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Mid-Century in Maplewood

283 Maplewood Avenue

Rochester's Maplewood neighborhood has a rich history. In the late 19th century, the neighborhood featured grandiose estates occupied by wealthy business owners and officers from Eastman Kodak. Residents enjoyed the steamboat excursions provided by the Glen House, the spa and resort on Lorimor Hill, and the Maple Grove and Seneca Park West designed by master landscape architect, Frederick Law Olmsted. At the start of the 20th century, many of the estate plots were repurposed to accommodate gorgeous middle class homes. By the 1930s, Maplewood served as a thriving residential community.

The history of the Maplewood neighborhood affords the area a variety of house styles, from Queen Anne to Colonial Revival, set among urban landscapes and the Lower Falls of the Genesee. Built in 1964, 283 Maplewood Avenue is a unique mid-century, contemporary ranch located minutes from Maplewood Rose Gardens, Seneca Park Zoo, and Ontario Beach Park. The house is located on a quiet, dead end street just opposite the Genesee Riverway Trail. The exterior of the house features a large, inviting front balcony, a carport, and a two-tiered deck.

The interior of the house features many of the principles of mid-century contemporary design. The living room and dining room have a fairly open floor plan with the exception of the gas fireplace, which offers a wall of privacy without cordoning off the main living

spaces. The post and beam architectural design in the living room and dining room is in beautiful condition and reflects the 1960s groundbreaking look.

The adjoining kitchen has a large island, which creates a valuable work space or breakfast bar. The cabinets, located along one wall, are made of a retro knotty pine. Open shelving on another wall might be used to display attractive dishware. The kitchen also features newer appliances and two entrance ways.

The home has three, small, efficient bedrooms, one full-bath, two half-baths, and a finished walkout basement. To keep with the simplicity of mid-century design, the new owner might consider removing the carpet and window treatments that are in nearly all of the rooms. Mid-century designers often valued the quality of light in the home and 283 Maplewood Avenue provides many opportunities to connect the inside with the outside.

283 Maplewood Avenue is listed at \$119,900 and proves a valuable opportunity for someone interested in a mid-century, contemporary ranch. The home is 1,525 square feet. Contact Nothnagle Realtor Sam Morreale at 585-451-0140 for a tour.

by Michelle Parnett-Dwyer
Michelle is Director of Foundation and Corporate Relations at The Strong and is an admirer of historic Rochester homes.