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## Special house seeks special owner

2210 Saint Paul Street

If you head north from downtown, to the corner of St. Paul St. and Collingwood Dr., a special Tudor Revival home sits at the southeast corner, in a state of flux, awaiting its next owners. Built in 1925-26, 2210 St. Paul Street is a special treat, with a Tudor Revival exterior, an Arts and Crafts interior, lots of historic character, and a special situation.

The home is a Federal Housing Administration (FHA) foreclosure and is being sold by the U.S. Department of Housing and Urban Development (HUD). While it possesses a wealth of architectural details, it is a definite fixer-upper. It will require a substantial investment and expertise to bring it back to its former glory (it was virtually untouched just ten years ago) but, with the right buyer, it has plenty of potential.

The original owners were Dr. Alfred and Elizabeth Cassabeer. Dr. Cassabeer operated an apothecary out of the home, thus you'll find some unusual extra rooms and entrances on the south side of the house. Inside the front entrance is a large tiled vestibule. To the left, the jaw-dropping expanse of the living room, foyer, and dining room opens up before you. Hardwood floors, original wood and leaded glass windows, and unpainted woodwork will immediately have you hooked. The fireplace is set within a cozy inglenook, flanked by built-in shelves and set off from the rest of the room by a pair of heavy columns. An original painted frieze remains intact over the mantle.

A waterfall staircase, with original balustrade, spills out into the middle of the room, creating a dramatic portal to the second floor. Beyond the stairs is the dining room, off of which is a glorious sunroom. The kitchen needs a complete re-do but is a good size and has a cozy breakfast nook. The remaining rooms on the first floor need significant work.

On the second floor, you'll find three bedrooms and a sizeable full bath. Carpeting needs to be removed and the hardwoods need refinishing and selective replacement. The bathroom boasts original hexagonal floor tiles and subway tile.

As recently as ten years ago, the basement retained a historic billiards room with painted friezes and extensive woodwork. Much of those details have been removed although a cobblestone fireplace remains.

The property has a tidy backyard that connects to a two-car garage. It is located in the 14621 neighborhood, with the Frederick Law Olmsted-designed Seneca Park across the street and the El Camino Trail behind it. The house has 2,714 square feet. Although it is listed for only \$87,000, it will require significant investment. All offers must be submitted as sealed bids by Thursday, April 12th. Contact Jennifer Isaac (585-749-4426) with Howard Hanna Real Estate Services for more information.

by Caitlin Meives

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Five Star Bank

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