

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



## Baronial Brick in Browncroft

89 Browncroft Boulevard

Beginning in the early twentieth century, Rochester was rapidly transitioning from the “Flower City” to a city dominated by Eastman Kodak and other high-tech manufacturers. Many prominent nurserymen made the most of this transition by converting their groves into residential developments. One of the most notable of these residential subdivisions, Browncroft, was opened to development in 1914, and subsequently expanded in 1926. The neighborhood included extensive landscaping, a central park, and remains known for its notable collection of 1910s and 1920s residential architecture.

Built in 1914 by John W. Etts for George and Ida Knobles, a longtime prominent grocer, the substantial scale of this brick clad Craftsman style home is further enhanced by its spacious half-acre lot. Traversing the tall stoop sheltered by an elegant arched canopy, a broad oak and glass-paneled door gives way to a tiled vestibule with access to the vast enclosed wrap-around porch. The foyer beyond has a grand waterfall stair beneath a beamed ceiling as well as a powder room and door to the large rear porch.

To the left through a pair of leaded glass pocket doors, the large living room is anchored by a broad full-height Roman brick hearth with built-in bookcases and French doors to the wrap-around porch. The quartersawn oak floors, oversized millwork and ten foot tall beamed ceilings seen here continue throughout the first floor. To the right of the foyer through another set of pocket doors, the dining room is fit for entertaining

with light streaming through its many double-hung windows, wood paneled wainscoting, and elaborate built-in sideboard. The kitchen is generous with plentiful storage and access to a maid’s stair, first-floor laundry, and side entry door and porch.

The second floor has the same tall ceilings, with three large bedrooms and a shared bathroom with its original tile floor, arranged around a wide central hall. The master bedroom has its own large bathroom fit into a former sleeping porch. Separated from the main hall, the former maid’s quarters provide a fourth bedroom with a large cedar closet. The attic is partially finished with two additional bedrooms, a bathroom, and a large storage room beneath the soaring roof structure. The basement is large, open and dry, with a central raised wood floor, root cellar beneath the porch, and recently updated mechanicals. The detached four-bay garage built of matching brick has room for your vehicles, tools, toys, and more.

Located in the National Register-listed Browncroft Historic District, 89 Browncroft Blvd. qualifies for rehabilitation tax credits. This 3,092 square foot historic home is listed at \$319,900 and has much to offer. Contact Daniel Loughlin of Empire Realty at 585-370-3891 to learn more.

by Christopher Brandt

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