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Woodwork in the 19th Ward

48 Evangeline Street

A recent decision to pull up the carpeting on the stairs and upstairs hall at 48 Evangeline St. revealed beautifully intact oak hardwood floors. You'll find these hardwood floors—and plenty more—throughout this cozy three bedroom American Foursquare.

The floors are just one of the many features the owners have kept unchanged and lovingly maintained. The current owners updated the kitchen and bathroom, added insulation, and built a room in the basement, but otherwise left the home's historic beauty as is.

Original honeycomb flooring greets you in the entry way, as you step in off the front porch. There, you'll also find a spacious coat closet and a smaller, narrow closet, against the back wall of the front hall, presumably for storing umbrellas. Step through the entry and right away you'll note the warm gumwood trim throughout the home.

Although the owners redid the kitchen, bringing it up to modern standards with a new floor and modern appliances, they left the pantry's original hardwood cabinetry. They also left some of the original cupboards, a tall, narrow one on the front-facing wall, which once housed an ironing board, and another narrow cabinet above the sink for spices. The dining room features a built-in window seat, a coffered ceiling, and accordion doors that can be closed to separate the space from the living room.

The upstairs hall features a built-in hallway cabinet, a common feature in houses of this era, an ideal spot for linens or towels. The original wood doors with original hardware remain intact. An old sleeping porch, off the largest bedroom, has been converted into an office. There's a walk-up attic that's unfinished, but it's a space that holds potential for an added bedroom or office space, for those who feel inspired.

Two attic dormers and a front porch with an appealing geometric pattern help make the home pop out on this quiet, tree-lined street of mostly single family homes. Out back, there's a two-car, detached garage and a cozy backyard, with plenty of room for picnics or a small garden.

This 1,351 square foot home, built in 1920, is in the historic 19th Ward, a neighborhood well known for its racial, ethnic and economic diversity. Evangeline Street runs off Brooks Avenue, just a few blocks west of the intersection with Genesee Street where there are several shops and restaurants.

The home is listed at \$67,500. Contact Mandy Friend Gigliotti of Keller Williams Realty at 585-340-4970 for more information.

by Arn J. Albertini

Arn is a freelance writer and editor who lives in a lovingly restored Foursquare in Rochester.