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## Positively pleasant on the Parkway

### 380 Seneca Parkway

Of Rochester's many historic neighborhoods, Maplewood is one of the most unique and notable. It is distinguished by its landscape, architecture, and history with its proximity to the raw beauty of the Genesee River gorge, eponymous Frederick Law Olmsted designed park, countless architect designed homes, and significant historic sites such as Kelsey's Landing and the Driving Park Racetrack. Seneca Parkway was designed by Olmsted as a grand landscaped boulevard to connect parks within the city. After its completion in the late 19th century, the Parkway quickly became an enclave of elegant residences, which form a veritable encyclopedia of 1890s-1920s residential design in Rochester. Frederick J Odenbach, longtime restaurateur of the Odenbach Hofbrau, Odenbach Coffee Shop, and many others, sought to establish himself early in his career when he had this elegant Colonial Revival style Foursquare home built for him in 1908.

The stone front porch with its classical columns looks out over the Parkway and shelters the wood paneled front door that leads to a small vestibule. Beyond is the spacious stair hall with gleaming oak floors, oversized moldings, ten-foot ceilings, a broad, but understated staircase lit by a trio of windows, reading nook, and a coat closet. The living room to the left is lit by one of the original wood-paneled bay windows and has a central Roman brick fireplace beset by two decorative leaded glass windows. Through a broad opening is the dining room with another

large wood paneled bay window and direct access to the large kitchen with its extensive 1950s cabinetry awaiting a careful touch to accentuate its mid-century modern flair. Off of the kitchen is the basement stair and large rear porch.

The second floor features extensive oversized moldings; four bedrooms, each with a closet (some lit by charming leaded glass windows) and several large original windows; and a shared bathroom with classic pinwheel tile floors arranged about a large central hall with two linen closets. The walk-up attic is partially finished with two multi-purpose rooms and a bathroom. The basement is tall and features unique original concrete room partitions. A detached two-car garage completes the property.

Although a diamond-in-the-rough, the scale, style, and charm of this 3,040 square foot house are exactly what Maplewood homes are known for. It is part of the Maplewood Historic District and is a prime candidate for the 20% NYS Historic Homeowner Rehabilitation Tax Credits to help revitalize its elegant period character. Contact realtor Eric Shaw with HUNT Real Estate ERA at 585-719-6747 and make it yours for \$99,000.

*by Christopher Brandt*

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*[www.mypreciouslittlemoney.com](http://www.mypreciouslittlemoney.com).*