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Craftsman and Colonial Combined

268 Elmdorf Avenue

The 19th Ward has been Rochester's largest and most diverse neighborhood for decades. One facet of this diversity can be seen in the plentiful historic housing stock lining its streets. From Foursquares to high style Victorians, cottages to mansions, the 19th Ward has it all. Hundreds of these homes were recently listed in the National Register of Historic Places as part of four new historic districts, including the reserved Colonial Revival style home at 268 Elmdorf Avenue.

In 1914 E. Ernest Boyce, an English immigrant and builder, built this house as his personal home. A simple symmetrical façade with a full width private porch faces the street, however not all is as it seems as the several stained glass windows and quartersawn oak entry door suggest.

Entering from the divided path driveway, a mosaic tile floor leads to the generous central hall from which one may access all of the main rooms. To the left through sliding pocket doors is the large living room. The gleaming quartersawn oak floors with border inlay, oversized stained oak woodwork and a suite of stained glass windows establish the theme for the first floor. A stately brick fireplace and adjacent leaded glass built-ins serve as the focal point.

Passing back through the hall, a first floor office is to your left with the show-stopper dining room directly ahead. The floor with decorative inlay serves as base to the oak paneled walls beneath a plate rail and beamed ceiling

overhead. A trio of floral stained glass windows frames the perfect location for a sideboard, with the original floral patterned lincrusta wall panels completing the ensemble. A pair of French doors leads to the sunny breakfast room. The kitchen features brand new cabinetry playing counterpoint to the original oak woodwork, wood floors, and spacious oak pantry.

Proceeding upstairs a pastoral themed stained glass window greets you at the landing. The master bedroom features several original double hung windows, the only painted woodwork in the house and a separate dressing room with a built-in armoire and door leading to one of the two full bathrooms. The bathrooms feature much of their original charm with white subway tile, pedestal sinks, built-in linen closets, and peculiar tubs. To the rear of the house are the other two bedrooms each with their own private sleeping porch, and one with a walk-in closet.

The attic is insulated and partially finished with the original maid's quarters and storage rooms. The basement is open and dry with a convenient powder room near the laundry and brand new steam boiler powering the elaborate two pipe steam radiators upstairs. For more information contact realtor Stephen Babbitt at (585) 389-1092 and make this 2,218 square foot gem yours for \$109,900.

by Christopher Brandt
Christopher is a longtime Landmark Society volunteer and blogs about his own historic home at www.myperspectivemoney.com.

