

A cooperative effort of City Newspaper and RochesterCityLiving, a program of the Landmark Society.



## Old meets new

### 42 Woodlawn Street

There's more to 42 Woodlawn Street than meets the eye. From the street, the exterior looks like any other charming late 19th century home. The inside has plenty of charm and historic fabric, to be sure, but many of the spaces have been cleverly re-worked and re-designed to give the home increased a feel that is at once both historic and modern.

The main entrance on the side of the house opens into a cozy den/family with wainscoting and a pellet stove. Through pocket doors, towards the front of the house, is a large, flexible space that is open to the main stairway and the front parlor/living room. This middle space is open and airy, with a carved marble fireplace, and is currently used as the dining room. Back through the den is a custom designed kitchen that makes efficient use of a modest amount of space. Cabinets and counter space are plentiful and a center island holds the dishwasher, sink and even more counter space for dining or meal prep. A rear stair off the kitchen leads upstairs to the back bedrooms.

A separate breakfast nook provides a panoramic view of the unusually deep and lush backyard. A rear door leads to a tiered deck, which steps down to the meandering lawn and gardens. With ten varieties of hostas, a raspberry patch, and blooming plant life all spring and summer long, this yard is an urban oasis.

Back inside, the main staircase leads past re-purposed stained glass windows, straight into the surprise of the home—a completely redesigned master suite with cathedral ceilings, laundry, built-in storage, closets, and a master bath. This unusual setup takes up the front half of the house. The rear hallway retains its original wood flooring and provides access to two bedrooms, a second full bath, and a potential office space. The narrow but charming servant's stair leads back down to the kitchen.

The home is located in the Pearl-Meigs-Monroe neighborhood, less than a block off Monroe Avenue, where you'll find all sorts of dining options and a bustling nightlife. Goodman St., with easy access to I-490, Swillburg, and the South Wedge, is just two blocks away.

42 Woodlawn St. is a great option for the homeowner looking for a more modern aesthetic who still appreciates historic character. The home has been well maintained with many updates. The location is great for those looking to live a walkable, bikeable urban lifestyle with easy access to late night eats like pizza and tater tots. The property is listed at \$139,900 and has 2,189 square feet. For more information, contact Rome Celli of RE/MAX Realty Group at 585-756-7425.

by Caitlin Meives

*Caitlin is the Preservation Planner at The Landmark Society and a proud city resident.*