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## Tantalizing Tudor

### 247 Seneca Parkway

Every spring, flowering trees explode into bloom in the central street mall along Seneca Parkway in historic Maplewood. The mall was designed by the firm of Frederick Law Olmsted in 1893, along which stately homes were built for Rochester's professionals and corporate executives from Eastman Kodak Co. If you hurry, you can be sitting on your open front porch at 247 Seneca Parkway in time for the floral display.

The home at 247 Seneca Pkwy. was built in 1895 with classic good looks that have withstood the test of time and HGTV. OK, there are no double sinks in the master bath, but the four bedroom home boasts 3-1/2 baths, a second-floor laundry, two-car garage, and kitchen island. All this, while retaining the original parquet floors with maple chain-pattern inlay, the master bath's amazing original tile and fixtures, large oak pantry, bright and big maid's quarters-to-die-for in the attic, and a sunken sitting room that now serves as the most elegant powder room ever.

The elegance of the Tudor Revival exterior continues to a vestibule packed with period character; check out the little umbrella closet, the patterned tile floor and the symmetrical side lights on the exterior and interior doors. And that's only in the first 15 square feet. Then a generous foyer welcomes you to a first floor of unpainted oak that glows in the sunlight. Oak columns lead the way to the living room, which features a massive fireplace mantle flanked by glass-fronted bookcases and leaded glass windows.

The dining room is large, with oak beams and coats of arms in leaded glass windows.

A swinging door leads to the pantry and the modern kitchen, which leads to the backyard and the basement.

Leading to the second floor are wide stairs with unusual spindles, a large landing and bank of windows halfway up, and a wide hallway opening to three bedrooms. The rooms are huge by period standards, and each boasts special features—elaborate woodwork, frame molding on the walls, sconces, glass doorknobs, a fireplace surrounded by handsome green tiles, walk-in closets and more. One bedroom looks out on the backyard with its pergola and tidy garden beds. Another overlooks the driveway, detached Tudor style garage and partially fenced yard.

This home is in the Maplewood Historic District and as such qualifies for tax credits for maintenance and improvements to the property. The Maplewood Neighborhood Association is one of Rochester's oldest and most active. Seneca Parkway is within walking distance of the beautifully renovated Maplewood YMCA, the Maplewood Library, the renowned Maplewood Rose Garden, public and private schools and shopping. An eight-minute drive in one direction finds Ontario Beach Park; in the other is downtown Rochester.

Joe Giancursio of RE/MAX Realty Group (585-248-0250) is listing the 2,446 square foot property for \$159,900.

by Elizabeth Teall

*Elizabeth is a Landmark Society volunteer.*