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A 1930s “Modern” Colonial

160 Winchester Street

The Maplewood neighborhood is famous for its ornate Tudor and Queen Anne mansions built on tree-lined boulevards. But after World War I, smaller, more modest houses were cropping up on the neighborhood's residential streets. Houses like the American Colonial at 160 Winchester Street reflected Americans' growing desire for smaller houses with cleaner lines.

Built in 1930, this truly American house has narrow eaves and a modestly pitched roofline—a stark contrast to its late 19th century “cousins.” The exterior is fresh green trimmed with crisp white. A large front porch, a perfect place to relax with a good book, welcomes you in. Once inside you notice the house's stunning original details that are repeated throughout the house. Oak hardwood floors and gumwood moldings—all perfectly preserved—are the stand out features of the living and dining rooms. The kitchen of this period house is completely updated with new oak cabinetry, countertops, and appliances, but it retains its original oak floors as well. A stairway with vintage pedestal detail leads to the second floor.

Upstairs, the three bedrooms reflect the same period detail as the first floor including original oak doors and brass doorknobs. The two larger bedrooms have closets. The full bath has been updated with new fixtures

and a tiled floor. A stairway from the upstairs hall leads to the third floor that could be used as storage, a fourth bedroom, or other future expansion space. The house's mechanics are in the full basement as are the laundry, workshop, and half bath. Outside, the possibilities are endless for the huge backyard. Shaded by an enormous maple tree, the yard is large enough for neighborhood parties and family picnics as well as recreation space for the whole family.

Today Maplewood is alive with community spirit. The neighborhood association sponsors an annual rose festival in the Frederick Law Olmsted designed Maplewood Park. Horticulture workshops, wine tastings, jazz, and, of course, 270 varieties of roses are the highlights of the event. Maplewood is close to the High Falls area of downtown, Seneca Park, and the Genesee River Trail. It is served by the Rochester City School District, and Nazareth Academy and Aquinas Institute are nearby as are several houses of worship.

The 1,303 square foot house is listed at \$79,900 with taxes of \$2,500. Call Jeremias Maneiro of RE/MAX Realty Group at 585-202-6612 for a tour.

by Bonnie DeHollander.

Bonnie is a Landmark Society volunteer.