo and behold, my house is listed as “not currently on the market.” Phew! Nonetheless, it was shocking to see it listed complete with a genuine map that zeroed in from above for a bird’s eye detail of my property. Hello, Big Brother!

Inaccuracies: Under “facts,” it stated that my home was built in 1900—not true. It was built in 1915—a mistake like that could mean the difference between Victorian and Arts & Crafts. My home-sweet-home is clearly Arts & Crafts. As reported by Zillow, my house has three bedrooms, when in truth, it has four. Most distressing was the “off-market Zestimate” price of \$185,237 (Gee I thought it was worth more than that!) and the graph that showed the ups and downs in value over the past 10 years—yikes—I should have sold in 2007. At the end of the listing, my not-for-sale home had over 102 views and counting! Who’s looking at it? I wondered.

Thankfully, Zillow has a “page” on how to remove one’s home from its website. However, upon closer inspection I was not permitted to eradicate my listing because it’s one of public record, though it was stated that I could remove it if the listing were in some way... erroneous. Hmmm.

Scope: I spoke with Gina Molinet of RM Farm Realty in Livingston Manor, who explained that “Zillow sweeps the Multiple Listing Services (MLS) that all realtors use, and then posts those listings with sidebars of real estate agents who pay a fee to Zillow. That’s how they make their money, because they don’t take any part of the sale.” However, not all realtors (including RM Farm Realty) advertise with Zillow, and therefore one might miss some choice listings. I went back to Zillow and typed into the search box “Callicoon, New York.” Listings in Callicoon Center, Jeffersonville, and Livingston Manor



Photo contributed by Freda Real Estate

Would this house, listed by Freda Real Estate, even show up on Zillow? Not all do, and for some, the information is out-of-date or inaccurate. If you’re looking to buy locally, you can start with the Internet, but at the end of the road you will be dealing with a real live realtor.

popped up alongside several agents’ names and photos, including that of Freda Real Estate.

In speaking with Joe Freda, I wondered why there were no listings in the hamlet of Callicoon when, in fact, there are clearly plenty of places for sale. Freda surmised that Zillow listings are picked up by township, and that might explain why the hamlet listings were absent from the site. He confirmed that Zillow, as well as its cousin Trulia, gets its listings from the Multiple Listing Service (MLS), which is compiled by realtors but also from public records that can sometimes be out of date and therefore full of mistakes. If your house is actually for sale on Zillow or Trulia, only you as homeowner can make changes to the listing. For more accurate information, realtor.com gets a direct feed from MLS and the realtors themselves can update the information. Still, the Fredas get numerous leads from Zillow and Trulia on a daily basis.

Mortgage info: As an added bonus, both zillow.com and trulia.com operate Mortgage Marketplaces, “where borrowers connect with lenders to find loans and get

the best mortgage rates.” This time I went to Trulia’s mortgage page, which offered the following: Get Pre-Approved, Mortgage Rates, Refinance Rates, Rent vs. Buy Calculator, and Mortgage Calculators. Through these pages one could either contact the lender oneself or, by filling in blocks of information, be contacted by a lender. Since I don’t want a slew of sales calls (any more than I already have), I passed on experimenting with this particular feature, thinking I’d end up on some kind of annoying call list even though the rates (some below four percent) looked pretty good. Hmmm.

Conclusion: Utilizing dot-com services such as Zillow, Trulia or Realtor can certainly introduce you to an area you’ve never explored before, however, those roads will eventually lead to a real realtor. Keep in mind that not all online service site listings may be perfectly accurate and not all area realtors are represented. Once you connect with an actual realtor, be sure to ask questions and get the facts about the properties you find intriguing.

There’s still nothing like a real person to help bring you home.

TURNER REAL ESTATE



Amazing Views on 18 Acres
\$329,000 ... MLS #43266

Spacious Post & Beam Contemporary w/open floor plan. Great kitchen leads to large DR. 3bdrs 2bths. Enormous wrap-around deck & brand new windows. Grand rec room, greenhouse, & oversized 2 car garage. Private fishing pond w/dock. Overlooks sweeping vistas and PA mountain range. Absolutely private retreat is the perfect getaway. Minutes from Delaware River and metro station.



Sweet Storybook Cottage
\$169,000 ... MLS # 43721

This impeccable home strikes a balance between a unique retro feel & the warmth of the country. Features 3 bdrs, 1 bth, a 2 car detached garage, and an adorable little cabin which is perfect for a workshop. The LR has an original bluestone fireplace. Plenty of room for entertaining. Near the Delaware River & farmers market w/organic produce.



Overlooks Highland Lake
\$219,000 ... MLS #43598

Relax and enjoy glorious sunsets over Highland Lake. Spacious, open floor plan w/large LR & brick fireplace. Generously sized kitchen & DR are perfect for company. 2bdr/1.5bths. Spiral staircase leads to upper loft area perfect for extra living or sleeping space. Wrap around deck looks out to the lake and the beauty it offers. Less than a mile to public beach. Make your summers complete with this home. VA approved.



Cottage w/ Mountain Views
\$149,900 ... MLS #43283

Absolutely lovely cottage is an absolute gem. Nicely sized country kitchen opens to a great room that serves as the LR, DR, and sitting room...easily accomodates a baby grand piano. Patio doors open to enormous deck w/ bucolic mountain views. Huge master suite & additional 1bdr plus 2bths. Near downtown Callicoon and Jeffersonville. Delaware River is minutes away.

3344 ROUTE 97 * BARRYVILLE NY * | 845-557-3800 | VISIT US ON THE WEB: www.TRENY.com

Creative Earth Landscaping

**Stonework
Patio, Retaining Wall and Walkway installation
Flower Beds and Gardens
Ponds and Waterfalls
Fencing**

845-468-0130

Joe Johnnes

**PO Box 474
Mongaup Valley, NY 12762**



www.CreativeEarthLandscape.com



Come visit the 137th Annual Grahamsville Little World's Fair August 19 - 21

With a special **CAR LOAD NIGHT** for rides
on Thursday, August 18 from 5:00 – 9:00pm

Car loads of **up to 8 people** will be admitted for unlimited rides for **ONLY \$40** per car load
(certain food and merchandise vendors will also be open Thursday evening)

Rides & Games by
REITHOFFER SHOWS
offering a new lineup of rides,
games and other attractions.

ALL NEW EVENTS:

- Roscoe Beer Company: Come sample specialty brews by Sullivan County's own Roscoe Beer Company
- Miniature Horse Pull, main ring Sunday
- Tug of War Contest: Enter a team of 5 and compete for cash prize and trophy
- Watermelon eating contest

LIVE ENTERTAINMENT EVERY DAY!

BRING THE FAMILY
to see an old-fashioned country fair
with attractions for all ages.

For more information visit our website grahamsvillefair.com

The secret life of barns

Dismantling and re-erecting the work of our ancestors



TRR photos by Zeke Boyle

The axe and adze marks on the rafters of the larger beams in old barns give them a unique character.

By Zeke Boyle

To understand the allure of old barns is to step inside one. The immense volume of space greets you at the door, and your gaze is suddenly drawn from the floor upward via the network of posts and beams to the rafters. On the larger beams, the axe and adze marks—scars from being shaped by hand—are readily apparent on the smoothed face of the large timbers of old-growth trees. These trees were just too big to take to a mill, better to be felled and shaped right there at the site where they would become the framework of the farm family's livelihood.

It was our farming ancestors from Europe who brought the designs for their barns with them—Scotch/Irish, Dutch, German and English barn styles still dot the landscape of the Northeast and West. French barns predominated around Louisiana and Spanish barns peppered the Southwest. Even as this diverse architectural culture grew and spread, farming was changing. The land and the goods it produced dictated the architecture of the farm. The ethnic styles were changed and adapted to the New World.

Here in the Upper Delaware River Valley, we're fortunate to still have some fine examples of these early barns, but sadly, we're losing them fast. Farming has become an agribusiness. Small dairy farms are no longer sustainable, and those English-style barns that predominate in this area are falling victim to disrepair and decay. It's a shame to see these barns deteriorate, since they provide a direct link to a simple but rewarding way of life.

A phone call from a friend recently prompted a trip to Walden, NY just to view an old Dutch barn. Counting the growth rings of the large oak beams in that Hudson Valley Dutch barn revealed a 300-year-old barn possibly built in the late 1700s. It's probable that Columbus was just starting his voyage in search of the New World when those trees started growing. This particular barn, with its distinctive style from the lowlands of Holland, was slated for demolition. I stood in its magnificent structure with two friends who had approached me.

The process of dismantling, moving and re-erecting a historic barn is interesting, challenging and rewarding. While some facets of the process are typical, some are unique. A sensible approach is to work within the original layout of the posts and beams comprising the frame. The integrity of the original design is lost if the arrangement of posts and beams is changed radically. The master barn builders were engineers as well as carpenters. They inherently knew the demands that tons of hay, or snow, would place on their buildings.

The first step of dismantling a barn requires cataloging its parts, often involving upwards of a hundred different numbered tags. With the roof, rafters and siding removed, the wooden pegs that fasten the framework together are hammered out and the large beams carefully lowered by crane onto a tractor-trailer for delivery. With each oak swing beam of the Dutch barn weighing close to a ton, a crane takes the place of our ancestors' and their neighbors' strong backs.

Once they have been moved to the new site, the re-erection begins. In a reversal of the disassembly, the frame cross sections or "bents" are fastened with new oak pegs and lifted into place on the fresh concrete foundation and then braced. The longest beams, the "plate" beams, are lowered onto the posts, their mortise-and-tenon joinery locking the entire frame together. The barn frame stands again.

In the final stage, a team comprising an architect, the new owners and the tradesmen work together to complement the character and the allure of the original structure, externally and internally. The history of our immigrant cultures, the value of hard work by hand as well as the gleeful cries of children jumping from high lofts onto fresh hay, is all there, in the beams.

[Zeke Boyle grew up on a farm in the Upper Delaware River Valley. He has over 40 years' experience in preservation carpentry, dismantling and relocating old barns, historic consultations, crafting furniture from reclaimed woods and restoring old wooden boats. He can be reached at 845/887-4783 or zekeboyle@gmail.com.]



Using original beams, the frame of the barn is recreated on a new site.



This Hudson Valley Dutch barn, once scheduled for demolition, has been fully restored.

BLACK OAK TREE SERVICE

Tree Removal & Trimming

Fully Insured • Fair Prices • Free Estimates
845-557-3833

HOLBERT BROS. BLUESTONE COMPANY

HAS STONE GIANTS FOR YOUR YARD

WWW.HOLBERTBROS.COM

COME SEE US AT
237 MASTHOPE PLANK RD, LACKAWAXEN PA
570-685-4405



TO SEE SOME OF OUR BEST WORK, GOOGLE: ROCKEFELLER CENTER, HUMAN NATURE OR UGO RONDINONE, HUMAN NATURE

Vintage Callicoon Brick Building

For Sale By Owner
845-807-8506



FEEL THE FREEDOM

With the Hottest Selling Brands of Fifth Wheels & Travel Trailers

Cameo, Cardinal, Carriage, Wildwood, Elk Ridge and Heartland
Hampton Park Trailers and Units by Forrest River & Carriage



COMFORT!



CONVENIENCE!

OPTIONS!

Our new and Used RV's Can't Be Beat!

Financing Available at Low Low Rates

They just Don't Come with **OPTIONS THEY CREATE THEM!!!**

Go Wherever You Want, Whenever You Want!

Go RVing OVER 50 YEARS OF FRIENDLY SERVICE

HERMAN'S RV SALES

690 East River Road, Walton, NY 13856

607-865-6191

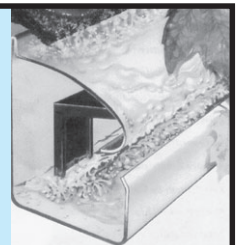
"A little out of the way, always less to pay."

Catskill
LeafGuard®

The only One-Piece seamless debris
shedding gutter on the market today.

Never Clean Your Gutters
Again—Guaranteed

845-482-5259



"Waterfront Property in Your Own Backyard"



**Clear-Rite
Pools & Spas
Inc.**



YOUNGSVILLE, NY • 845-482-4646

www.ClearRitePools.com

- ◇ CUSTOM RESIDENTIAL & COMMERCIAL INGROUND POOLS
- ◇ VINYL LINER SPECIALISTS
- ◇ OPENINGS, CLOSINGS & MAINTENANCE
- ◇ COMPLETE RENOVATIONS
- ◇ PUMPS, FILTERS & HEATERS
- ◇ SPA & HOT TUB REPAIRS (ALL MAKES & MODELS)

PAUL D. SALZBERG, M.D.

BOARD CERTIFIED IN FAMILY PRACTICE
PEDIATRIC THROUGH GERIATRIC MEDICINE



CERTIFIED IN GERIATRICS

Serving the local community and beyond for over 30 years.

INTRODUCING OUR NEW NURSE PRACTITIONER

LISA SAUER, N.P.

Women's Health Care now offered with Expanded Hours

9741 STATE ROUTE 97, 1.5 MI. FROM
BLINKING LIGHT IN CALLICOON. BRICK BUILDING
SECOND FROM HOLY CROSS CHURCH

845-887-6112

MEDICARE & MOST
MAJOR INSURANCES ACCEPTED

A hometown doctor where you're more like family than a patient.

Our patients are very important to us!

• original art • sports memorabilia • rugs

Yes... We Can Frame It!

The *Frame* Game
Custom Picture Framing
by Kristt Co.

• fabric & decorative mats • needle arts

• print • photo collages • cross stitch

• posters • object boxes • family heirloons •

*All This
And More
In One
Unique
Store!*

369 Broadway,
Monticello, NY
845.794.4333 ext 223

Store Hours:

Mon - Fri.

8:30am - 4pm

Sat. 8:30am - 12noon

• brushes • easels • drafting • paper • pens

• oil paints • pads • calligraphy

The
Art
SHOPPE

By Kristt Co.

• pencils • acrylics • pastels •

water colors • canvas • art tools

Merrell Benco

Insurance Agency

We Offer Complete Insurance Programs

Personal Coverage

- Boats
- Automobile
- Homeowners
- Umbrella Policy
- Valuable Property

Business Coverage

- Package Policies
- Business Automobile
- Worker's Compensation
- Liability, Fire, Crime, Marine

67 East Broadway, Monticello, NY 12701
800.734.5591 / 845.796.1500 | www.mbagency.com



The canned ham and the cutest house in Narrowsburg

Small renovations that made a big dream come true



TRR photos by Tina Spangler

The 1962 Yellowstone travel trailer sat unused for years, and showed signs of its age: surface rust and mildew, a leaky roof, broken window hinges, and lots of holes through which mice could enter.

By Ramona Jan

Like many area residents, Tina Spangler started out as a weekender looking to spend more time away from the city. Her ultimate dream was to transition someday from living in Manhattan (where she worked as a casting agent and film producer) to a fulltime resident of Narrowsburg, NY. That dream came true through several small building renovations.

"It's not an Airstream, which is round on all edges," explains Tina Spangler of her first country home, a "canned ham" trailer. "It's flat on the front and back and that's why it's called a canned ham. I didn't make that up." Bought from a friend in 2004 for \$1,300, the canned ham was delivered via pick-up truck from a vacant lot to land that Spangler had purchased. "It didn't need a ton of work. It was just kind of mouse infested and needed to be made cute," notes Spangler. "It had old Venetian blinds that we got rid of, and I sewed new curtains and made vintage barkcloth

cushion covers and put a wood floor over the existing vinyl floor and that was kind of it!"

In 2006, Spangler began working part-time for Delaware Valley Arts Alliance and freelancing as a writer of course descriptions for New York University, which allowed her to work offsite. "It takes a while to make the transition from the city to country," explains Spangler. "I didn't just move up here like that. First it was weekends and then it was half the time and then it was more time up here and less down there." Hard work and the ability to save enabled Spangler eventually to buy a small seasonal cabin on Luxton Lake—something she'd fix up and call home. That model cabin just happened to be situated right next door to a third renovation opportunity for Spangler, a place she'd come to call, "The Cutest Little House in Narrowsburg."

"The cutest little house was right next door to me, spitting distance, and it was abandoned, and it was just like an eyesore, and I tried

Continued on page 16



TRR photo by Kendy Gable

Tina Spangler cleaned up the aluminum and added sealant to the roof and holes of this "canned ham" trailer, painted the inside of the front door yellow and added a vintage striped awning. A small floating deck provides a spot for vintage lawn chairs. And a nearby solar panel provides electricity.

Perennial Gardens Landscaping



*Design & Installation
of Unique
Landscapes for
Home & Business*



- Organic Gardening Methods
- Stone walls, Patios & Paths
- Trees & Flowering Shrubs
- Pool Landscapes
- Water Gardens & Waterfalls

- English & Japanese Gardens
- Rock Gardens & Flower Beds

• 845-583-5760 •

ROTO-ROOTER® PLUMBERS

845-252-3000

- PLUMBING SERVICES
- SEPTIC TANK CLEANING & MAINTENANCE
- SEWER & DRAIN CLEANING
- HIGH PRESSURE SEWER JETTING
- EXCAVATING & SEPTIC SYSTEM INSTALLATION
- ELECTRONIC SEPTIC TANK & SEWER LINE LOCATION

WE'RE HERE FOR YOU 24-7



Responsible Biosolids Management Incorporating Society

24 HR
EMERGENCY
SERVICE



PORTABLE RESTROOM SERVICE

- Flushable Units w/Sinks
- ADA Handicap Accessible Units
- Independent Sink Units
- All Units Cleaned & Santized Weekly
- Large Inventory of New Toilets at Your Service
- Deluxe Restroom Trailers For Rent

TRUSTED, RECOMMENDED SINCE 1960

Honesdale, PA

(800)794-3005



RASMUSSEN'S UPPER DELAWARE FURNITURE

STYLISH HOME
FURNISHINGS AND
ACCESSORIES



Tuesday - Saturday 10-5
Open Sundays 12 - 4



- Style
- Function
- Harmony

90 Main Street
Narrowsburg, NY 12764
(845)252-3902

rasmussenfurnishings.com

CANNED HAM

Continued from page 14

never to look over in that direction. But then one night I had a dream that some people had moved in there and the lights were on and there was all this activity, and I sort of panicked. I thought, what if someone really did do that? It would be worse to have some rowdy neighbors than an abandoned place next to me. So I tracked down the owner and wrote him a letter with a dollar figure in it, and he called me as soon as he got it. He was just about to lose the property to a tax auction so he was happy to get some money for it.

“The first thing I did was to put a new roof on it because it needed that bad,” continues Spangler. “Then I had some landscaping done—trees taken out. I put in a picket fence and painted that, and my parents helped with painting the exterior. There was heat, but I changed it—the whole thing runs on solar-powered electric heat now. Everything we took off revealed more problems—powder post beetles, carpenter ants, water damage and you know—so we had it gutted down to the studs and just ended up fully insulating it and putting in all new everything.” When Spangler searched for a small vintage electric stove, she found a turquoise stove on Craigslist for only \$65.

“I’ve always been attracted to re-using old things and avoiding buying new stuff whenever possible. There are only two exceptions to my rule that everything has to be pre-owned, and those are LED light bulbs and new toilets.” In addition to using reclaimed items, Spangler uses as much natural material as possible—“no plastic, particle board, Pergo or vinyl. I’m just all about woods, cotton fabrics and glass.”

Spangler, who describes herself as “a collector since day one,” grew up in a one-room Wisconsin schoolhouse from the 1800s that had been converted to a home by her parents. She was frequently outside digging in the dirt for old ink bottles and thinking about the kids who went to school in her house a hundred years ago. “That’s always been a part of my personality and a big part of my upbringing,” says Spangler. Treasures from those digs pepper her homes today.

The vintage canned ham, now an Airbnb, has no running water, but it does have a propane stove, heating system and solar lighting. “A couple weeks ago we installed a solar system,” notes Spangler, “so there are lights and outlets in the camper now. For a weekend, the solar power runs the whole show—for lights, a fan, charging a cell phone, iPad, or whatever; it’s fully functional.” There’s a sink in the kitchen, but it doesn’t have any

Continued on page 18



The dining area was an eyesore, with white plastic blinds, an air conditioner duct taped into a window, and brown vinyl cushions.

TRR photos by Tina Spangler



Spangler added color and comfort by covering the table with oilcloth and by sewing custom curtains and cushion covers from vintage barkcloth and cotton canvas. The table folds down to create a sleeping area.

FABULOUS LOCAL THEATRE
RITZ
COMPANY PLAYHOUSE
OUR 42ND YEAR
570-226-9752

2016 Season

Guys and Dolls

A Musical Fable of Broadway
Based on a Story and Characters of Damon Runyon
Music and Lyrics by: FRANK LOESSER
Book by: JO SWERLING AND ABE BURROWS
July 1, 2, 3, 8, 9, 10, 15, 16 - Curtain 8:00 PM
Matinee Only Sunday, July 17th - Curtain 2:30 PM

Ritz Bitz Players
Ritz Theatre Junior Actors Musical Production of Roald Dahl's

Willy Wonka, Junior

Words and Music by: Leslie Bricusse & Anthony Newley
Adaptation by Leslie Bricusse & Timothy A McDonald
Based on the book Charlie and the Chocolate Factory by
Roald Dahl
Show dates July 22, 23, 24, 29, 30 - Curtain 7:30 PM
Matinee Only Sunday, July 31st - Curtain 2:30 PM
Tickets: Adults - \$10, Std & Sr - \$5, Children 5 and
under-Free

The Fox on the Fairway

A Comedy by Ken Ludwig
August 5, 6, 7, 12, 13, 14, 19, 20 - Curtain 8:00 PM
Matinee only Sunday, August 21st - Curtain 2:30 PM

Amorous Ambassador

Comedy by Michael Parker
August 26, 27, 28 September 2, 3 - Curtain 8:00 PM
Matinee only Sunday, September 4th - Curtain 2:30 PM

**Tickets \$15 Adults
Seniors (65+) and
Students (any age) \$10**
***exceptions for Ritz Bitz Productions
and special events**
Box Office Number 570-226-9752

Air Conditioning • Historic Playhouse
Visit our website to view our complete schedule
www.ritzplayhouse.com
512 Keystone Street • Hawley, PA

OSBORNE'S LAWN AND GARDEN

SALES AND SERVICE

SERVICE: BRIGGS & STRATTON • TECUMSEH • KOHLER

SELLER: COUNTRY CLIPPER • POWER KING • SHINDAIWA TORO/WHEEL HORSE • JIFFY • DOLMAR

748 RIDGE STREET • HONESDALE PA 18431 • 570-253-6430

HRS: MON THRU FRI 8AM TO 5PM SAT 8AM TO 2PM

RON LENZ HEATING & AIR CONDITIONING, INC.

SALES & SERVICE OF: DUCTLESS HEAT PUMPS
OIL & GAS HEATING SYSTEMS
CENTRAL AIR CONDITIONING • SHEET METAL WORK
WATER HEATERS

570-729-8533

Allergies? Asthma?
we are now offering
Duct Cleaning Services



CHRIS BARNES

Serving Wayne, Pike & Sullivan Counties



Jack & Master of All Trades

- HEATING, A/C & PLUMBING
- LAWN MOWING
- LANDSCAPING
- POWER WASHING
- WINDOW CLEANING
- OFFICE / HOME MAINTENANCE
- MINOR CONSTRUCTION
- SNOW PLOWING & SALTING



Reliable
Dependable
Honest
Experienced

CELL (570) 228-6314

Licensed & Fully Insured
PA #104898



Bring the Outdoors Inside

THE LAKE REGION'S LARGEST FURNITURE SHOWROOMS

BEAUTIFUL
LAKE WALLENPAUPACK

Route 6
570-226-9726

HISTORIC
DOWNTOWN HONESDALE

Church & 6th Sts.
570-253-1860

CHARMING MILFORD

Route 2001 (Water St.)
570-296-9610



VanGorders.com



L A Z B O Y

Quality, professional fencing at affordable prices

Commercial • Residential • Industrial

KETCHAM

FENCING

Swimming Pool Enclosures • Electric Gate Openers
Landscape Enhancement • Custom Wood • Vinyl
Chain Link • Wrought Iron • Decorative Aluminum • Railing
Protect Your Children and Animals



Otisville, NY • www.ketchamfence.com 
845.386.1161 • 845.791.4311

AMISH

Craftsmanship

Competitively Priced

Create an aesthetically pleasing outbuilding that is distinctly your own by customizing and utilizing specialized options



MARSHALL MACHINERY INC.

Route 652 • Honesdale, PA 570-729-7117
www.marshall-machinery.com

CANNED HAM

Continued from page 16

water flowing to it. However, there's a water spigot right outside the door, plus the ham sits on the shores of the Ten Mile River. "The sink can be used for brushing teeth and waste water," notes Spangler, who supplies bottled water, although guests can also bring their own. And, yes, there's an indoor outhouse-style toilet that gets emptied as needed.

"There are no showers, but people can go and freshen up in the river with a little biodegradable soap, which is what I did for a year. Or you can do a sponge bath by heating up some water on the stove. It's purely a primitive camping experience from May through October," adds Spangler. The '50s decorated, two-bedroom "Cutest Little House in Narrowsburg," also on Airbnb, has running water, a full bath and electric heat.

Asked if she has a yearning to renovate any more of the approximately 50 cabins on Luxton Lake, Spangler says, "It's a lot of work. These buildings were seasonally built and in many cases abandoned for decades." But she wouldn't say "no;" it's just that she's currently very busy raising her two adopted children.

The Cutest Little House in Narrowsburg: <https://www.airbnb.com/rooms/1283653>.

Vintage Canned Ham: <https://www.airbnb.com/rooms/6009883>.



Located in the heart of the Luxton Lake community, this old cabin was shadowed by giant hemlocks and white pines, the gutters filled with decades worth of pine needles, and a rickety ramp was the only way approach the front door.

MECKLE Construction

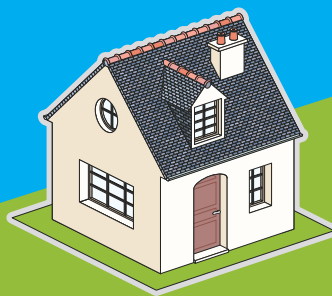
New Homes, Additions,
Driveways, Concrete Work

"From Trees to Keys"

845-252-7469

845-796-6787 - Cell

meckleconstruction@frontiernet.net



Spangler had the trees removed and planted size-appropriate lilacs and fruit trees, added new paint color, a new roof, a picket fence to provide definition to the yard, and tiered deck for a proper entry to the front door.

The living room was awash in bad wood textures from the faux wood-patterned Sheetrock walls to the plywood floors and makeshift screen door.



BEFORE

AFTER



Spangler gutted the cabin down to the studs before adding a whitewashed wooden cathedral ceiling, wainscoting on the walls, and finishing the trim and wood floors a very dark stain. A yellow front door (36 inches wide, per code) and Grandma Moses curtains completed the vintage-inspired look.

The unusable tiny kitchen was crammed with full-sized appliances as well as the hot water heater (far right). The window screens were so dirty you couldn't see outside.



BEFORE

AFTER



Spangler installed a cheery kitchen complete with many second hand finds including a wall-hung cast iron utility sink, 1950s GE electric stove, and green porcelain light sconces. She cleaned the dirty window screens throughout the house by taking them to a local carwash.

GENCO'S FIREHOUSE GARAGE SALE

Fri, Sat, & Sun 10am - 3pm
Antiques, Art, Collectables & More
6586 Rt 52 Lake Huntington, NY 12752
Rain or Shine



Discover why over 17 million homeowners trust State Farm®.

Robert Wells, Agent
18 Thompson Square
Monticello, NY 12701
Bus: 845-794-7000
robert.wells.k2on@statefarm.com

With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help. Like a good neighbor, State Farm is there.®
CALL ME TODAY.



0907507.1

State Farm Fire and Casualty Company,
State Farm General Insurance Company, Bloomington, IL

J. Hughson Excavating, Inc.

-Construction-

Trucking, Hauling & Bulldozing
Foundations
Sand Gravel Fill Topsoil
Septic Systems Installed

845-482-9826

Fax: 845-482-3063

PO Box 557 Jeffersonville, NY



Roll Off Containers
10, 15, 20, 30 and 40 yard and
Dumpsters Available
845-482-9826
PO Box 387 Jeffersonville, NY



Jeff Sanitation
Refuse & Recyclable Pick-Up

Smart buyers' guide

*Dream home or money pit?
These tips can make the difference*

By ANDY BOYER, ATTORNEY AT LAW

Buying a home is often the largest consumer purchase an individual makes in a lifetime. The experience can be a good one with excellent consequences as an investment. On the other hand, those buyers who do not follow simple precautions or protocols can wind up with a bad experience. Think—money pit!

The majority of all purchases are made with the assistance of a realtor. The buyer must keep in mind that, generally speaking, the real estate salesperson is working for the seller. In four decades of legal practice, it has been my experience (particularly in this area) that the realtors do their best to have buyer and seller come to a meeting of the minds. This involves more than just settling on a sales price; it's a negotiation. Once you find your dream house, there are a number of important issues and protocols that must be addressed, and a good realtor will generally recommend and prefer that you use a local attorney.

Real estate attorneys generally become involved after the deal has been struck, and many of the conditions of the sale are put into a real estate binder. It's always wise to insist that the buyer include the clauses "subject to my attorney's approval" within the binder. This should be right there along with the other common binder terms such as "subject to bank financing" and "subject to a satisfactory home inspection."

Shopping Tips:

1. Don't fall in love with the very first property you see. Look at five or six homes in your price range before you decide on your favorite.
2. Ask questions about the area.
3. Find out about the taxes (which vary from town to town and will probably include county, town and school taxes).
4. Consider the quality of the school district.
5. Check out the recreational and cultural activities, the neighborhood and all possible noise, lighting and traffic issues.
6. Attend a community or social event in the area to see if it's a good fit for you.

Once you've decided on a property, the realtor will ask you to sign a binder and put at least a token deposit down, often \$1,000. The binder anticipates the entering of a formal contract where the balance of 10% is usually required. Your attorney will likely insist that the contract contain a number of clauses for the purchaser's protection. Some of the considerations are:

Zoning and deed covenants and restrictions: Buyers should have an idea of what they want to do on the property. If your plans include a home office or commercial use, raising animals or livestock, etc., be sure to check with the town's building inspector regarding zoning. You also have to see if there are covenants or restrictions in the seller's deed that "run with title to the land." Usually these items are not negotiable, so you need to be aware of them up front.

Home inspection: Your selected property may have "curb appeal" and be pleasing to the eye, but you will want to make sure that the property is structurally

sound, free of insects and pests, have potable water in sufficient supply and a septic system in working order, and that there are no radon issues. Basically, the home inspection will look at the things you cannot readily see, such as life remaining in the roof, drainage and things of that nature. Your realtor will provide a list of inspectors, or you can find one on your own.

Financing: Unless you are a cash buyer, your contract must provide for bank financing unless the seller will be holding the mortgage. Do not discount using a local bank, as these hometown banks can be very competitive. When you shop for a mortgage consider all of the costs, not just the interest rate. The bank will do an appraisal as part of the mortgage process and hopefully that will confirm the fairness of the price you've negotiated.

Title insurance: Title insurance ensures that you are obtaining clear title, free of liens, encumbrances and judgments. I always insist that buyers procure title insurance and so do banks. This is not an option but a necessity. Title insurance premiums are generally set by the state. The attorney will order this for you.

Survey: Land parcels come in every conceivable shape and size. Most commonly, the bounds of the property will be described in a metes and bounds description. Often you can find the corner pins of the property. If an existing survey cannot be located, a new survey should be considered. Surveys should be certified to the buyer and the title insurance company and to the bank if there is financing. If you're lucky, an existing survey may not be too old, and it can be recertified and updated.

Final inspection: Immediately before closing or on the day of closing, it is important to once again verify the condition of the house and that all systems are in working order (heating, plumbing, electrical, appliances) and that the seller moved out without damage. The house should be vacant and broom clean at closing. Don't skip the final inspection. At that time, your realtor may assist in getting the electric put in the new owner's name.

Closing: At closing there will be other expenses that you may not have thought about including a fuel adjustment, tax adjustments, prorated homeowner association dues and homeowner insurance premium, for which the bank may have to be named as additional insured. Your attorney can help with forecasting these costs, and banks will have previously given you a "Good Faith Estimate of Costs."

If you select the right team of real estate sales agency, attorney, title-company, surveyor, home inspector and bank, buying should be a rewarding experience. If you do things properly, chances are your investment will not only be a sound one but you will have years of pleasure in your home sweet home.

[Andy Boyer is an attorney specializing in real estate business, located in Eldred, NY. He can be contacted at 845/557-8319 or andyboyer@gmail.com.]



Photo courtesy of Turner Real Estate



Photo courtesy of Geba Realty



MECHANIC ON DUTY ALL WEEK



RedMax®



Blowers • Chain Saws • Trimmers

Watson Brothers, Inc.

Come visit us in Hawley, PA
(½ mile West of Hawley on Rt. 6)
570-226-2881

Open 7 days a week
8:00 a.m. to 5:30 p.m. – Monday - Saturday
Sundays 8:30 a.m. to 1:00 p.m.

SEPTIC TANK CLEANING



K O B E R L E I N
ENVIRONMENTAL SERVICES

Septic Tank Cleaning

Drainfield Cleaning

Septic Systems Installed

High-Pressure Line Jetting

Septic Pumps—Alarm & Repair Service

www.Koberlein.com



24/7 Emergency Service



Sheeley's
We Love Your
Business

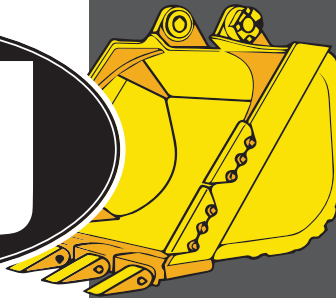
Division of
Koberlein

All Calls
are
Answered

845-292-1494

Ferndale, NY

Toll Free
(888)
345-6688



Construction & Property Services, LLC

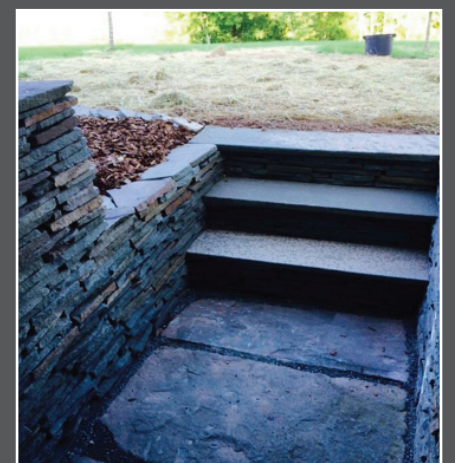
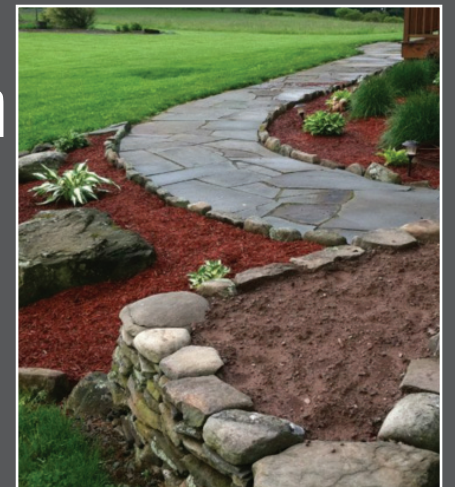
LANDSCAPE
CONSTRUCTION
EXCAVATION
SLOW PLOWING

SERVING THE
DELAWARE
RIVER
COMMUNITY

CHRIS RODRIGUEZ
NARROWSBURG, NY

845-252-9918

STJCONSTRUCTION@
FRONTIERNET.NET



Talking shop

Cabinetmaker Larry Braverman, also my dad

By Isabel Braverman

Growing up I guess I wasn't exactly sure what my dad did. I often called him a carpenter and was confused when he said he wasn't; after all he built stuff—isn't that what carpenters do? Turns out, there is a difference between the various kinds of "builders," just as there's a difference between tacos, burritos and fajitas (trust me, I'm a Mexican food expert.) So what is he? My dad, Larry, is a cabinetmaker and metalworker.

I finally got a chance to sit down with him and sort it all out. I tried to glean as much knowledge as I could, even though, truthfully, I probably should have known this information anyway. My dad produces high-quality pieces, often working in multi-material fabrication. Most of his work is in interiors and furniture with a specialty in kitchens, and he also builds windows and doors, including sliding-wall systems. His work can be seen in our own kitchen, which has birds-eye maple cabinets with glass panels. Though I don't know much, I know I can appreciate their beauty and craftsmanship.

He knew that he wanted to go into this work from a young age. "I decided I wanted to be a cabinetmaker at 19 years old," he said. "So I bought the required tools

Continued on page 24



Kitchen for Coy residence Hartwood Club, Rio, NY

Contributed photos



CARPET CLEANING WALL TO WALL
 (570) 226-3587
 www.carpetcleaningwalltowall.com

NEW, WE NOW CAN OFFER LOW MOISTURE CLEANING

Call For Free Estimate! RESIDENTIAL CARPET CLEANING

Your home is your sanctuary but it can be hard to relax if your carpets, rugs, upholstery look less than clean. Carpet Cleaning Wall to Wall can bring your home back to pristine condition at a price that will not break your budget. Whether you need a regular deep carpet cleaning or want to get rid of that ugly stain before you have an event at your place, we will be there to take care of it.




***All Carpet Cleaning Customers Receive A FREE Bottle Of Spotter.**

Have the carpets of your home or apartment lost their previous softness and fullness? As careful as you may want to be with your carpets they will eventually need a deep cleaning to bring them back to their original splendor. Carpets trap not only visible stains like food in the fibers but also the dust, dirt and bacteria in your air.

10% OFF ANY RESIDENTIAL SERVICE
 (\$150 minimum order after discount)
 Like Us On Facebook for additional \$10 discount!
 Call For Free Estimate
Carpet Cleaning Wall to Wall
 (570) 226-3587 Expires 12/31/15

ARCHITECT-X

845-583-0802
 BETHEL, NY



ARCHITECT-X.COM
 LICENSED: NY, REG.: NYC

C.B.C. Construction

- For All Your Home Improvement Needs -



Baths • Kitchens • Dormers • Extensions • Flooring • Roofs
 Skylights • Ceilings • Doors • Siding • Windows • Tile • Decks

Chris Corbet - President
 www.CBCConstruction.net
 Office 845-439-4135 Cell 516-924-3895
 20 Whitetail Crossing, Livingston Manor NY 12758

Ready. Set. Save on Kubota's Standard L Series Compact Tractors.

GET SET TO SAVE
 SALES EVENT



Valuable Customer Instant Rebates of up to **\$2,500***/**
 on the purchase of a new Kubota L3301/L3901/L4701 compact tractor equipped with a Kubota front loader and one additional qualifying implement.
 Offers end 6/30/16.

MARSHALL MACHINERY INC.
 Route 652 • 348 Bethel School Road, Honesdale PA 18431
 570-729-7117 • www.marshall-machinery.com



*Customer instant rebates of \$1,500 are available on cash or standard rate finance purchases of new Kubota L3301/L3901/L4701 and Grand L60 Series-All equipment from participating dealers' stock. Rebate not available with 0% A.P.R., or low-rate financing offers or after completed sale. Dealer subtracts rebate from dealer's pre-rebate selling price on qualifying purchases. Some exceptions apply. Offer expires 6/30/2016. **Customer instant rebates of \$1,000 are available on purchases of new Kubota L3301/L3901/L4701 with qualifying new Kubota front loader and one additional qualifying implement from participating dealers' stock. Dealer subtracts rebate from dealer's pre-rebate selling price on qualifying purchases. Rebate not available after completed sale. Some exceptions apply. Offer expires 6/30/2016. Optional equipment may be shown.



FRANK SMITH & SONS


Established Since 1961


WELL DRILLING • PUMPS & WATER SYSTEMS SERVICE & REPAIR

Rotary Driller and/or Pounder Driller
 130 Matt Smith Road • Cocheton, NY 12726
 845-252-6642

SERVING THE TRI-STATE AREA • FREE ESTIMATES • FULLY INSURED

EAGLE VALLEY REALTY

6569 State Route 97 • Narrowsburg, NY 12764 



This is a fantastic 7.87 acre building lot in Royale Oaks Estates, located just minutes from the quaint Town of Narrowsburg. The property is wooded and very private. A must see! \$40,000. MLS 43874

Jennie Waligroski
 NY License #10401244876 | PA License #RSR001746 Licensed Real Estate Salesperson in NY & PA
 Office: 845-252-3085 ext 20 | Cell: 845-588-5306 | E-mail: jennie.eaglevalleyrealty@gmail.com

TALKING SHOP

Continued from page 22

and set up shop in my basement. I spent two years learning.” He was entirely self-taught and said he learned from the book “Cabinetmaking and Millwork” by John Feirer. Like many skilled workers, he had a mentor. “I was fortunate enough to meet a man named Bill; he was a master of the trade,” Larry said.

After learning the trade, he started his own business in 1979. He’s had a series of shops since then, including on Atlantic Avenue in Brooklyn in 1983. He and my mom, Sarah Reid, moved to the area in 1988 to what would be my future home on River Road in Beach Lake, PA, when I was born two years later. He had a shop in Milford, PA for a few years, and then moved to Beach Lake, where he remains today.

“I’m interested in doing challenging work, and being able to work in wood, metal, stone and plastics,” he said. He also has an interest in modern minimalist design. Some of his work has included the Coy residence in the Hartwood Club, Hartford Haberdashery, One Grand Books in Narrowsburg, NY, 120 Duane Street façade, and the awning on the Singer building in SoHo, as well as private residences.

At his shop in Beach Lake, he plans on opening a showroom, and will build reasonably priced furniture for the kitchen and bedroom, and will still do custom work on request. As I can surely attest, most of his business is in New York City, but he is trying to work more locally. When I was younger I would accompany my dad on his business trips to the city. In hindsight, I’m so happy I was able to be exposed to a world outside of our small town, and I loved visiting every chance I could get. My dad was often away for work, and my brother and I even went with him on a trip to Maine.

This past year my college friends came to visit me, and as we were out and about in towns around the area, I was frequently stopped by people to say hello who proceeded to ask for my dad’s phone number, as they have a project they are working on. My friends soon caught on that my dad may be something of a local celebrity (but don’t tell him I said that.)

You can contact Larry Braverman at 1582 Beach Lake Highway, Beach Lake, PA 18405; call 570/470-2920, or email lbraverman55@gmail.com.



Awning Singer Sewing building, Broadway New York, NY



Kitchen in loft, New York, NY



©Jon Buono

One Grand Books, Narrowsburg, NY

shop local **CALLICOON** eat fresh
★ ★ FARMERS' MARKET ★ ★



SUNDAYS
11am-2pm

FRUIT • VEGETABLES • EGGS • MEAT
MILK • CHEESE • YOGURT
HONEY • MAPLE • JAM • BREAD • BAKED GOODS
HERBAL TEA • KOMBUCHA • WINE • HARD CIDER
PASTA • PREPARED FOODS
PERSONAL CARE PRODUCTS • PLANTS • FLOWERS
ARTISAN CRAFTS & MORE!

OUTDOORS

May 1 through November 13
A. Dorrer Drive
Callicoon Creek Park

INDOORS

Starts November 20
8 Creamery Road
Delaware Youth Center

CALLICOONFARMERSMARKET.ORG
info@CallicoonFarmersMarket.org
☎ 866-270-2015 Rain, Snow or Shine

Licensed driller serving NY, NJ and PA

PETER A. KESTLER

WELL DRILLING

Since 1967

"Water when you want it!"

Shohola, PA
570-559-7596

CLEAN • COURTEOUS • HONEST

Narrowsburg ELECTRIC

(845) 252-6640
ALL CALLS RETURNED



SATURDAYS

THROUGH OCTOBER 29 • 10AM-1PM
OPEN RAIN OR SHINE

Educational Events & Demos presented by
The Barryville Greenmarket Foundation, LTD.

FEATURING

Laura Silverman • Danielle Gaebel
SC Master Gardeners' & More!



FARMERS' MARKET

CHECK WEBSITE FOR EVENT DATES & DETAILS
www.BarryvilleFarmersMarket.com
3385 Route 97, Barryville (behind River Market)
Sponsored in part by River Market & AKT Excavating



PA #022366

*Michael Parker
Custom Carpentry*

NEW HOME • ADDITIONS • REMODELING
WINDOWS • DOORS • DECKS • TRIM

(570) 559-7583

Continuous Service Since 1930

FRITZ BROS., INC.

WELL DRILLING • WATER SYSTEMS
PIPES AND FITTINGS • SALES & SERVICE



570-253-2660

Fax 570-253-4788



Cliff Street & Route 6, Honesdale, PA



TIFFANY ANN

REAL ESTATE CO.

845. 887. 6100

8870 state route 97 . callicoon, ny



YOUR PERSONAL PARK

5.7 acres : 3BR : 2.5 Bth : Callicoon, NY
\$275,000 : MLS # 40365

TEXT 82SERENITY TO 555888



A CLEAN SLATE

250 subdivided acres now available
Callicoon, NY

TEXT 1100ACRES TO 555888



HOMES FOR RENT

2 - 4 Bedroom Homes for Rent, Private with
beautiful views : Hankins, NY

TEXT RENTALS TO 555888

845.887.6100



**HIDDEN VALLEY
RV PARKING**

Full hook up with 30 & 50 Amp service, all size
coaches welcomed, tow trailer parking, easy
dump station

TEXT HVRV to 555888

www.tiffanyanncorp.com

Window glazing

Part of the art of fixing an old window

By Ramona Jan

About 20 years ago, when I first moved into my 1915-built home, nearly all of my windows were inoperable. Sash cords were broken, and there was something called glazing that was missing. (Glazing? Coming from the city, I'd heard of hazing but not glazing.) I was under pressure to replace rather than repair them from practically every carpenter whom I consulted.

In researching replacement windows, I discovered that quality wooden ones matching my chestnut trim would cost upward of \$800 per window. A friend and former glazier (someone who repairs all manner of old windows) explained to me that my windows were made of "virgin" forest and were therefore stronger than any windows (even the expensive ones) made today. He told me that I also had something called "float glass"—a wavy pane made by floating smelted glass on a bed of molten metal. I already loved my float glass because it glistened in the sun. And I soon discovered that contemporary float glass costs over \$50 per square foot.

My glazier friend stressed that my wooden windows were worth repairing. After all, they had already lasted almost 100 years, and he promised that "with a bit of inexpensive re-rope and glazing they'd be like new again." I spent that summer under his expert tutelage restoring more than 230 separate panes of glass on my property—outbuildings and all. Afterward, neighbors asked me to fix their windows, and suddenly I was a stay-at-home mom with a small word-of-mouth business. Since that time, I've restored hundreds of windows from Honesdale, PA to Walton, NY, including the Blue Victorian in Jeffersonville, NY, an abolitionist house in Honesdale and many other historic buildings.

To glaze your windows, you will need the following:

1. A narrow putty knife, a mini-flat bar and/or a 5-in-1
2. Oil-based putty (Hardware store item. Note: Water-based putty in a tube won't last as long, and the application is different. I use the oil-based putty because it's traditional and more professional.)
3. Mineral spirits
4. A small hammer

Step One

Remove as much of the old putty as possible by gently chipping away at it. Much of the old putty will just fall away in your fingertips or by using a putty knife, mini-flat bar or five-in-one (as pictured). For the tougher spots, lightly tap the top of your putty knife, flat bar or 5-in-1 with a small hammer being very careful not to hit the glass. Occasionally there will be spots that are "petrified" and will not come off. You can leave those alone—just chip around them. Once you have all or most of the putty removed, you are ready to glaze the window just as it was originally done in the factory.

Continued on page 28



Photos by Ramona Jan

Tools you will need: a 5-in-1, left, putty knife and mini-flat bar



Old glazing is removed using a mini-flat bar.



A small hammer and 5-in-1 are used to remove putty.



RESTAURANT & SHOPS

- Open 7 Days a week
- Burgers, Grilled Sandwiches
- Fajitas, Specialty Salads
- Quesadillas, Steaks, Pastas and more
- Outside Patio Dining
- Tourist Information Center
- 1800s School House
- Koi and Duck Ponds
- Full Service Pub with Daily Drink and Food Specials

Serving affordable meals since 1966

www.applevalleyrestaurant.com

Route 6, Milford, PA
570-296-6831

ESSELMAN PAVING

Blacktopping Lake Huntington, NY

845-932-8541 • 845-932-7829



**AMERICAN
SPORTSMAN
FIREARMS, LLC**
★ LICENSED FIREARMS DEALER ★

BUY ★ SELL ★ TRADE

Patrick Rotondo
americansportsmanfirearmsllc@gmail.com
Now selling hunting & fishing licenses

ALWAYS CALL FOR AN APPOINTMENT
845-798-0365

BILL'S HEATING & A/C
QUALITY SERVICE. FREE ESTIMATES

SPECIALIZING IN:
NEW CONSTRUCTION • RETROFITTING • REPLACEMENTS
CENTRAL AC SYSTEMS • HOT AIR FURNACES
HOT WATER BOILERS • HUMIDIFIERS • CENTRAL AIR CLEANERS
HYDRO AIR SYSTEMS • CUSTOM DUCT WORK

844-252-7197    • Billshvac1@gmail.com

Peters
Plumbing & Heating
North Branch, NY 

845-482-5452
Bob Peters, Owner



**GLENN L. SMITH, P.E.
CONSULTING ENGINEER, P.C.**

P.O. Box 156
533 Broadway, Monticello, NY 12701

Ph: (845) 796-2216
Fax: (845) 796-2716
Email: gsmith.pepc@verizon.net

Glenn Smith
President

22413

**THE
VELVET
MAPLE**
≡
HONESDALE PA

**NEW FASHION & HOME COLLECTION CURATED BY CATSKILLS EXPAT
OPEN DAILY CLOSED TUESDAY**

**968 MAIN STREET HONESDALE, PA 18431
(570)-251-7900**

**FOR DAILY UPDATES FOLLOW US ON INSTAGRAM & FB
@THEVELVETMAPLE**

**TOP TO BOTTOM HOME CONSULTATIONS
& RENOVATION SERVICES AVAILABLE
EMAIL: VELVETMAPLELIFESTYLE@GMAIL.COM**

SIMPLE. HONEST. DESIGN.

WINDOW

Continued from page 26



Create the “worm” by rolling the putty between your palms.

Step Two

Putty coming out of a container will need to be warmed with your hands. Make a “worm” by rolling the putty in between your palms. The worm should be about a quarter inch in diameter and as long as one edge of one pane of glass.



Painting the crevice is not mandatory, but some say it gives the putty a better hold.



Using your fingers, press the worm into place.

Step Three

Place the worm along the edge of the glass and gently press it into the crevice between the glass and the window cavity as shown. You may use your fingers and then one of the knives to press the putty into the cavity. (Optional: Some say that painting the cavity with a water-based exterior paint before applying putty will give the putty a better hold.)



The worm is pressed into place with a putty knife.



The knife of choice is dipped into the mineral spirits.



The worm is smoothed with mineral spirits on a knife.

Step Four

Dip your knife of choice into the mineral spirits and use it to smooth the putty. The mineral spirits will soften the putty. The putty should be carefully smoothed and pressed into an even line from point A to Z. It takes a bit of practice. (Check your work by looking through the window from the other side, the putty should not show!)



The finished product

Oil-based putty takes a few weeks to dry but, once dry, it will last for decades. When dry to the touch, it's recommended that you paint it to seal the job and then clean the glass.

Bill Cole

Davis R. Chant Realtors-Milford

106 E. HARFORD STREET
MILFORD, PA 18337
Office - (570) 296-7717 ext. 122
bcole@chantre.com



2+Acres Glen Spey NY Completely Renovated

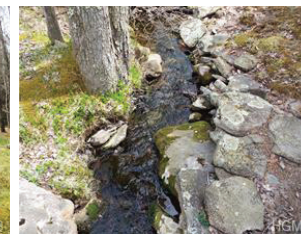
New Kitchen, Upgraded Bathroom, New 600Sq Ft Deck, New Roof, All Freshly Painted New Energy Efficient Windows, Hard Wood Floors, LR, EIK, 2BR, 1 Bath plus a 14 X 27 Bonus room on second floor



\$139,000

3+ Acres Woodridge NY Totally Secluded, with stream

Amish Shed, long private drive way mixture of fields and woods 3BR, 1Bath, Basement **\$79,000**



Orange County Golf Carts Inc.

*Sales, Service & Rentals
XRT Utility Vehicles,
Security, Ambulance
Luxury & Custom
Golf Cart Cars
LSV Vehicles
(Street Legal)*



Phone: 845-856-4440

Cell: 914-474-1900

www.orangecountygolfcarts.com

Financing & All Major Credit Cards Accepted

5 Cortright Rd Port Jervis, N.Y. 12771

authorized
dealer

ClubCar

I recall a time when
we couldn't get
high-speed Internet
in these parts.

High speed Internet where you live.

CALL YOUR AUTHORIZED DEALER NOW!

CRONKS ELECTRONICS INC
(845) 292-5437 LIBERTY, NY

exede
INTERNET

Service not available in all areas. Minimum 24 month commitment term. \$9.99/month equipment lease fee plus monthly service fees and taxes apply. Non-standard installation may result in additional charges. Equipment must be returned upon cancellation of service to avoid unreturned equipment fees. Actual speeds will vary. Use of the Exede service is subject to data transmission limits measured on a monthly basis. For complete details and the Data Allowance Policy, visit www.exede.com. Exede is a registered service mark of ViaSat, Inc. Check exede.com for promotional offers in your area.



FROM OUCH! TO THANKS!



URGENT CARE TRANSFORMED IN SULLIVAN COUNTY

We want you healthy.®
 **Crystal Run®**
Healthcare

Crystal Run Urgent Care is open 7 days a week, 365 days a year — and is conveniently located in Rock Hill, Middletown, Monroe and Newburgh. With physicians on-site and access to in-house labs and diagnostic imaging, we'll save you an unnecessary trip to the emergency room and get you back to feeling like yourself again. Because sometimes *Whoops! and Whaa!* just can't wait.

Open Monday-Saturday 8AM – 8PM; Sunday 8AM – 6PM

Rock Hill | 845.796.5444 | Middletown | 845.703.6333 | Monroe | 845.783.6333 | Newburgh | 845.725.0111

CrystalRunHealthcare.com