In Consideration of One Dollar to me in hand paid by George Eastman of Rochester, N. Y., and of other valuable considerations, I hereby promise and agree that I will upon demand at any time within ten days from and after the date hereof, sell and convey to said George Eastman my entire interest in and to said lot of land set forth in the deed of warranty deed and free and clear from all liens and encumbrances, my homestead property where I now reside located on the north side of East Ave., in Rochester, N. Y., and being about 167 feet front on East Ave., 115 feet in rear on University Ave., and 611 feet deep on the west side, together with all gas and electric light fixtures in all the houses and other buildings upon said premises, and all ranges, furnaces and heating apparatus and appliances in the largest house and in the barns on said premises; all ironand and grate fixtures; Billiard room; leather cushions and pillows; Billiard room cue and ball racks; gas logs; screens and screen doors; plush cushion on seat on stairs; cushions on library window seats; cushions for wall seat in Persian room, for the sum of One hundred thousand (100,000) Dollars, said One hundred thousand (100,000) Dollars to be paid to me (provided Eastman notifies me within said ten days in writing that he desires to avail himself of this option) within ten days after the presentation to said Eastman of tax and county clerk's or Title Guarantee Co.'s certified searches and abstracts of title, showing that said premises are free and clear of all liens and encumbrances, which searches and abstract are to be furnished by me within sixty days after such notice is served upon me.

Rochester, September 16th, 1894.

[Signature]

Soule House
A HISTORY OF 1650 EAST AVENUE, ROCHESTER, N. Y.

By

MARGUERITE E. HUBBELL

This paper was written as a project of the Senior Fellowship

Asbury-First Methodist Church
521 East Avenue
Rochester, New York

Soule House
Gift, Compliments of Miss Haskell

Soule House
A HISTORY OF 1030 EAST AVENUE

The earliest record of the property obtainable is that the ground was sold in 1886 by L. Douglas Ely to Sarah E. Hollister.

In 1890 it was sold by Emily and George Hollister to Fanny Soule. Mr. and Mrs. Soule started building immediately.

In 1892 the house was completed and occupied by the Soules.

In 1894, Mr. Soule having died, the house was sold to George Eastman who lived there with his mother until 1905 when he moved to the present Eastman House. The house probably stood vacant for two years.

In 1907 the property was bought by Andrew J. Townson.

In 1924 it was sold to Rolland R. Randall.

In 1926 he sold it to N. Hewes Sullivan, who lived there until 1938.

In 1938 it was occupied by Mr. George Salam who later bought the property and conducted a guest house there.

On January 7, 1950 the house was sold to the Asbury-First Methodist Church. The church uses it as a community house.

The property was first known as 400 East Avenue. Later the street was re-numbered and it became known as 1030.

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The house was built by Mr. and Mrs. Wilson Soule. Mr. Soule was the son of the late Asa T. Soule, founder of the famous Hop Bitters Company, makers of a patent medicine. Wilson Soule was a prominent mason and sportsman and was also prominent in the social life of Rochester. He gave generously to public enterprises. There were two children. Ethel was 11 and Asa was 9 years old.

One evening Mr. Soule drove some friends to Rush where they had dinner. On their return to the Rochester Club the other gentlemen went inside but he stood outside to watch the horses until some one should come to take care of them. The horses were frightened and ran away. Mr. Soule became entangled.
in the reins and was dragged along the sidewalk to his death. This happened July 25, 1894 while he was still a young man. He had lived in his new house only two years.

Mr. J. Foster Warner, the distinguished architect, told this story. Mr. Soule came into his office one day and said that he had bought some property out East Avenue and wanted a house built there. He himself was about to take a trip abroad. The house was to be ready upon his return. The only instructions which he would leave were that there were to be eight bedrooms on the second floor. He made no restrictions whatever regarding the expense of the house. Mr. Warner had the power of attorney.

ARCHITECTURAL DETAILS

This account, slightly abridged, is taken from The Union & Advertiser newspaper of November 30, 1892.

The material used is buff Indians limestone. The exterior is Romanesque in detail. The vestibule has a barrel arch ceiling. The side walls are of Numidian marble and the floor is marble mosaic. The detail of the hall is of the Renaissance order. The trim and the floor are of oak. The carving of the woodwork of the fireplace is modeled after a chimney piece in the ducal palace at Venice. The wainscoting is heavily paneled in oak. Between the wainscoting and the ceiling is the frieze of embossed leather. The style of the reception room is Indo-Persian and the finish is India teakwood elaborately carved by natives of that country. The peculiarity of the wood is that it is not finished but allowed to remain in its natural condition and exudes an agreeable perfume. The ceiling is of perforated brass the wall underneath being painted Italian red with the moldings in blue. The panels on the sides are hung with tapestries. The style of the drawing room is Louis XVI. The trim is white mahogany relieved by delicate moldings in gilt. The mantel is of mahogany and is surmounted by large mirrors. The white mahogany floor is of the parquetry design.

The library is of the Byzantine order. The woodwork, including the bookcases, is of St. Jago mahogany.

A great amount of work was expended upon the dining room. The character of the room is Elizabethan and its details are reproductions from the banqueting hall of the Red hall in England. The elliptical shaped ceiling in plaster relief is especially handsome. The wainscoting is of oak. The servants' dining room is finished in oak.

Six large bedrooms open from the upper hall. One is of colonial design, one French while the others are in sycamore, oak, mahogany and curly birch. A passageway leads to the sewing room, two chambers, linen room and closet in the rear.

On the third floor are four servants' chambers besides two chambers and the billiard room. There are six bathrooms in the house. Furniture
In being made to order. That for the library and dining room was completed but was destroyed by fire.

Dr. Herbert Soule, now living in Rochester, and his brothers, Harold and Roland are nephews of this (illegible) Soule. From them comes the information that Ethel Soule married Mr. Cook of Pittsburgh and later Mr. Edward Williams of the Rochester Trust Company. The son, Asa, died of tuberculosis when he was in his thirties.

I have found no one who can tell me much of anything of the life of Mr. Eastman and his mother when they lived in this house. Mr. Eastman was avowed to having much known about his private life and, at this period, they did very little entertaining.

He bought the furnishings from Mrs. Soule when he bought the house. The second floor bedroom over the dining room was the one which Mr. Eastman used. He was very methodical and it was he who had the kind of bureau built which is there today. It has a good many small drawers and little trays within the drawers, also some drawers or cupboards along the wall at the end of which are two compartments built to hold his tall silk hats. There is today in the basement a room which he fitted up for his workroom. The walls and floor are covered with white tile and there is a work bench. There is no window.

Excerpts from Letters

These excerpts are contributed by the Eastman Kodak Company.

Excerpt from Mrs. George H. Eastman to her sister, Mrs. Emily Cope from 400 (now 1050) East Avenue, April 15, 1892.

"How I wish you were here this dull rainy day sitting before the cheerful boudoir in the hall where I am writing. The hall is one of the pleasantest spots in the house — it has besides the fireplace the new old fashioned clock that chimes the quarters and strikes the hours — the desk at which I am writing, easy chairs and two with straight backs, a luxurious couch piled high with pillows... Besides a statue and various stands for flowers of which there are a good many this Eastertime..."

Excerpt from George Eastman to William Walker, September 26, 1894

"The property consists of a lot of about 2-3/4 acres situated between the houses of Rufus Dryer and George Hollister on the north side of East avenue and running through to Culver Park. On it are a stone dwelling, a stone and frame stable, cowbarns, and two cottages and the Culver Park Inn. The buildings were built two years ago by Wilson Soule, son of the Hop Bitters man. He... was killed in a runaway accident two or three weeks before I went abroad. I have bought the property, including the furniture of the house... It is a much more elaborate place than I would have built.... I have always wanted a place where I could do some gardening, hence the size of the Soule lot appeals strongly to me."

GE to George Dickman, September 26, 1894

"I am very much pleased with the house and did not find the decorations inside nearly as elaborate as I expected. It is splendidly arranged, magnificently built, and in perfect order. It has six snow-white tile bathrooms and on the property there is a barn for three cows.
GE to A. R. Eastman, September 28, 1894

"The house is on East Avenue, about half a mile farther out than Arnold Park."

Mr. Eastman's Achievements in Photography 1824-1905

The following summary is furnished by Mr. Beaumont Newhall, curator, George Eastman House.

"He had already invented the Kodak camera in 1886. The camera was part of a system. It was sold already loaded with film and after the film had been used up the entire camera was sent to Rochester, and the film was developed and printed. This was the first time in the history of photography that an average person with no knowledge of photography could take a picture. Hence the slogan, "You press the button, we do the rest." In 1892, the Eastman Kodak Company was founded (Eastman's firm was known early as the Eastman Dry Plate and Film Company.) In 1895 the Pocket Kodak was brought out. This was a small camera which could be loaded with the kind of roll film we use today. The Pocket Kodak was even more successful than the original Kodak. In 1900 the Brownie camera was invented. This was further simplified. It cost only 91.00 and brought photography to a much greater audience."

Mr. Eastman sold the house to Mr. Andrew J. Townsend, who brought to live with him there his wife, his four young sons, a butler, four maids, two gardeners and a chauffeur.

Mr. Harold Townsend, one of the sons, spent several most interesting hours telling me of the family life there and we went through the house together.

The father, Andrew J. Townsend, having lost his father when he was very young, entered the employ of Sibley, Lindsay and Durr Company as an office boy when he was only 11 years old. By rapid advancement he was given an interest in the firm at the age of 21. He became secretary and treasurer of the company and, for some time, acted as president. He also held many other positions such as president of the Rochester Board of Education, president of the Stecher Lithograph Company, treasurer of the University of Rochester, of Vassar College, of the Baptist Theological Seminary, etc., etc., etc. His wife was a member of the well-known Castle family.

This family lived in the house for 17 years. They changed the character of the drawing room entirely and used it as their living room. The old worn out tapestries were taken down from the walls and the Hayden Company put in the panels which are there now. The room originally, as Mr. Townsend remembered, had a huge piano in one corner and very heavy formal furniture throughout. The ball remained probably as it was built except that his father had the loaded glass windows in the rear removed and the present clear glass windows put in.

Mr. Tiffany, of the Tiffany Company of New York, was a friend of Mr. Townsend's. He put in, at this time, the printer's marks in the upper part of the windows of the library, also those unusual drooping light fixtures which are there now. Mr. Townsend had two rugs woven in Scotland, one of which was blue and exactly fitted the library, the other was green and fitted the dining room.

The dining table used by the Townsends was a massive one and, as it had belonged to Mr. Eastman, it was, no doubt, the one made for the house. Most of the wall coverings were re-done at this time.
Sometime after the death of Mr. Townsend the house was sold to Mr. Rolland Randall, an interior decorator. He had five young children. The oldest child, now Mrs. Barton Avgerton, was in her early teens when she lived at 1050. She remembers particularly the large grounds which were beautifully kept by their Dutch gardener. The big house and grounds were fine for the children to roam around in and the room over the dining room, then painted white, was their play room and all the drawers which Mr. Eastman had made were filled with toys. The children had a pony and a pet lamb.

In 1928 the house was sold to Mr. H. Hayes Sullivan who lived there for 10 years with his wife and four children. They did a great deal of entertaining and had the house handsomely furnished. Mr. Sullivan took down the worn out silk tapestry hangings from the walls of the teakwood room and replaced them with the painted panels which are there now. These panels were supplied by the Hayden Company.

In 1930 Mr. George Balman took over the house and conducted a guest house there. Most of the guests were young people connected with the Eastman Kodak Company and the house was run on a co-operative basis. The drawing room was divided into two rooms. The original beamed ceiling in the library fell down at this time and was replaced by a modern ceiling.

In 1950 the house was bought by Ashbury-First Methodist Church and in the fall of 1951 it began to be used by them as a community house. Most of the rooms were re-decorated, the church people themselves doing the work. The young people took down the partition which had been erected in the drawing room and restored the room to its original proportions. The first and second floors only are used at present, mostly by the young people and by the senior fellowship. In the rear of the second floor a four room apartment has been fitted in for the caretaker.

FURTHER DETAILS CONCERNING THE HOUSE

There are 35 rooms in all. A large attic forms a fourth floor. The cellar consists of a series of rooms. It is very large as it was excavated under all the porches. A shooting gallery has been fitted up there.

In the rear of the house there is a trunk elevator which can still be used to carry loads from the cellar to the upper attic.

When all the floors were in use it took 100 tons of coal a year to heat the place.

The beautiful carving in the stone of the exterior was done by hand. Every stone in the house was cut by hand.

The remains of an elaborate private water supply system can be seen in the barn and in a huge tank which is still in the attic.

THE BARN

The barn, or garage, is built of wood and stone and has two large towers. The main room is 50 feet square. There were originally stalls for 10 horses. The finish is all oak and a cellar is excavated under the entire building. A circular staircase in one of the towers leads upstairs where an apartment was fitted up by Mr. Randall for his gardener. Later this was remodeled by Mr. Balman. The building contains three bathrooms.
- 6 -

THE GROUNDS

The 2 3/4 acres of ground which went with the property extended back to what is now called University Avenue. Then the house was built this portion of the Avenue was called Culver Park. Of the two houses built at the rear one was occupied by the coachman, or later the chauffeur, and one by the gardener. The original drive leading out to Culver Park is still there. At present there is only one row of poplar trees bordering it. Formerly there were two rows. Directly back of the house were handsome and large gardens, both for flowers and vegetables. Between these and the two small houses were two huge greenhouses. These were pulled down while the Townsend's owned the place as was also the cow-barn which was built of brick and adjoined the back of the barn. Somewhere there were tennis courts.

The trees on the front lawn, which are beautiful now, were planted by the Townsend's.

Mr. Townsend pointed out to me the very large paving stone at the end of the front walk by the curb. It was so large that a special freight car had to be built to bring it here.

The two houses in the rear were sold when Mr. Balman moved into the house.

PRINTERS' MARKS

An explanation of the emblems to be found in the upper part of the windows of the library.

Soon after the invention of printing a custom arose among printers of using, under the printed statement of their part in the making of a book, a cut displaying a personal emblem. These devices were often symbolic of the printer's name or ancestry.

Description of the Printers' Marks at LCDO

The numbering begins on the front wall, with the window nearest the hall.

1. Jacques Maillet
   In those days the letter I was used instead of J hence the initials III. The drawing of the mallet is used because the author's name means, in French, a mallet. In the original design this shield is only the center of an elaborate design.

2. LeRoy & Robert Ballard
   One of the hugely popular orb and cross designs. The symbolism of this design has never been satisfactorily explained but it was used over and over again with variations. This has the ends of the cross joined by a diagonal line forming what was called the 4 or Merchant's Mark.

3. Jean Janet
   The author's initials I J.

4. Jacob Bacon

5. Unidentified

6. Unidentified
7. Johan Rosenbach

8. William Caxton
   Probably the most interesting of the marks to us as Caxton produced the first book printed in English in 1477. It is properly enclosed in an elaborate square border. Aside from the author’s initials it is uncertain that the design stands for. Having heard of the new art of printing William Caxton went to Bruges to investigate. Although he was then over 50 years old he soon learned the entire printing trade. Almost 100 printed books are ascribed to him.

9. Bartholomew Bambolt & U. Cering
   An excellent example of the orb and cross design with the 4 or Merchant’s Mark.

10. Unidentified

11. Aldus Manutius
   The Italian printer whose mark is of the greatest interest to booklovers. This is the famous Aldine anchor and dolphin. The dolphin represents quickness and the anchor represents solidity and firmness. With many variations this mark was used by this family of printers for 75 years.
   
   Aldus Manutius conceived the idea of using the printing press to perpetuate the works of the classical writers of Greece and Rome. His first works were printed in Greek for which he had to make the type. He was the first printer to produce books in convenient size and at a moderate price.
   
   He began work in Venice in 1494.

12. Jehan du Pre
   This is properly only the center of an elaborate design.

13. Unidentified

14. Christopher Plantin
   A celebrated printer of Antwerp. This device represents the hand of God holding a compass as he designed the world. The outer part of the compass represents work and the center point constancy. The motto is Labor et constantia.

15. Unidentified

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