

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



## A Rambling Ranch

237 Maplewood Avenue

When World War II ended, Americans took advantage of new government mortgage plans that promoted home ownership and they abandoned their small city lots for the suburbs. They replaced their compact urban Colonials and Foursquares with more sprawling, one-story designs like the mid-century ranch whose wider facade was a perfect choice for the larger suburban lots. With its overhanging eaves, stone wall cladding, and picture windows the house at 237 Maplewood Avenue is a fine example of this iconic architectural style.

Built in 1950, this cozy two-bedroom, two-bath house that overlooks the Genesee River gorge is set atop a hillside on a quiet street in the Maplewood neighborhood. Plantings of Solomon's seal, ferns, and a stone planter awaiting spring blossoms welcome you into the fully fenced front yard. Inside, to the right of the vestibule, the second bedroom is currently used as an office/studio. It has oak floors, a spacious closet, and its own en-suite bath. The oak floors continue into the living room, which is enhanced with a wood burning fireplace, built-in bookcases, and a unique closet that provides storage for firewood. A huge picture window looking east to the river gorge definitely makes this a room with a view. The adjacent dining room is a delightful space for intimate dinner parties.

The efficient eat-in kitchen has gleaming white cabinets and white appliances

with plenty of counter space for meal preparation. And the master bedroom area has tons of storage including a surprising vintage linen closet. The master bath is updated while retaining its original tile.

The partially finished basement is home to the laundry, more storage, a workshop, the house's mechanics, and an additional studio. Outside, a private covered patio provides another spot to view the river gorge and the Genesee Riverway Trail. The attached, built-in garage, another feature of a ranch house, has space for two cars.

The Maplewood neighborhood is alive with community spirit. The active neighborhood association sponsors an annual festival in the nearby Maplewood Rose Garden with wine tastings, gorge tours, music, and, of course, roses. The neighborhood is close to Frontier Field and the High Falls area of downtown and the Seneca Park Zoo to the north. It is served by the Rochester City School District, and Nazareth Academy and Aquinas Institute are nearby.

This 1,380 square foot house is listed at \$109,995 with taxes of \$3,683. For a tour, call Bob Malone of Nothnagle Realtors at 733-7729.

by Bonnie DeHollander  
*Bonnie is a Landmark Society volunteer.*