

JUNE 2022 | DAILY JOURNAL

# HOME TRENDS

## MAGAZINE

### concrete options

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WINDOWS: Choosing treatments // GARDENS: Growing in the city

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# Colorful concrete

Explore interesting patterns and colors for your hardscapes.

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It might be time for a cleaning and update.

## HOME TRENDS MAGAZINE

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# STYLISH HARDSCAPES

Customizable concrete offers a variety of designs

BY JENN WILLHITE | PHOTOS BY ADOBE STOCK

From simplistically broom swept design to intricate wood and stone patterns or simply a basic sleek blacktop, trends in surface materials for driveways, porches and other outdoor spaces are offering a little something for every taste and vision.

It's simply a question of concrete or asphalt?

When it comes to installation, the main difference between the two is asphalt will mostly be done with a paving machine and then sprayed with seal coat, says Michael Priddy, owner of Man of Concrete in Whiteland. Concrete is poured from a concrete mixer then finished to the desired appearance and there are many.

However, first things first.

When weighing the pros and cons, concrete definitely requires less maintenance over its lifetime.

"A power wash and sealer every two to three seasons and you're good," Priddy says. "This protects your finish and stops oils, dirt, etc., from penetrating the concrete."

Yes, concrete is remarkably porous and that can certainly be to its detriment. As for asphalt, well, it requires a yearly seal coating to keep it looking nice.

With asphalt, what you see is what you get. No room for interpretation or reinvention. And there's also that wrapping thing it can do around tires, especially heavy equipment and tractor tires, due to its malleable nature that worsens with heat.

Opting for concrete allows for creative expression that, these days, is achieved through color and a plethora of stamps and finishes.

Normal concrete offers value in its simplicity when it comes to installation, finishing and maintenance. It's a trifecta. However, more homeowners are requesting intricate designs for their driveways and porches, says Eric Martin, co-owner of Concrete Indy.

When the concrete truck shows up, powder-release bags of color are poured into the concrete to create a single color.

"Once it is whatever color they want, we get it down and flat," Martin says. "Then we hit it with whatever stamps the customer wants, like a seamless pattern that makes the concrete look like a giant rock or stone. There are also more intricate stamps that make it look like pavers."

Once the concrete sets for a bit, the stamps are tamped down making impressions in the surface. The concrete surface will essentially take on the texture that is being applied, Martin says.

This isn't a process where stamps are placed haphazardly, though. Depending on the pattern, the stamps must be laid down in a certain order across the space.

"Now you have your texture and base color," Martin says. "So now you hit it with an antiquing agent, which makes the grooves darker, creating depth. Usually we use a charcoal, that way when the surface is dirty, it doesn't show in those crevices."

In some areas the antiquing agent and concrete color mixture will mingle creating a two-toned effect, he adds.

As far as budget goes, laying concrete for a simple finish with no



*Continued on Page 7*

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frills runs about \$12 a square foot. Add in color and stamping and you're looking in the neighborhood of about double that, Martin says.

Some of that added expenditure goes to purchasing the color and stamp rental, he adds.

Another popular concrete finish is called a sand matrix, Priddy says.

"It is essentially the same idea as exposed aggregate," Priddy says. "But instead of exposing stone, you're exposing the sand only."

Homeowners entertaining getting an asphalt driveway may be hard pressed to find a contractor, Martin cautions.

"It is hard to find asphalt contractors to do that," he says. "In the concrete world, we want to be above 250 square feet for a driveway. Most driveways are about 1,000 square feet."

No matter the age of concrete, whether it is one month old or one decade, expect some type of minor cracking, Priddy says.

A reasonable, expected lifespan for a typical driveway is about 15 to 25 years with appropriate upkeep. However, time does pass and concrete will degrade. Fortunately, the signs of wear are fairly obvious and you're likely going to know when it is time to replace it.

Concrete that is experiencing issues will noticeably shift, large cracks can appear, and the surface will flake heavily, Priddy says.

Unlike asphalt, which can be patched, concrete is more difficult to repair, Martin says.

Concrete caulk is a quick remedy for superficial fractures. It is when those fractures become deep fissures and breaks that trouble develop.

As concrete begins to disintegrate its top layer will become loose and begin to pit and pop. In addition to age, using salt to treat ice and snow on concrete hastens the deterioration. Additional foes of concrete include water (especially standing water), tree roots and a poor base.

Whenever new concrete is poured over old, any imperfections and issues in the foundational concrete will surface with time.

Existing landscape is also a consideration.

"If a customer has an elevation issue where there is a severe slope, the water can sometimes wash away some of that base," Martin says. "If the base is getting washed away that will cause an issue for the concrete, as well."

Martin and Priddy agree that customers should do their homework when shopping for a contractor or company.

It's generally a good idea to avoid contractors who demand full payment upfront, they say. And that contractor who is a bit too eager when he says he can be at your house tomorrow or just happens to not be that busy is probably not the one you are looking for.

"This time of year, a quality concrete contractor should be very busy," Priddy says. "And, most, overly booked."

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# BABY SAFE

Prepare your home for your little one's explorations

BY FAMILY FEATURES | PHOTO BY UNSPLASH

Your little one's on-the-go adventures mark a huge milestone for his or her development and your family. Before you allow your baby to trek freely from room to room, get your home ready for a child on the move with these safety steps and precautions:

## PREPARE BEFORE THE BIRTH

First-time parents are likely to embark upon a new life filled with late nights, sleep deprivation and a world of stresses they've never experienced or considered. Prepare your home before the baby is born to avoid the panic of waiting until the last minute.

## TOUR LIKE YOUR TOT

The first step toward ensuring your home is ready for a mobile child is to see the world from the same level. Take a crawling tour around your home to see things that may be in the way or discover hazardous items that are within easy reach. Use all of your senses to assess any potential dangers.

## LATCH IT UP

Protect your little one from sharp objects and heavy items by installing child protection latches on all cabinets and drawers. For an added layer of protection, keep any sharp

objects and harmful chemicals in high places only adults can reach.

## EVALUATE LEANING OBJECTS

Bookshelves, bedside tables and the items placed on them, such as television sets and other large appliances, can be a threat to the safety of a small child trying to pull him or herself up and balance on two feet. Ensure these items are properly secured or keep them put away unless in use to avoid them being pulled on top of your child.

## OTHER SAFETY MEASURES

To properly prepare your home for a mobile child, don't forget to take steps such as:

- Covering electrical outlets with safety plugs.
- Placing safety gates at the top and bottom of staircases
- Installing fireplace screens.
- Adding foam padding to sharp furniture corners and edges.
- Placing a soft cover over the bathtub waterspout.
- Removing blinds with looped cords or installing safety tassels and cord stops.
- Stocking your first aid kit.
- Putting non-slip pads under rugs.



# Antique

Bygone-era furniture is new again, stylish, g

BY KIM COOK/ASSOCIATED PRESS | PHOTOS BY ASSOCIATED PRESS



Chic

n, green and available

Antique furnishings have always had appeal. But today's supply-line problems and sustainability concerns have boosted their popularity even more. Antiques are accessible, available at auctions, antique shops and estate sales. If you're buying them online, make sure it's a reliable auction site to avoid fakes. And learn how to spot any inconsistencies in a piece's stated age. Designers say vintage pieces can work well with any style and go nicely with modern ones. The contrast adds character to a room. Some people are even furniture flipping. They find an old piece, fix it up and then sell it for a higher price.

There's always been a taste for antique furnishings. These days, a widely acquired taste.

Antiques are hot partly because of supply chain delays and higher prices for many custom or mass-market pieces. There's also the public's turn toward sustainability: Environmentally-conscious buyers are averse to throwaway furniture, and are trying to reuse and recycle.

And as always, pop culture plays a role. Period-specific shows like "Bridgerton," "Downton Abbey" and "Outlander" have given the styles of bygone eras a romantic glow. "Mad Men" stoked a hot market in midcentury modern furniture. And designers cite renewed interest in '70s and '80s decor, too.

It's all led to crowds of designers and regular people at auctions, antique shops and estate sales. Online platforms, like vintage furniture retailer Chairish and collectibles site 1stDibs, also say sales are up.

The good news from a design perspective is that it's easy and trendy to blend antiques into any room and mix them with pieces from any era, designers say.

A classic 18th century cherry dresser might be given glamorous, brushed-copper modern handles. A curvy '60s floor lamp might light a room wrapped in prim Laura Ashley wallpaper.

More 20th century vintage pieces are popping up, whether it's a finely carved Edwardian side table, a Le Corbusier chaise, a Pop Art-era mirror, or something as charming and small as a vintage book or ceramic.

The variety of old stuff is swelling beyond the boundaries of "traditional" décor. And a mix creates interesting stories in a room.

### ANTIQUES AFICIONADOS PAST AND PRESENT

Designers who became famous for expertly blending periods include Billy Baldwin, whom Architectural Digest called "America's dean of interior decoration in the 1950s and 1960s." He created swanky homes for society figures, and favored a mix of modern and antique furniture. Baldwin said an older piece "gives a room flavor."

Jay Spectre, known for sleek, dramatic interiors, was enamored of Art Deco. And female decorators like Elsie de Wolfe and Sister Parish excelled at giving elegant, turn-of-the-century European furniture room to breathe in light-filled modern spaces.

Today, designer Kelly Wearstler, for instance, brings an adventurous style to homes as well as to boutique hotels.

"My aesthetic is about mixology; always something old and something new, raw and refined, masculine and feminine," she says.

Georgia Zikas, a designer in West Hartford, Connecticut, says modern art and an achromatic rug create a nice foundation for mixed furniture styles and dispel any dowdiness.

An example of an easy update: One of Zikas' clients had a beautiful pair of vintage, crystal, Waterford lamps from her mother. They replaced the dated pleated shades with crisp, white, tapered ones

*Continued on Page 13*

Left: A living room by Georgia Zikas, a designer in West Hartford, Conn. Designers say vintage pieces can work well with any style. (Jane Beiles Photography). Page 13: Mary Maloney of Bee's Knees Interior Design in Hopkinton, Mass. reawakens old wooden furniture by painting it in cheery hues. (Kyle Caldwell Photography)

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## REGIONAL ACCENTS

Different parts of the country seem to lean in certain directions concerning antiques.

“For example, in the South, where I’m based, French antiques are most coveted because of our historically French heritage,” says Lance Thomas, lead designer at Thomas Guy Interiors in Lake Charles, Louisiana.

“I’ve found that coastal cities like West Palm Beach in Florida, and Malibu in California, gravitate toward vintage and antique Italian contemporary pieces. The Midwest leans toward American antiques.”

Thomas says more clients than ever are asking for antiques. He and his team recently took a two-week buying trip to France to seek them out.

## HOW TO BUY

If you’re purchasing antiques sight unseen, Thomas says, use a reliable auction site.

“There are some very good fakes, and reproductions that would fool even the most experienced buyers,” he says. “A reputable auction site will usually vet and list whether or not the item is authentic.”

Some of his tips for identifying true antiques: With mirrors, “pay attention to spotting. Old mirrors were made of tin and mercury or silver, and over time have oxidized to create a waviness and splotching on the front. This patina is a good sign that it’s an antique.”

For cabinets and dressers, check how well they’re constructed. Look at the back of the piece, where it’s less likely to be painted. “Are there dovetail joints rather than well-hidden Phillips screws? And look for the hinging mechanisms — are they hand-forged or machine-made?” says Thomas.

Carved and painted details can help confirm a piece’s age because they indicate the furniture-making capabilities of the era.

“Many pieces in the 18th century will have similar embellishments to those of their 20th century counterparts. But the precision and exactness improved drastically between these two time periods,” says Thomas. Curvy floral details, for example, probably won’t be as rounded on an 18th century piece, because they didn’t have the tools to create a perfect curve.

Beau Ciolino, who with Matt Armato wrote the new book “Probably This Housewarming” (Abrams), recommends the app [www.estatesales.net](http://www.estatesales.net) to get alerts about sales in your area.

“The best part about antiquing is that it can be so accessible,” says Ciolino. “While the old-school auction houses have a reputation for fine antiques, we also love perusing Facebook Marketplace, Craigslist, consignment stores and estate sales.”

Other options include EBay, Etsy and ZZ Driggs, which both sells and rents vintage furnishings. You might not be able to swing the \$3,000 for a James Mont Art Deco leather lounge chair, but maybe you can afford its \$75 monthly rent for a year.

One source that used to be reserved for the design trade has opened its doors to the public in New York City. The Gallery @ 200 Lex is 33,000 square feet of vintage and antique furniture from dozens of dealers. You can also see what The Gallery’s dealers have posted on Incollect.



## FURNITURE FLIPPING

Ciolino and Armato say they’ve seen a “furniture flipping” trend.

“While house-flipping may require a large amount of cash and time, many furniture flippers are taking worn pieces and either revitalizing them to their original glory or creating a completely new piece by re-staining, painting and replacing the hardware, and then selling them or keeping them for their own homes,” says Ciolino.

He says it’s usually best to leave reupholstering to the pros.

Wooden items, especially those without intricate details, are perfect for beginner DIYers, says Armato. “Dressers or side tables can typically use just a light sanding, paint or stain if you like, and a coat of sealant like clear enamel or linseed oil. Some metal pieces like outdoor iron chairs are also very DIY-friendly.”

Mary Maloney of Bee’s Knees Interior Design in Hopkinton, Massachusetts, reawakens old wooden furniture by painting it in cheery hues.

“My mom taught me how to spot great pieces in need of a little love and reinventing,” Maloney says. “I still treasure my first purchase — a sweet little dresser that I found on an antique excursion with her over 40 years ago. When I was updating our guest bedroom, I painted it a sunny yellow.”

Antique furniture usually needs a gentle overall cleaning before any removal or covering of unwanted scuffs and scratches. Unless antique lamps have already been rewired, it’s best to bring them to a pro. And you’ll probably want to update the shades.



# GET GROWING

Gardens in the city are possible with planning

BY FAMILY FEATURES | PHOTO BY PIXELS

Urban living and lush gardens aren't as mutually exclusive as one might assume. In fact, it's possible to cultivate thriving gardens in even the smallest spaces.

The first step toward creating a successful small garden space is planning. Sketching out your garden area with a clear understanding of the actual dimensions is important. This allows you to allocate adequate growing space for the vegetation you choose and prevent overcrowding.

Part of your planning should also take climate into account. If the sun reaches your garden area, knowing what time the sun typically hits matters. Some plants are poorly equipped to handle the strength of direct afternoon rays.

Other matters to consider are the soil quality and whether it is adequate to nourish vegetation. If not, you may need to excavate and refill your planting areas with nutrient-rich gardening soil. Access to water is also a concern; if you'll be forced to water by can, avoid choosing plants that would better benefit from a thorough hose soaking.

As you begin planning the actual contents of your garden, don't hesitate to blend edibles with beauty. Many herbs offer attractive textures and colors that can add variety to a colorful selection of flowering plants. Edible plants such as strawberries offer color from blooms (and later brightly hued fruit), as well as trailing greenery that looks pretty along the edges of potted containers.

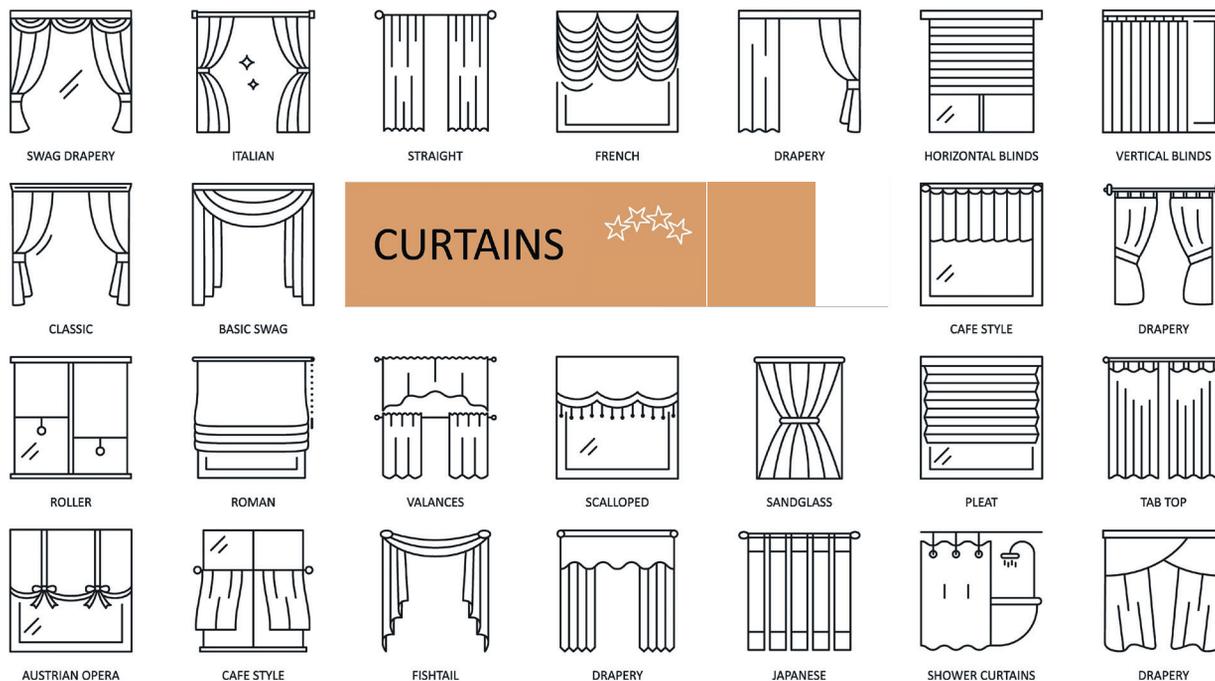
If your goal is color, give consideration to the blooming season for your selected plants. Unless you plan to enjoy your garden for just a short season, choose a variety of plants and flowers that bloom throughout your region's entire growing season.

Especially in the smallest garden spaces, it's smart to make the most of vertical space. Use a trellis or other structure to encourage vining vegetation to grow upward rather than outward. Hanging baskets or buckets are ideal for inverted growth of plants such as tomatoes or peppers, and shelving or tiered plant stands are handy for creating more plant real estate in smaller garden spaces.

Beautiful gardens need not be limited to those with expansive lawns in rural communities. Though smaller in scale, urban gardens can deliver equal beauty and a surprising volume of edible bounty with proper preparation and design. Find more tips at [eLivingtoday.com](http://eLivingtoday.com).







# Freshen up your rooms with new window treatments

BY MENARDS | PHOTOS BY ADOBE STOCK

Window treatments become tired looking after several years of sunlight and use. If your window treatments are due for an update, replacing them is one of the easiest home improvement projects you can do yourself, and it's also one of the most noticeable and least expensive. By swapping out the old for the new, you can give your home an update without breaking the bank.

## BLINDS/SHADES

Precut blinds and shades are available in a variety of styles and colors to complement your décor. Options include aluminum blinds, cellular shades, faux wood blinds, natural shades, roller shades, vertical blinds and vinyl blinds of which all could potentially be cut to custom width.

## CUSTOM BLINDS/SHADES

Custom blinds and shades are made to fit your window based on the measurements you provide and also come in a variety of styles and colors.

## DRAPERY

Accent your windows with a selection of drapes available in a variety of styles, color and sizes to fit any window. Pan-

els, scarves, tier sets and valances are some of the options you might consider. You can complement your drapes with decorative drapery hardware available in a variety of finishes and designs. You could also consider tie backs, cord cleats, rings and a few other options to complete the job.

## WINDOW FILMS

You can provide privacy, glare control or decorate with window film or other applications. Frosted window film, mirror window film, black window film and decorative stickers can add a nice touch to the project.

## CARING FOR YOUR BLINDS

Two-finger or seven-finger blind cleaners can be used to keep your blinds looking their best. Household cleaners and a basic washcloth are also options.

## BE PREPARED

When planning your project, your supply list should include a tape measure, screwdrivers, wall anchors, screws, drills, cleaning tools and accessories. Don't be afraid to make changes with the seasons to create a pleasant living environment for your family and friends.



# PAINTING A PICTURE

Use skillful landscaping to enhance curb appeal

STORY AND PHOTO BY STATEPOINT

One of the best ways to achieve instant curb appeal, according to the experts, is to effectively layer shrubs, plants and flowers in your front yard. Doing so can create a cohesive visual experience that naturally guides visitors to the front door.

Landscape designer Doug Scott describes plant layering in art terms: “Just like in a painting, you need to have a background, a middle ground and a foreground. Each layer serves a purpose, and there’s no more important place for them to be on full display than your home’s entrance.”

To help homeowners understand the purpose of plant layering and identify the best types of plants for each layer, Scott has joined forces with Exmark, a leading manufacturer of commercial mowers and equipment for landscape professionals and serious DIY-ers. Here they break it down for you:

1. Background: The background layer should consist of taller evergreen shrubs to ensure that no matter what’s in front of them, you and your visitors will always have something green to look at. This layer provides a cohesive backdrop and a bit of living

color in every season.

2. Middle Ground: Here’s where to step it down a notch in height and add interesting shapes, colors or stripes that provide contrast against the darker green of the background layer. Herbaceous perennials, like lavender, are a good choice for this purpose.

3. Foreground: Finally, the foreground layer should help transition the planting beds to your lawn space or sidewalk, and should therefore be lower than the back two layers. It’s also where you can keep things fresh and get your hands dirty throughout the year by changing out annuals with the seasons. Or, if you want a lower-maintenance entrance, you can choose smaller perennials, evergreens or creeping ground covers. Use the foreground layer as an opportunity to add pops of color at ground level and draw attention to your home’s entrance.

Scott lays out a few other important tips to keep in mind:

- Choose plants consistent with your home’s style. For instance, if you have a craftsman home, you should probably skip tropical plants. Or, if your home is more

minimalist, avoid an overabundance of different plants.

- Don’t obstruct views of your front door from the street with plants. Likewise, visitors shouldn’t have to maneuver around plants as they make their way down the sidewalk. Neither is convenient or welcoming, so you’ll either need to keep pruning plants to size, or choose plants that won’t overgrow their space without a ton of pruning.

- To make your entrance “the star” it should be, the plant material in the rest of your front yard shouldn’t be distracting. Rather let it frame the intended view.

Scott offers more plant layering tips in “Making an Entrance,” a recent episode of “Done-In-A-Weekend Projects,” an original series from Exmark. To watch the video, visit Backyard Life, which is part of a multimedia destination with a focus on helping homeowners make the most of outdoor spaces. There you can also download additional tips and view other Exmark Original Series videos, including “Dream Yards,” “Living Rural,” “Prime Cuts” and “Done In a Weekend — Extreme Projects.”

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