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Cozy Craftsman Charm

34 Winchester Street

Kodak Park was and is one of the most significant industrial hubs of our region. The expansion of Kodak's operations during the 1910s through 1930s fueled residential development adjacent to the park including the Maplewood and Koda-Vista neighborhoods. The modest homes lining Winchester and Merrill Streets are tucked between the northern border of Kodak Park and expansive grounds of Holy Sepulchre Cemetery, and are within walking distance of many of the current and former factory buildings of the park. The distinctive grouping of Craftsman style bungalows built by George Hartman around 1916 at the eastern end of Winchester Street stand apart, this home chief among them.

The textbook bungalow exterior impresses with a full width, period enclosed, front porch beneath a broad second story dormer, deep roof eaves with shaped rafter tails and brackets, and wood siding atop a rusticated concrete block foundation. Traversing the broad side entry stoop to the front porch, the wood and glass paneled front door beckons your entry. The foyer beyond sets the stage with oak floors and oversized Craftsman style moldings unmarred by paint. The woodwork, including a colonnade framing the staircase to the second floor, continues throughout the house. Passing through a set of pocket doors, the living room is filled with light from the many original wood windows and is anchored by a broad brick wood-burning fireplace with a unique over-mantel niche and

Prairie style built-in bookcases to either side. A large archway to the rear frames the dining room with its broad window bay and built-in seat. The kitchen has been recently outfitted with oak cabinetry and new counter-tops, and has access to the basement and side entry door.

The second floor contains three bedrooms arranged around a central hall with a built-in linen closet, and a recently remodeled shared bathroom. Each bedroom beyond the handsome five panel oak doors features more stained woodwork, has ample closet space, and is lit by the various original windows from the whimsical diamond shaped sash in the gables to the broad dormer over the front porch. The detached one-and-one-half bay garage at the back of the deep backyard has room for a workshop as well as a vehicle.

This 1,344 square foot cozy abode exudes charm and typifies the best qualities of Craftsman era design. With its recently painted exterior, brand new kitchen, renovated bathroom, and included appliances, all that is left to do is move in. Contact realtor Kristi Hoff of Keller Williams at 585-414-7933 to learn more and make it yours for \$85,000.

by Christopher Brandt

Christopher is a longtime Landmark Society volunteer and blogs about his own historic home at www.myp perfectlittlemoney pit.com.