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A Fashionable Foursquare in Upper Monroe

168 Crosman Terrace

In the mid 1800s, Rochester was a mecca of horticultural development. While George Ellwanger and Patrick Barry were captains of the city's burgeoning nursery business, Charles Crosman staked his claim in the seed business, founding the Crosman Seed Company in 1838 in what is now the Upper Monroe Neighborhood. By the early 1900s, Crosman's extensive seed gardens were surrounded by residential properties like the lovely Foursquare at 168 Crosman Terrace.

Built in 1915, the house is located on a quiet tree-lined street just a short walk from the original home office of the Crosman Seed Company. With its hipped roof, dormers, and overhanging eaves, the exterior is classic Foursquare architecture. A friendly front porch welcomes you in.

Inside the foyer, you notice the house's striking period details—hardwood floors, bay windows, and leaded glass windows. The focal point of the spacious living room is a gas fireplace flanked by leaded glass transom windows. A bay window overlooks the shady front yard. Another bay window and a stunning chandelier and matching sconces highlight the elegant dining room—an ample space for dinner parties or large family gatherings. French doors open to a charming sunroom that overlooks the fully-fenced back yard. The kitchen in this period house has been completely remodeled. Oak cabinetry, stainless steel appliances, and a built-in office area bring this

kitchen up to 21st century standards. Patio doors open from the kitchen to a huge deck with privacy from a mature wisteria vine. A half bath completes the first floor.

From the foyer a Craftsman staircase leads to the second floor with a stop on the landing to view two full size leaded glass windows. The updated master suite with its vaulted ceiling and tiled en-suite bath are unexpected surprises in a 1915 house. Three additional bedrooms, each with a closet and an updated full bath, open from the upstairs hall. An unfinished third floor provides expansion space while the basement below houses the laundry, the house's mechanics, and storage space. Outside, the garage has room for two cars.

The Upper Monroe Neighborhood's horticultural heritage is alive and well. Each spring the neighborhood holds a plant sale at New Life Presbyterian Church, and the neighborhood was instrumental in establishing the Wide Water Community Garden—the largest community garden in Rochester. And each summer residents trek to the nearby Monroe Village Farmers' Market for fresh produce.

This 2,066 square foot house is listed at \$234,900 with taxes of \$5,680. Call Debbi Jacob of Nothnagle Realty at 389-4019 for a tour.

by Bonnie DeHollander

Bonnie is a Landmark Society volunteer.