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Handsome Hillside Hideaway

230 Cobbs Hill Drive

The easternmost peak of the pinnacle range of hills, Cobbs Hill, was once nearly destroyed by unbridled mining of its glacial sand deposits. Since the turn of the last century it has become a much loved park surrounded by an enclave of elegant homes. Following the City's annexation of the land east of the hill in 1914, the former farmland quickly gave way to tree-lined residential streets now comprising the Cobbs Hill Neighborhood.

In 1927 E. Russell Stapleton, an engineer at Kodak, and his wife hired architect C. Storrs Barrows to design their new home on Cobbs Hill Drive. Barrows lived in the neighborhood and was responsible for the designs of several of its homes. Walking up the winding flagstone path, one is struck by the broad proportions and sense of permanence imparted by the rough hewn timber and rubble stone exterior, complemented by the warmer tones of the original paneled wood entry and garage doors.

Stepping inside, a generous vestibule with stone floors leads to a well-lit entry alcove. The alcove gives way to the large living room, which is anchored by a broad wood paneled fireplace. An elegant stairway is located at the far left and French doors flanked by built-in bookcases are at the far right of the room.

The recently refinished oak hardwood floors, roughly textured plaster walls, heavy timber lintels over every opening, and banks of steel casement windows carry throughout this well

lit home. Through another wide opening the dining room is filled with sunlight and views of the elaborate gardens from its many windows. An original double swinging door gives way to the large kitchen, which features newer cabinetry, countertops, copper backsplash, and a breakfast nook overlooking the backyard and patio. A hall provides access to the powder room, basement stair, garage, and backyard.

The second floor features four bedrooms each with large closets. The former study is embellished with original wood paneling, while the master has its own spacious bathroom created out of a former storage room with a view of the night sky. A shared tiled bathroom, linen closet, and stair to the full-height attic round out the floor.

The basement is tall, dry, and partially finished with storage rooms, a man cave, powder room and utility space. The two original stone patios, one off the living room, the other off the kitchen, serve as outdoor rooms surrounded by the meticulous gardens designed by the current owners. This 2,232 square foot well-maintained Barrows' designed Tudor Revival leaves little to be desired. Contact Mark Siwec of Nothnagle Realtors at 585-330-8750 and make it yours for \$285,000.

by Christopher Brandt

Christopher is a longtime Landmark Society volunteer and blogs about his own historic home at www.mypetlittlemoney.com.