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Everything old is new

24 Rowley St.

Location, location, location! Built in 1874, the house at 24 Rowley Street has it all. Tucked on a quiet, tree lined street, it sits at the western end of the proposed Park Avenue Historic District. This District would make it possible for homeowners to take advantage of the New York State Historic Homeowners Tax Credit program, which provides tax credits worth 20% of qualified rehabilitation work done to owner-occupied homes.

Possible tax credits aside, this house is perfectly placed to enjoy all the great events and opportunities that the city of Rochester and the Park Avenue area have to offer. In addition, it has off-street parking in an attached garage for convenience and shelter from Rochester's winters.

The front yard is enclosed with a low iron fence, which adds charm and memories of its past. The back and side yards are enclosed with a taller privacy fence. There is a front porch for socializing and an enclosed side porch perfect for outdoor dining or reading. There is a mature tree in the backyard that provides a shady, serene haven. Many raised beds along the fence line and large stone slabs in the yard create an area that would require minimal upkeep while still offering multiple opportunities for landscaping, plantings, and entertainment. The privacy fence encloses the yard, making it seem like a private park in the city.

Upon entrance, there is a central hallway that opens to the living room on the right and the main staircase on the left. It ends in the dining

room at the back of the house. Touches of the house's history are everywhere. Much of the wood flooring and doors are original to the house. The living room has beautiful floor to ceiling front windows, a fireplace, and double wooden and glass doors that lead to the side deck. The dining room includes a full length wooden corner cabinet with glass paneled doors. The kitchen has been updated with tile flooring, granite counter tops, and stainless steel appliances.

The full basement has a lot of potential for creating usable space beyond just storage or laundry facilities.

Throughout the house, many windows bring in an abundance of natural light. The main staircase and upper hallways are wide and spacious. Three bedrooms and a large updated full bath complete the upstairs. The main bedroom at the front of the house features a large walk-in closet.

24 Rowley Street has 1,408 square feet and is listed at \$199,900. For more information, contact Ashley Nowak with Howard Hanna Real Estate Services at 585-472-3016.

For information on the proposed Park Avenue Historic District, you can visit www.landmarksociety.org/parkave or contact Caitlin Meives at The Landmark Society of Western New York.

by Terri Littlefield

Terri is a Landmark Society volunteer.