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A Tucked-Away, True Bungalow

34 Winans Street

What is a bungalow? The term is often used to describe many different styles of homes that sport Arts and Crafts details. However, a true home from the bungalow-boom period offers something more specific. Simplicity and a sound design that provides a great room flow, coupled with an affordability that still allows for some artistic flourishes. That's what drew so many to build in this style, and why you'll often find clusters of bungalows scattered across the neighborhoods of Rochester. True bungalows offer a unique layout and living style that sets them apart. 34 Winans Street, built in 1920, is a perfect example of the modest Rochester bungalow.

The hipped roof, which is a recent full tear-off and replacement, caps the classic low-slung profile of this style home. A welcoming front entrance, featuring the original wood-and-glass front door, is accessed through an enclosed front porch that extends the width of the home.

Inside, the first floor living areas have an open, airy feel that make the most of the modest square footage. Gumwood trim and hardwood floors that retain their original glimmer wrap around a spacious living room. A well-preserved brick wood-burning fireplace sits on the west wall, allowing for flexibility of furniture arrangement.

The remodeled kitchen has been updated to maximize functionality and convenience while retaining a connection to the simple artistry of the original bungalow features. A breakfast bar adds additional seating, but also allows space for dining options, such as a small dining table set. A charming set of built-in drawers and shelves provide additional storage space.

The first floor also features a recently updated full bathroom and a first-floor bedroom that could function as an office space.

On the east side of the living room, beautiful French doors grant access to the stylish staircase and two second-floor bedrooms. Just as with the rest of the house, these rooms are cozy, quiet spaces that offer options for furniture arrangement. The bedrooms are bright and cheery, thanks to the addition of skylights constructed to match the pre-existing historic gumwood trim.

Being tucked away on a quiet side street in the heart of Charlotte has some distinct advantages. There is a real physical sense of neighborhood on these streets, and they are quiet, easily walkable, and well-shaded by rows of beautiful, mature trees. In addition, this stretch of Lake Avenue provides an eclectic mix of local businesses, including laundromats, salons, bars, restaurants, and the iconic Charlotte Furniture and Appliance.

34 Winans Street offers approximately 1,147 square feet of living space and is a bargain at \$82,900. That amazing price also includes a fully-fenced yard and two-car garage. Tours can be arranged by contacting Sam Morreale of Better Homes and Gardens Real Estate 585-451-0140.

by Peter Smith

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