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Walkable in the Wedge

126 Gregory Street

The consistent appeal of the South Wedge neighborhood has driven up home prices to record levels. And for good reason: the Wedge is within walking distance of downtown Rochester, the Genesee River, the Monroe Avenue neighborhood and Highland Park. In addition to location, location, location, the neighborhood boasts a vibrant retail strip on South Avenue, pocket parks, restaurants and night life.

But it is still possible to find an affordable house in the South Wedge. Witness 126 Gregory Street, about halfway between South and Mt. Hope Avenues. This end of Gregory is lined with stately Victorians, small workers cottages, and handsome storefronts.

Tucked behind a tall hedge is this two-story Greek Revival style home built in 1860. At 1,262 square feet, 126 Gregory feels large and open with broad windows, hardwood floors throughout the first floor – including the kitchen – and a wide arch that opens the living room to the dining room. The kitchen is massive, especially for the period. Lovely-built in cabinets, many of which are glass-fronted, provide tons of storage. Butcher block countertops and a gas range make this a cook's delight. A new full bath with shower is tucked off the kitchen.

Despite its unusual floor plan, the second floor has delightful spaces. Perhaps the

new owner will retain the amazing wall art in the nursery, which connects to the master bedroom. If not needed as a nursery, the room will make a fine den or huge walk-in closet. A second full bath with clawfoot tub is adjacent. A large third room is on the other side of the bath. A pull-down ladder leads to a small attic crawl space.

The yard is narrow and deep, accessed by a shared driveway with parking for one car. The garden has good bones and promises a spring show of tulips. The partially fenced backyard includes a shed and a large playhouse.

The house appears to be well maintained: a tearoff roof in 2001, new furnace and air conditioner in 1996. Yet there is always work to do in a house and, fortunately for the new owner, this home is included in the South Wedge Historic District listing in the National Register of Historic Places. This enables the homeowner to apply for tax credits to help offset the costs of home repairs and upgrades.

126 Gregory Street is listed for \$84,000, way below most South Wedge properties. Listing agent Colleen Mason of Keller Williams can be reached at 585-739-8227.

by Elizabeth Teall

Elizabeth is a Landmark Society volunteer.