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Plentiful Plantings in Beechwood

1081 Bay Street

This handsome house on the southwest corner of Bay and Varden Streets typifies the character of Rochester's Beechwood Neighborhood: an area of solid historic homes built in the 1920s. Past owners of the 1,392 square-foot home have thoughtfully maintained the property, carefully retaining its original fabric inside and out. The 1923 American Foursquare style residence is clad with wood clapboards and features a spacious front porch with flared columns and a railing with wide balusters. But perhaps more notable is the lush and well-designed landscape behind the picket fence that surrounds the house. Mature trees and shrubs, including yews, lilac, rhododendrons, and a large variety of perennials enhance and provide privacy to the property. One enters the house via a stone walkway lined with flower beds. From the welcoming sitting porch, walk through the front entrance, a wood and glass door featuring stained glass windows in dragonfly and floral designs on the top and bottom. Inside, one can't help but notice the warmth of the gumwood trim and hardwood floors throughout.

The large living room to the left of the entry stretches the entire length of the house and is notable for its long bay of six double-hung windows providing plenty of natural light, which is tempered by the trees and shrubs that offer privacy from the side street. A brick wood-burning fireplace is opposite while built-in bookcases flank the front facing window. A wide opening leads to the formal dining room and a powder room. The cheerful

kitchen features beaded-board paneling and attractive built-in open shelving for storage of kitchen items or decorative objects. The checker-board linoleum floor is both colorful and easy to maintain.

The second floor contains three bedrooms, all with closets, with the large master bedroom overlooking the backyard and gardens. The full bath has been attractively updated, but still retains the original black-and-white tile bathtub surround. Typical of this era is the hall's full-length linen closet. A staircase leads to the unfinished attic with plenty of precious storage space. Finally, the property contains the original one-car detached garage and concrete driveway off Varden Street.

Bay Street forms the northern boundary of the Beechwood Neighborhood, which runs along Culver Road on the east and Atlantic Avenue on the south. Among the many neighborhood assets are The Dazzle School of Visual and Performing Arts, the Museum of Kids Arts, and The Mayor Thomas P. Ryan, Jr. Community Center and Library. With the area adjacent to the Culver/Merchants area, one isn't far from a variety of choice restaurants, shops and other amenities. This property has much to offer and is available at \$84,900. Contact Stephen Wrobbel (585-734-2583) at Howard Hanna Real Estate Services.

by Ann Parks

Ann is a Landmark Society volunteer.