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Flower City Foursquare

19 Woodland Park

In the late 1800s, Charles J. ("C.J.") Brown operated the Brown Brothers Continental Nursery, which specialized in fruit and ornamental trees. In 1894 Brown Brothers purchased land from Steven Corwin. C.J. Brown lived in a large house at the southeast corner of Winton Road and Corwin Road (the former Steven Corwin house). By 1914 C.J. Brown subdivided his nursery property by forming the Browncroft Realty Corporation, and developed 300 acres into residential lots on Browncroft Boulevard (south side only), Corwin Road, Windemere Road, Dorchester Road, Gramercy Park, Ramsey Park, Newcastle Road, Yarmouth Road and Beresford Road.

C.J. Brown constructed streets and replaced plank sidewalks with cement sidewalks, installed sewer and utility lines, and landscaped the parkways. Browncroft Park was the centerpiece of the development, located south of C.J. Brown's home in the block bounded by Winton Road, Dorchester Road, Ramsey Park, and Corwin Road.

By the early 1900s, the area consisted of many residential properties like the well-maintained Foursquare located at 19 Woodland Park. Built in 1910, the house is located on a quiet tree-lined street just a short walk from Browncroft Boulevard. With its hipped roof, dormers, and overhanging eaves, the exterior is classic American Foursquare architecture.

The house has a vintage looking exterior with white paint and black shutters. One of the first things you will notice when you enter the house is the beautiful original hardwood floors.

The Craftsman-styled trim throughout the house has been painted a refreshing white. The front of the house features a beautiful living room with original brick fireplace and mantel. Additionally, the room features a pair of diamond grill pattern windows on either side of the fireplace. Other period features include original five-panel wood doors and built-ins. The kitchen has updated cabinets and countertops and newer appliances. A spacious dining room and half bath round out the first floor.

A hardwood staircase with a runner leads to the second floor. The master bedroom features two windows which offer the room a generous amount of light. Two additional bedrooms and an updated full bath complete the upstairs. The backyard offers privacy and a detached one-car garage.

The house features a nice front porch, a screened-in porch off the back of the house on the second story, and a new deck off the back of the house. The yard is well maintained and landscaped.

This historic home is located in the North Winton Village, within walking distance of several shops and restaurants along Winton Road as well as several nearby parks.

This 1,629 square foot house is listed at \$154,900 with taxes of \$4,772. Call Don Simonetti, Sr. of Nothnagle Realtors at 585-721-6390 for details.

by Scott Brace

Scott is a Landmark Society volunteer.