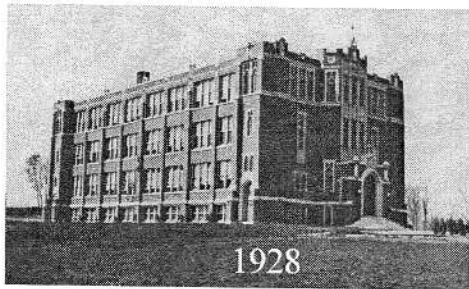


HISTORIC BRIGHTON NEWS

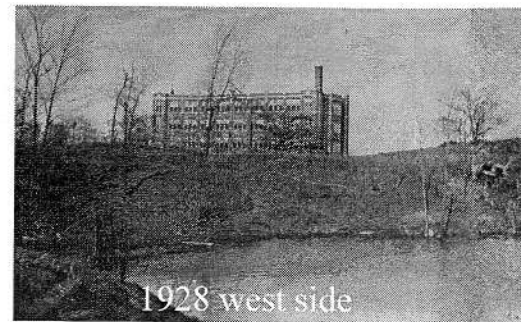
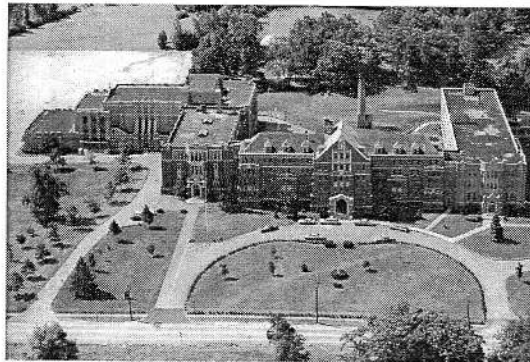
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SUMMER 2012

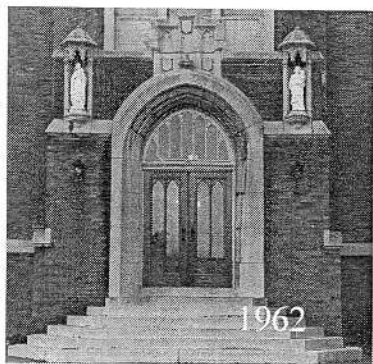
NUMBER 3



1928



1928 west side



1962

FRIDAY JUNE 15th 11:30 AM TO 2 PM

Historic Brighton Celebrates: THE SISTERS OF MERCY CAMPUS AND ANNUAL HISTORY LUNCHEON

Sister Jeanne Reichart

Rochester archivist, Sisters of Mercy of the
Americas, will present:

Mercy Comes to Brighton

Terry Quinn,

principal, Our Lady of Mercy High School,
will present:

Mercy Builds in Brighton

Location: Gatherings at the Daisy Flour Mill
1880 Blossom Road

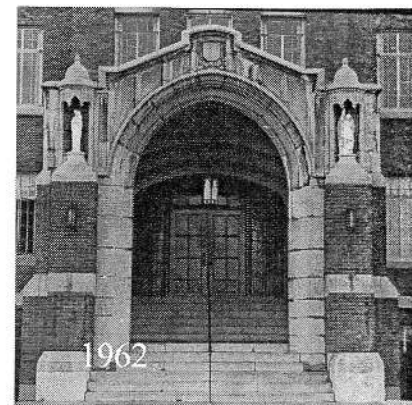
Reservations are a must

DOORS OPEN AT 11:30 AM LUNCH SERVED AT NOON

SATURDAY, JUNE 16th 1 PM TO 3 PM

TOURS OF THE CONVENT AND/OR HIGH
SCHOOL

1437 BLOSSOM ROAD



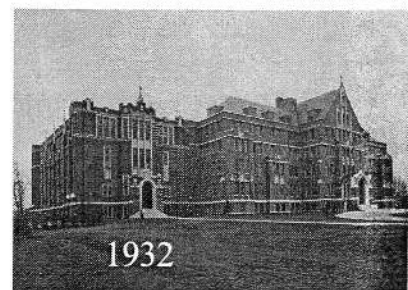
1962



1962



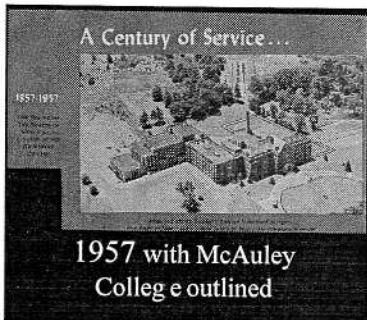
1950s



1932



1940



A Century of Service...

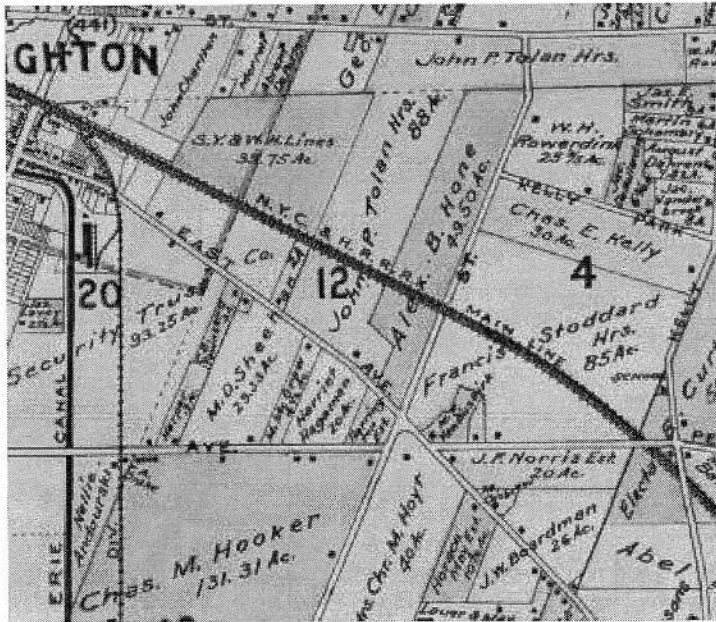
1957-1997

1957 with McAuley
College outlined

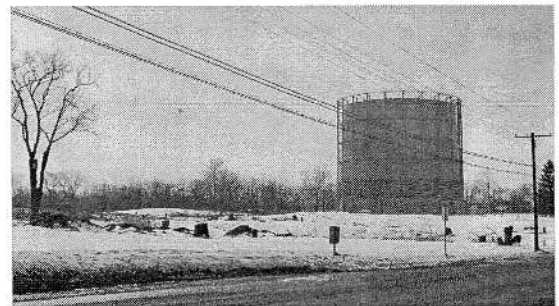
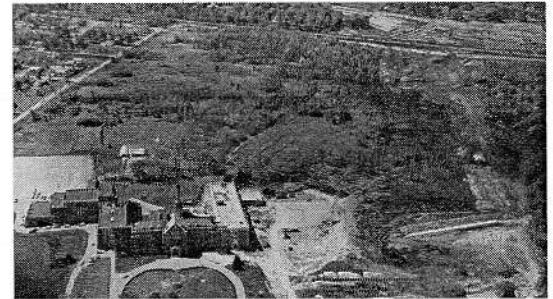
"Celebrating our town's history and educating our community about Brighton's past"

www.historicbrighton.org

History of the Stone and Hone Land



Plat map courtesy Rochester Public Library



All Mercy photos courtesy of Mercy

By Nancy Uffindell

2

The buildings that house the **Sisters of Mercy of the Americas Convent** and **Our Lady of Mercy High School** have a rich social and architectural history. The land on which these buildings are situated also has a rich history. A portion of Lot 12 in Township 13, Range 7, this land was originally part of the Phelps & Gorham Purchase sold to Orringh Stone, and the southern part of the property was used for his tavern and farm (*The Stone-Tolan House -1792-1805, is owned by The Landmark Society and is the oldest structure in Monroe County. It is a designated Brighton Landmark*). Upon Orringh Stone's death April 2nd, 1839, his property was divided. The land eventually purchased by John Tolan was transferred several times prior to his purchase of the property in 1859, with Samuel and Pamela Moore, Henry True, Belden McAlpine and John W. Dwinelle being among the names shown on deeds dating from Stone's death to Tolan's purchase. Eventually, the Tolan land north of the NY Central RR was deeded to the Sisters of Mercy.

Another parcel of Orringh Stone's land is referenced in a deed filed November 1, 1844 in Liber 66 of Deeds

at page 79 which states "...to ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Brighton, County of Monroe and State of New York, distinguished as a part of Lot Number 12 in the 2nd division of lots in Township 13, in the 7th Range of Townships, being a part of the farm formerly owned by Orange[sic] Stone and more particularly described as a deed from Orson West, et al., to Samuel P. Gould dated October 1, 1844....". The et al. consisted of Orson West's wife, Olive, Grandville and Melana Beardsley, Frederick and Caroline S. Kingsbury and Eliza Stone of Calhoun County, Michigan. Olive, Melana, Caroline and Eliza were the daughters of Orringh Stone. A fifth daughter, Harriet Stone Hagaman, retained her interest in her father's property and as a young widow worked the land as best she could; her husband Charles D. Hagaman had died young on October 3, 1844 at age 42. Orringh Stone's only surviving son, Enos, had earlier relinquished his rights to the land. Part of the land conveyed to Samuel Gould was sold to Samuel Moore in 1849. The Gould family also conveyed the right of way to the Rochester and Auburn Railroad in 1859 and

sold part of the land to Sebastian Dammon prior to 1888. Originally from Massachusetts, Col. Samuel Peabody Gould and his wife Caroline E. Hatch migrated to Rochester, where as a pioneer in the nursery business, he started a nursery in Brighton. The nursery business was later taken over by his sons, Samuel Hatch Gould and Edward P. Gould and operated as the Gould Brothers Nursery. Both brothers kept their homes in Rochester. The 1869 Brighton Business Directory lists the following:

GOULD BROTHERS (Rochester) (S.H. & E. P.) props. Of Monroe Co. Nurseries and Farmers, 300 East Avenue

GOULD, E. P. (Rochester) (*Gould Bros.*)

Gould, Samuel P. (Brighton) lot 20 Farmer

Gould S. H. (Rochester) (*Gould Bros.*)

An advertisement on the back cover of the Rochester City Directory #21 states "Gould Brothers Monroe County Nurseries, Rochester NY, Office and Grounds on East Ave., at the Central RR crossing" and notes that they were selling "Fruit and Ornamental Trees, Grape Vines, Shrubs, Green House Plants, Roses & etc.".

Upon the death of Samuel P. Gould, in 1888, his heirs sold the remaining parcel of land originally belonging to Orringh Stone to Alexander B. Hone. The deed was filed April 22, 1889, naming the heirs as Samuel H. Gould, Edward P. Gould and Caroline Gould, stating that the land was conveyed by referee for the sum of \$8000, the highest bid for the parcel. By this time, a right of way had also been deeded to the Rochester and Syracuse RR Company.

Alexander B. Hone (1831-1909) migrated to Rochester from Chazy, NY and began a long career at the firm that would become Burke, Fitzsimmons, Hone and Co., the largest mercantile in the area at that time. Married twice, he fathered eight children. He served as a director on the board of The Flour City National Bank and was an honorary pall bearer for James Cunningham.

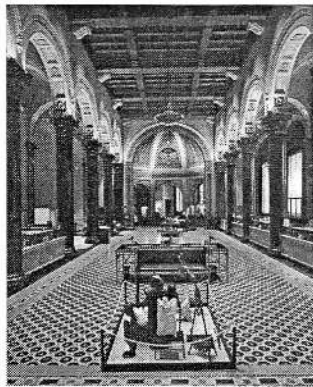
Hone resided on Clinton Avenue South in Rochester with his family. Upon his death, the property passed to his heirs, without deed activity for twelve years.

In 1921, another Alexander B. Hone, grandson of the original and son of Augustine B. Hone, sold the land between what was then the NY Central RR and the Rochester and Syracuse RR to Hughes and Curran, who subsequently deeded the land to Inter-Industries, Inc., which was instrumental in the building of the neighborhoods which are known today as the **Hone tract** on Clover Street and **Rawlingswood**.

In 1933, Central Trust as executor for Alexander K. Hone, another son of the original Alexander B, deeded part of Lot 12 in the 2nd division of Township 14 in the 7th Range of Townships to the Rochester Benevolent, Scientific and Industrial School of the Sisters of Mercy, with the covenant that "the party of the 2nd part shall quietly enjoy the said premises".

These transactions left only a part of the original property in the Hone family. The northwest corner of Clover Street and East Avenue to the Rochester and Syracuse RR (today part of Route 490) remained with the family until August 19th, 1955, when many remaining heirs of Alexander B. Hone deeded that property to Monroe County by referee for the sum of \$500. In 1959, the Clover East Apartments were built on this parcel. Subsequently, they became condominiums. The property between the Sisters of Mercy campus and the NY Central RR was sold to Mark IV Development in the 1990's, and now is the home of Legacy at Clover Blossom, an independent senior living facility.

There is another interesting fact uncovered while researching the Hone property: As Mary Ann Tolan became a Sister of Mercy, several Hone women also entered convents. On the 1955 deed, there are several heirs listed as nuns, Mother Margaret Mary Hone and Mother Ellen K Hone. A later relative, Mother Helen Hone was affiliated with the Sisters of Sacred Heart.



J. Foster Warner

By Elizabeth Brayer

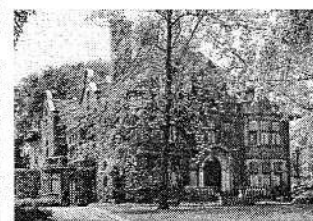
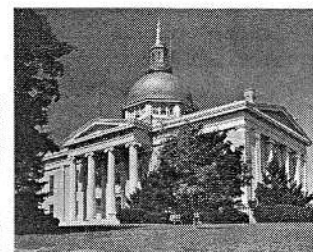
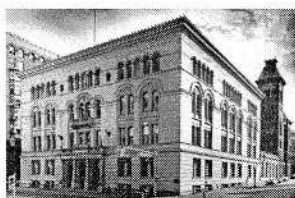
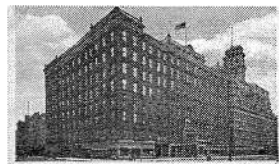
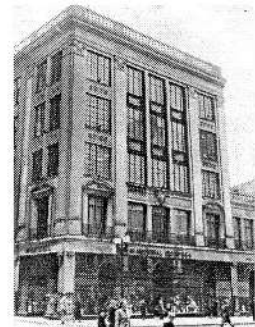
J. Foster Warner (1859-1937) was one of the area's leading architects of the first half of the 20th century. He also represents the third generation of a family of distinguished architects. Warner lived on Prince Street, adjacent to the First Church of Christ Scientist. He designed many of the stately mansions of East Avenue, including houses for John W. Oothout, William H. Gorsline, Richard Ford, Henry A. Strong, Newton Collins, Wilson Soule, and George Eastman.

Warner was an avid automobilist. He proudly sported the New York license plate "5"—first on a steam car and then on his famous Marmon—signifying that he was the fifth person in the state to own an automobile. His favorite diversion—in goggles and duster, with terrified passengers in tow—was racing the crack Empire State Limited (on its rails) along the corduroy roads from Rochester to Buffalo or Syracuse. Each February, Foster motored with his automobile dealer to the New Orleans Mardi Gras, top down and scarves flying. He had a unique formula for measuring the worth of a car based on the amount of iron and steel used to fabricate it. From this he devised terms to use in dickering with car dealers. Some feel he approached buildings in the same manner—as being worth their weight in marble, brass, wrought iron, and precious woods.

Clients were as much in awe of the architect as the Marmon passengers! Helen Ellwanger recalled: "When Foster remodeled our house, he assigned each family member the bedroom he thought most suitable. It was years before we realized we could choose our own rooms." A perfectionist who supervised the smallest job as if it were the Eastman House, Warner had a favorite phrase:

"Get the maul, Leo!" This was the signal for his assistant, Leo Ribson, to retrieve the five-pound maul from the trunk of the Marmon so that Warner could hack out a poorly-installed marble fireplace (or whatever) before the amazed eyes of the offending craftsman.

Warner's long friendship with the Rev. Frank L. Brown, pastor of St. Simon's Church, began when Foster Warner saw the African-American minister gazing longingly into an East Avenue automobile showroom. The architect took the minister inside, purchased a car for him, and paid for its gas and maintenance from that time on. Later, he presented the Rev. Mr. Brown with architectural plans for a new church on Oregon Street. In April 1937, the Rev. Mr. Brown officiated at funeral services for J. Foster Warner.



Clockwise from upper left: J. F. Warner; Franklin Street bank; Granite building; Canandaigua courthouse; Henry Strong house; Henry and Charlotte Clune house; interior and exterior Monroe County Office; Soule house, Powers Hotel

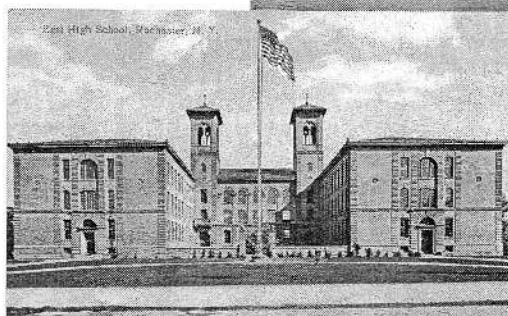
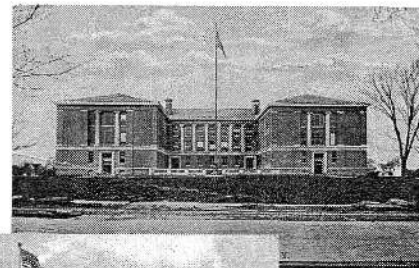
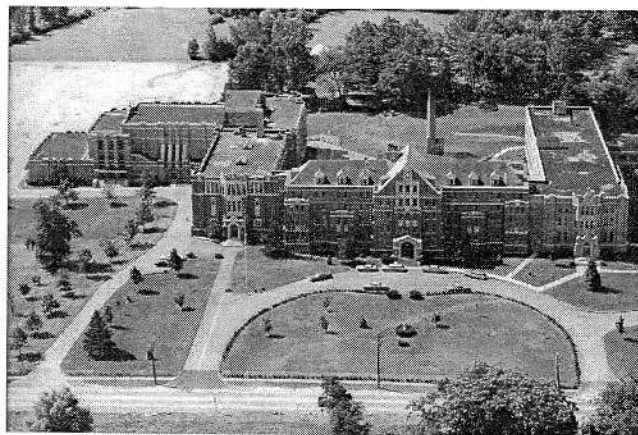
Startlingly handsome, J. Foster Warner closely resembled his friend, Herman LeRoy Fairchild, a geology professor. Each reveled in masquerading as the other. For the city's centennial, they collaborated on an essay—"The Building Stones of Rochester," an adaptation, perhaps, of Ruskin's "Stones of Venice." Foster Warner was an expert on the dozens of varieties of marble, granite, bluestone, sandstone, travertine, brownstone, and other lavish masonry materials used in that age before the availability of poured concrete.

Warner and his wife, who wore high-button shoes and was said to resemble Queen Victoria, had two sons. The elder, Andrew Jackson Warner II (1884-1965), known as "Jack," worked for two years as a draftsman in his father's office but left architecture to become the theater critic for local newspapers. A lifelong bachelor, who enjoyed astonishing conservative Rochesterians, Jack Warner attended his grandfather's Lyceum Theatre in top hat and tails. He rented a room in his father's and grandfather's Powers Hotel to write erudite critical essays which were widely read and carried weight. Jack continued to live in the family's Prince Street home following the deaths of his parents who, despite rumors of a lifelong estrangement, celebrated their Golden Wedding anniversary in high style. A few weeks before his own death in 1965, Jack Warner donated to the University of Rochester Library 776 volumes from his father's architectural library—all collected after the office burned in 1904.

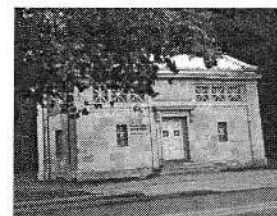
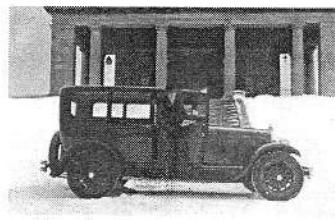
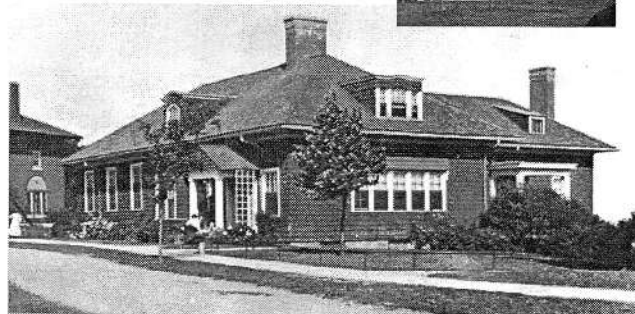
Foster Warner's younger son was named John Adams Warner. This led to obvious confusion ensuing from calling the brothers "Jack" and "John." Miss Ellwanger recalled that young John was often confined to his room for aiming his water pistol through keyholes! John grew up to be superintendent of the New York State Police Department. A musician of distinction, he played "The Bowery" on the piano at age four, was church organist at 16, composed scores for the Annual Amateur Revue at the Lyceum, and eventually performed at Carnegie Hall. A large Rochester contingent journeyed to Albany to attend John's wedding to the daughter of Governor Alfred E. Smith.

Following J. Foster Warner's death on April 9, 1937, a friend wrote:

"Gone is our friend the architect,
From his drawings, stone, and steel;
His loves were his home, the country roads
And the song of the automobile."

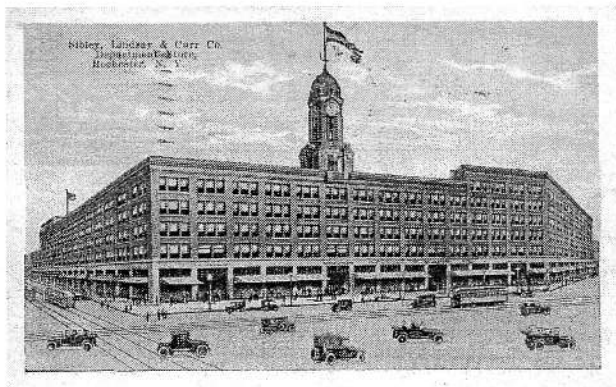
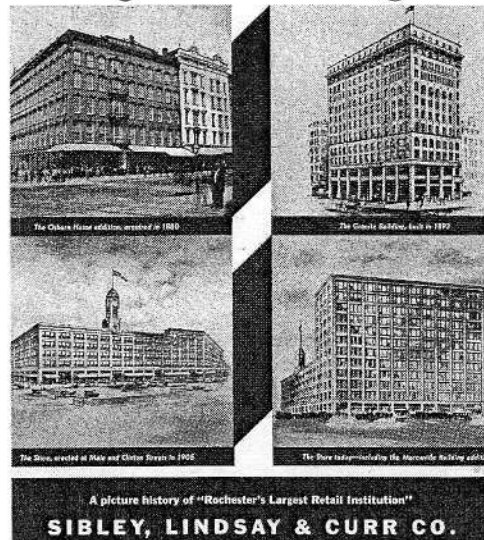


5



*Top to bottom: Our Lady of Mercy campus;
West High School; East High School; Eastman
Building, Hillside 1906 and now; Cobbs Hill
Greek temple and RG&E building.*

The Sibley Fire and Evolution of J. Foster Warner's Sibley Building



The Sibley Fire of 1904 destroyed the contents of Warner's office in his Granite building and adjacent buildings housing the new Sibley, Lindsey & Curr Co. This gave the architect the chance to design a

whole new building in 1904, 1910, and 1911 that was the largest department store in the state outside of New York City. It remains an icon of commercial architecture.

Foster Warner's first major project, undertaken while still in his father's office, was the 1882 design for the Powers Hotel. The son's early and enduring preference for classical symmetry, forms, and details is revealed in this building. No doubt the fact that he was the son of Andrew Jackson Warner, major nineteenth century Western New York architect and the architect of the adjoining Powers Block, influenced the choice of Foster Warner as designer of the new, major hotel in 1890. The success of the Powers Hotel and other factors such as the winding down of the career of A. J. Warner led to Foster's receiving the commission for the third Monroe County Courthouse. And what an incredible building it turned out to be! Now the Monroe County Office Building, it was the first public building in the country designed in the French Renaissance mode. (The Boston Library was the first public building to use an Italian Renaissance design.)

The continuing rivalry between father and son was strong but presumably not rancorous. For example, in 1874 Daniel Powers had A. J. Warner add a mansard roof, retaining wall, and pavement to the front of his home, the historic Pitkin House on East Avenue. For the exhibitionist entrepreneur, the elder Warner imported the largest paving stone that Rochester had ever seen—8 feet by 18 feet, 10 inches thick! In 1892, Foster Warner found an even larger slab (8 feet by 17 feet) to place in front of the pretentious Wilson Soule House, just completed, and arranged that the slab's arrival by canal barge and its subsequent journey up East Avenue be accompanied by fanfare and marching bands!

A complex person and very much a presence in Rochester, J. Foster Warner is remembered vividly as elegant, dashing, tough, stubborn, contentious, and generous—a bon vivant, a ladies' man, a lover of fast cars, and a figure isolated from his wife and sons. He was a major city landlord, amassing a large estate in part from \$3 and \$4 rentals. A lifelong director of the Rochester Telephone Company, he designed its buildings. In 1919 he was elected the first president of the Rochester Chapter, American Institute of Architects. For many years he was chairman of the City Planning Commission.

Above all, he was the area's leading architect of the period roughly 1890-1910.

Peers such as Claude Bragdon found J. Foster Warner philosophical, even when the famous Sibley Fire of 1904 consumed his office and library. Younger architects, such as Harwood Dryer, who met Warner during Warner's daily lunchtime walk from the Granite Build-

ing to his home on Prince Street, found him congenial and interested in them. Employees such as Leo J. Ribson saw another side—the architect as the personification of ego and pride, his own worst enemy. If his work were criticized, Foster would roll up his drawings and march from the room. Generous on his own terms, he distributed surplus office funds as a year-end bonus, but if an employee had the temerity to request a raise, everyone but the person who asked found his paycheck enhanced. Warner was known, too, for his generosity to local charities.

J. Foster Warner dominated at least four areas of local architecture during his career spanning roughly fifty years—1890 until his death in 1937.

Foster Warner's forays into domestic architecture likewise featured marble and the best materials available, plus a central courtyard flooded with natural lighting. Warner brought these features to fruition in his coup de grace, the George Eastman House.

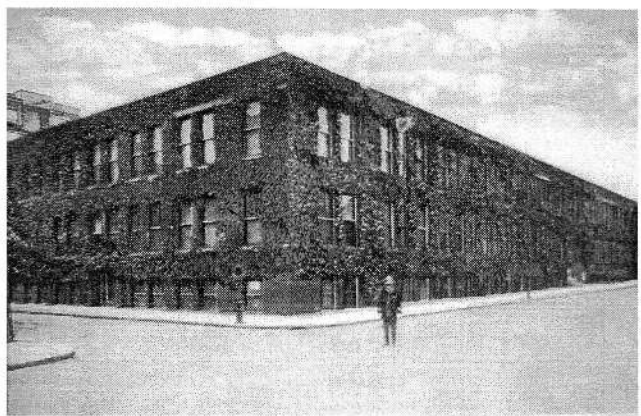
Commercial architecture was not neglected. The Granite Building (1890) was the first downtown Rochester building to feature the steel construction used in Chicago a decade earlier. The Sibley, Lindsay and Curr department store was housed in the Granite Building and two other adjacent Main street buildings when fire broke out the night of February 28, 1904. The fire raged through the night, with wind carrying the flames until several blocks were destroyed. Miraculously, no lives were lost. The steel and concrete construction of the Granite Building saved it—but not its contents. The office of J. Foster Warner went up in flames along with many architectural renderings, drawings, and plans, including those for Rochester's largest home, the George Eastman house (1902-1905). Also lost were many plans of Warner's father, A. J. Warner, who had died the year before. Some had to be redrawn; others were lost forever. From 1904 on, Rochesterians dated events as before or after the Sibley fire. One consequence was that Warner's plans for a new Sibley building a block from the Granite building were redrawn and construction began almost immediately. The result was the largest and most distinguished department store in the state outside New York City. The Sibley, Lindsay, and Curr Company building was built in sections in 1904, 1907, and 1912 and survives today, most recently as the Damon Campus of Monroe Community College.

Schools were likewise important to Warner's career. The first city high school, East High (1903), with its twin Italianate towers that stood as beacons in the northeast quadrant of the city, utilized a Warner design.

The community marveled at the latest in educational structures. West High School of similar design was completed the following year.

"The educational and religious buildings of the Sisters of Mercy at 1437 Blossom Road comprise one of the largest non-commercial complexes in the town of Brighton," says Mary Jo Lanphear, Town of Brighton Historian.

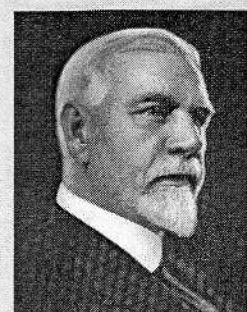
Historian Lanphear says, "Designed by a famous architect and erected on historic land, the complex is one of great importance to the town. On May 22, 2002, the Brighton Historic Preservation Commission designated it a Brighton Landmark. J. Foster Warner was the architect of the original building, completed in 1928. Three stories high, it housed the sisters on the third floor and the school on the first two floors. In 1931 the sisters moved into the new motherhouse; Leo Ribson of the Warner firm designed those plans. More additions by other architects followed, the most recent being a junior college wing added in 1959.



Top: J Foster Warner's house on Prince Street

Bottom: Eastman Building for Mechanics Institute (now Rochester Institute of Technology)

Family of Architects

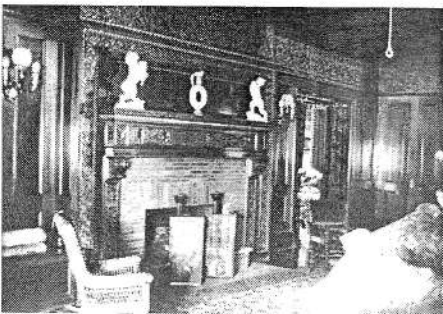
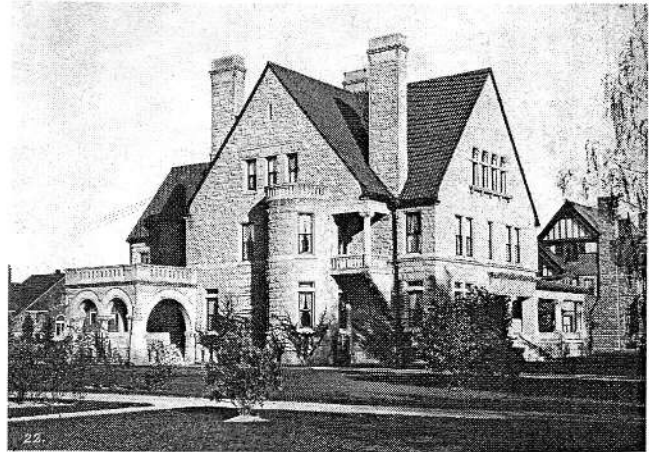
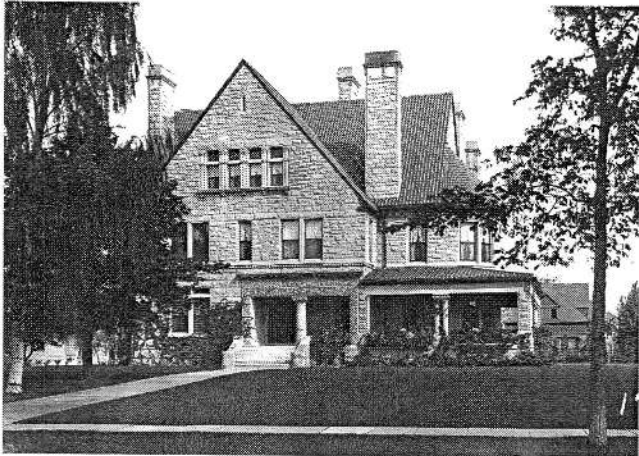


Andrew J. Warner J. Foster Warner

Warner's father, Andrew J. Warner, came to Rochester from New Haven in 1847 at age 14 as apprentice to his Uncle Merwin Austin. (Another uncle, Henry Austin, designed some of the most famous buildings in New Haven.) In Rochester, A. J. Warner formed a partnership with Charles Coots in 1867 known as A. J. Warner & Co. After Coots left, going on to design the Genesee Brewery building that has recently been in the news before leaving Rochester, Warner again practiced alone until, in 1875, he formed a partnership with James G. Cutler that lasted until 1877. Cutler's own practice was substantial. He was the architect for the Kimball Tobacco Factory, the Elwood Building across from the Powers Block, and residences for Hiram W. Sibley, William S. Kimball, and Edward Ellwanger. Warner and Cutler entered several competitions during their association, including one for the Syracuse Savings Bank.

A. J. Warner's two nephews, Frederick A. Brockett and William J. (Willis) Brockett, joined the office in 1872 and 1873 respectively. The firm of Warner and Brockett was listed from 1882 to 1893 and after Warner's retirement, Frederick Brockett continued the practice. A. J. Warner's office was located on the second floor of the Powers Block (in plan a hollow triangle), on the north side so that the draftsmen had good light. When Foster Warner established an independent practice in 1889, he first opened an office around the corner on the same floor. As soon as the Granite Building was completed, Foster moved his office across the river to the tenth floor of the most modern building in town.

J. Foster Warner's Soule house

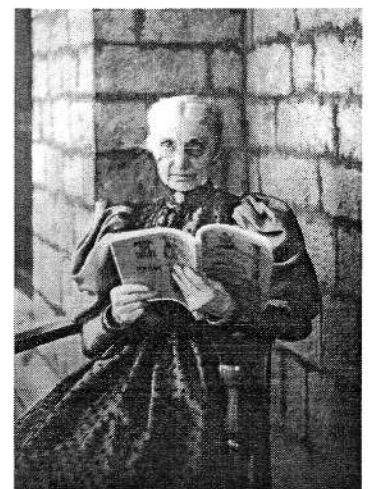
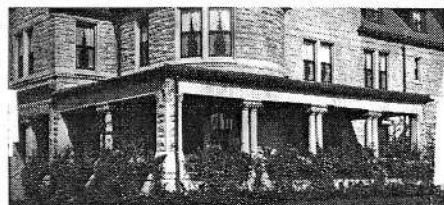
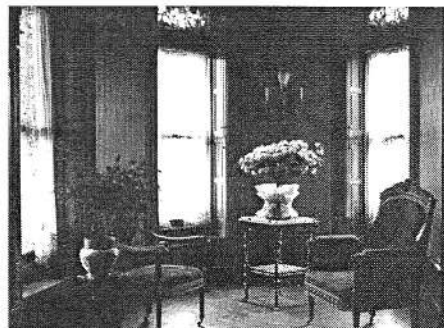


J. Foster Warner designed this Richardsonian Romanesque Revival pile in 1902 for patent medicine czar Wilson Soule. According to legend, Soule made a quarter of a million dollars available to Warner, told him he wanted six bedrooms and went off to Europe. Soule had only a short time to live in his house before he was dragged to his death by a runaway horse. His young widow then sold the house in 1895 for \$100,000 to George Eastman who remarked with satisfaction: "It is no longer a quarter of a million dollar place!"

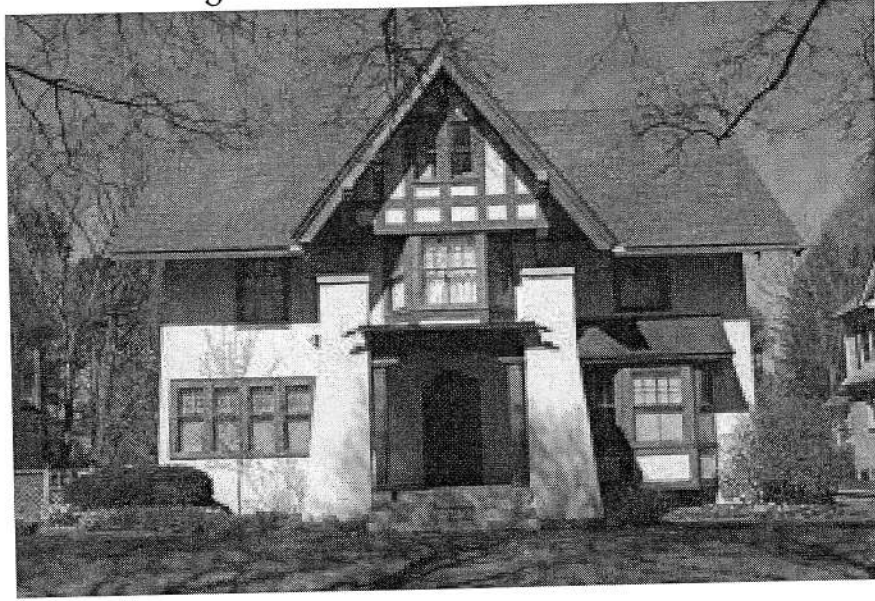


Eastman and his mother (lower right) lived here 1895-1905 while Eastman House was under construction. These pictures are from that period. The circular room in the turret (below) is where Maria Eastman waited for her son to come home from Kodak each day.

Eastman then sold the property to Kodak vice-president Charles Abbott (right) who died before he could move in.



Landmark Society's 42nd Annual House & Garden Tour



June 9 & 10, 2012 - 10:00 am - 4:00 pm

Landmark Society Phone: (585) 546-7029 x 10

Email: info@landmarksociety.org

Tour Headquarters: Baptist Temple Church

10

An Enclave of Elegance: From Council Rock to Grosvenor Rd.

<http://www.landmarksociety.org/wp-content/uploads/2011/12/1-Grosvenor-exterior-cover-possible-C-Boyer.jpg>

Homeowners on Grosvenor Road, Pelham Road, Council Rock Avenue and Highland Avenue are opening their doors for you on Saturday and Sunday, June 9 and 10 from 10 a.m. to 4 p.m.

This is a tour of surprises, sure to delight! A wood shingled house, a well kept but rather unassuming exterior; within elegantly designed formal rooms boasting the signature details of its prominent architect. A Craftsman-influenced house with massive exterior stucco piers: inside an impressive 3 story wooden staircase with a den hiding behind it. A Tudor Revival showcasing unusual imported Italian marble fireplace and interior fountain. A house that turns its rather modest side profile to the street, only to reveal a substantial house footprint as you walk onto the property, one of the largest houses in the area. And wait until you see the "Zenitherm" walls in one of the sun porches!

Tickets

Tickets are \$22 in advance – \$18 for Landmark Society Members directly from The Landmark Society only. If available, tickets the days of the tour will be \$25 from tour headquarters only.

Tickets will be available through the Landmark Society website, from Parkleigh at Park Avenue and Goodman Street, or by calling 546-7029 ext. 11.

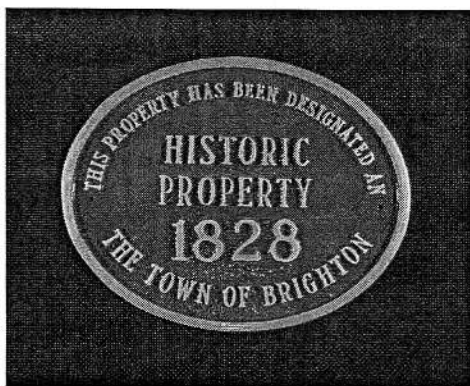


Photo by Ron Richardson

Historic Brighton administers Town Landmark Plaque Program

There are 57 properties in the Town of Brighton that have received historic designation by the Brighton Historic Preservation Commission.

Seventeen landmark owners have already ordered and received their 7 1/2" by 9" bronze-like plaque and have mounted it on their structure as an indication of their pride in owning an historic landmark.

The black and gold plaque, pictured above, is available to owners of designated properties for the all inclusive price of \$145.00. As a special incentive, your order will include a one year, membership [or one year extension if already a member] in Historic Brighton. A small portion of the money raised will support the programs of Historic Brighton.

If you would like to purchase a plaque please complete the following order form and send it with your \$145.00 to:

Historic Brighton
P.O. Box 18525
Rochester, N.Y. 14618-0525

Name: _____

Address: _____

Year Built: _____

City: _____ Zip Code: _____

Phone: _____

E-Mail: _____

Questions? Call: David Whitaker @ 271-7895

A joint meeting of **Historic Brighton** with **Historic Pittsford** will be held on Thursday, July 12 at 7:30 pm at the
Pittsford Library

Speaker: David McNellis,
local author

Topic: His book, titled *Reflections
On Big Spring - A History of
Pittsford, NY and the Genesee
River Valley*

We hear that Mr. McNellis is a compelling speaker.

HISTORIC BRIGHTON

FOUNDED 1999

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Historic Brighton
P.O. Box 18525
Rochester NY 14618



HISTORIC BRIGHTON ACKNOWLEDGES WITH GRATITUDE

Gatherings At The Daisy Flour Mill

1880 Blossom Road, Rochester 14625

for its support and hospitality during our annual

Historic Brighton Celebrates:

OUR LADY OF MERCY

*Save the date **September 29** for Historic Brighton's Antique
Roadshow with appraiser Jack Wanderman*