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## Brick Browncroft Beauty

292 Beresford Road

During the 19th century, Rochester was widely known at the Flower City due to its nationally dominant industry of plant nurseries. The Brown Brothers Nursery was one of the largest in the city, stretching from Winton Road east to present-day Ellison Park. In 1914 Charles Brown redeveloped 300 acres of the nursery to create Browncroft, a neighborhood that is still renowned for its architect-designed houses and unique urban landscape. This stately Colonial Revival style home that Joseph and Nancy DiPasquale built for their young growing family in 1925 is no exception. Fittingly, their youngest son Raymond would go on to become the exceptional structural engineer behind all of James Johnson's most daring structures, including the Mushroom House and the Liberty Pole.

A brick walk leads to the elegant arched entry beset by two original cast-stone planters. A tiled vestibule enclosed in leaded glass gives way to the central foyer with its grand staircase, coat closet, and period-perfect powder room. Oversized stained moldings, gleaming oak floors, and exceedingly rare original decorative painted walls enhance the foyer further and carry throughout the house. The large living room to the left is centered on a broad brick fireplace and is additionally embellished by several original light fixtures, built-in bookcases, and two trios of original wood windows at either side. A generous south-facing sunroom extends the space further with thirteen windows wrapping either side of the fireplace. To the right of the foyer is the dining room with its elegant 1930s streamlined light fixtures and more elaborate

decorative painting. The oversized butler's pantry and breakfast nook provide an intimate space for a morning coffee. The large kitchen has newer appliances, plentiful neutral 1950s cabinetry, and access to the powder room, basement stair, and rear entry.

The stair landing is lit by an arched leaded glass window above one of the original furniture-grade radiator cabinets and provides access to a secluded office. The second floor beyond features three large bedrooms each with generous closets and original lighting arranged around a central hall, original shared bathroom with a tub and separate marble shower, a large linen closet, and enclosed attic stair. The master bedroom features a walk-in closet with a built-in armoire. A large sunroom is shared by the other two bedrooms.

A partially finished attic, large basement with updated mechanicals and recreation room, and two-car detached brick garage complete the property. This 2,380 square foot National Register-listed home has been meticulously cared for by only three owners during its 93 years and is eligible for 20% NYS Historic Homeowner Rehabilitation Tax Credits. Contact realtor Rebecca Keller with Howard Hanna Real Estate Services at 585-721-3391 and make it yours for \$309,900.

by Christopher Brandt

*Christopher is a member of the Young Urban Preservationists and blogs about his own historic home at [www.myprecellittlemoneypit.com](http://www.myprecellittlemoneypit.com).*