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## Pleasant Parkside Pre-War

### 361 Highland Avenue

Stretching along the southeastern border of Rochester is the Pinnacle Range of hills; unique geological features created by the recession of glaciers during the last Ice Age. In 1887 one of these prominent knolls was donated to the city by legendary nurserymen George Ellwanger and Patrick Barry for use as an arboretum. Soon thereafter Fredrick Law Olmsted was commissioned to design our now beloved system of parks, of which Highland Park is arguably the crown jewel with its world-renowned collection of lilacs and trails wandering through countless designed landscape vignettes.

Few homes are able to claim the rare privilege of having such a park as their front yard, but this whimsical medina stone and clapboard sided Colonial Revival, built in 1939 by Charles Wyand, can do just that. The curved front walk draws you from the lilacs to the heavy wood front door with its wrought iron hardware. Stepping inside, a decorative historic linoleum floor greets you with a coat closet to the left. Through a broad archway the foyer sets the stage with a grand oak stair leading to the second floor, gleaming gumwood woodwork, and oak floors; to either side archways give way to the living and dining rooms. The living room has ample views of Highland Park through its large original steel casement windows, all of which have recently been restored. A broad hearth and gumwood mantel centers the room with original sconces and built-in bookcase adding charm, and glass paneled door leading to the rear porch. The dining

room features an original chandelier and more gleaming woodwork. A double-hinged door gives way to the generous kitchen with a built-in corner cabinet, breakfast area, ample original cabinetry and wide views of the terraced backyard.

The second floor has three bedrooms (two of which could be masters) with generous closets, windows on at least two sides, and original 1930s ceiling lights. The shared bathroom has great original black and white tile walls and floors with brand new toilet and vanity.

The basement is tall and partially finished with plentiful storage and efficiently arranged utilities. The central air furnace and hot water tank were recently replaced. The attached one car garage could be easily connected through to the house via the kitchen.

The terraces of the backyard with a whimsical stone stair and retaining walls lengthen the vista from the generous rear porch, and with a little bit of imagination could quickly become an enviable private oasis.

Lovingly cared for by the same family for forty years, this historic home by the park will surely not last long. Contact realtor Jim Kubarek of RE/MAX Realty Group at 585-729-2816 for more information and this parkside retreat could be yours for \$184,900.

by Christopher Brandt

*Christopher is a longtime Landmark Society volunteer and blogs about his own historic home at [www.myperfectlittlemoney.com](http://www.myperfectlittlemoney.com).*