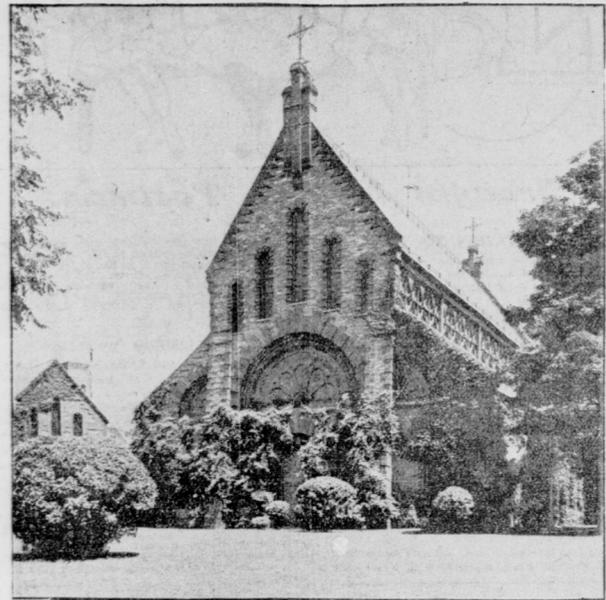


NEW-YORK'S NEXT DOOR NEIGHBOR, YONKERS, AND ITS MANY ATTRACTIONS, BOTH FOR BUSINESS AND RESIDENCE



ST. JOHN'S PROTESTANT EPISCOPAL CHURCH.

CHARMS OF YONKERS.

What the Mayor Says Regarding Them.

To the Editor of The Tribune. Yonkers, the Terrace City, is situated on the Hudson River, and extends northerly from the city line of New-York about six miles, and easterly from the Hudson to the Bronx, a distance of about three and a half miles. Its area is about twenty-one square miles.

By the Census of 1900 the population was 47,821, showing an increase of almost exactly 50 per cent in ten years. Its present growth is about 2,000 a year, and its population is now about 55,000. For transportation facilities it cannot be excelled by any other suburb of the city of New-York. It is traversed by three railroads—the New-York Central and Hudson River Railroad, with four stations along the Hudson; the New-York and Putnam Railway, with a branch into Getty Square, the heart of the city, with ten stations through the middle section of the city, and the Harlem Railroad, with five stations along the eastern section.

The New-York and Putnam Railroad, in connection with the elevated railroad at One-hundred-and-fifty-fifth-st. Time from the Yonkers station to the Grand Central is thirty minutes, and from Getty Square to Rectort-st. forty-five minutes. The excursion ticket on either line is 50 cents, and the monthly commutation is \$5.00.

In addition to the steam railroads the Yonkers trolley road traverses many of the principal highways, extending the entire length of the city from Riverdale to Hastings on the west, from Kingsbridge to Getty Square by Broadway, and by other roads reaches Tuckahoe, Mount Vernon and Woodlawn, transferring east, west, north and south throughout the whole Metropolitan Street Railway system in Westchester County. The Bronx and Manhattan as well, for a single fare. The trolley lines are opening up many sections of the city heretofore somewhat inaccessible, and are destined to rapidly develop the outlying sections of the city. This influence is already apparent in many quarters where the real estate is already feeling the result of the presence of the new roads. The new rapid transit system is now planned to end at Van Cortlandt, one mile south of the Yonkers line. It is certain that it will go to Yonkers in the very near future, and, indeed, this has already had the effect of stiffening real estate in the southern portion of the city.

In addition to the railroads and trolleys, Yonkers has an all the year steamboat service for passengers and freight. The water supply of the city has a fine record for purity, no epidemics of typhoid or similar diseases having been prevalent in Yonkers for many years. The sewerage system of the city is the most complete and sanitary in the State, and is the result of recent construction, and in fine order. The city owns a garbage crematory for the sanitary destruction by fire of all household waste. The health conditions of Yonkers are unsurpassed by any city of the State.

The sewerage of large sections outside the present sewer system is now under consideration, some of it already ordered, to be begun the present year. The assessed valuation of real and personal property has increased from \$23,880,000 to \$41,100,000 within six years, while the tax rate has declined from 2.53 to 2.28 in the same period. The valuations are about 70 per cent of the real value.

Yonkers has never been a boom city, its growth has been steady and of a substantial character. About three hundred new buildings are erected annually. The city owns the waterworks, schools, fire-houses, public parks, baths and dock, the court-house and Manor Hall property, the total value of which exceeds the bonded debt, which is about \$600,000 below the constitutional limit. In recent years, in spite of many public improvements paid for by bonds, the limit of the borrowing capacity of the city has increased. The Yonkers City 2 1/2 per cent bonds sell at a premium, and the credit of the city is first class. The Common Council is composed of six Democrats and eight Republicans.

There are two national banks, one trust company and two savings banks. Yonkers is pre-eminent in certain lines of industry, having the largest carpet, hat and elevator works in the world. There are also two refineries, giving employment to many hundreds of men. In other lines, there are many other manufacturing concerns giving profitable employment to many skilled employes.

The city owns a valuable dock, with a pier, having thirty feet of water; a steel recreation pavilion is over the pier, which is built two hundred feet out into the river. This is a conspicuous structure to passengers upon the boats which stop at Yonkers.

The Yonkers City baths, of which there are two,

are considered models, and have been extensively patronized after in other cities; they are hot and cold water spray baths, and are opened every day in the year. There are four small parks, in different parts of the city, three of them recently acquired.

The most interesting building in the city is the Phillips Manor House, erected in 1680, and now the City Hall. Many persons visit the city annually to inspect this ancient relic. A movement is now on



annually to the people of Yonkers a series of entertainments of high grade.

There are three local papers—"The Yonkers Herald," "The Statesman," published each afternoon, and "The Gazette," published weekly. They are all progressive, clean and enterprising newspapers. There are two good hotels, located in the centre of the city, and there are, as well, many high and medium class boarding houses. A year ago in the total destruction by fire of the magnificent Hotel Hendrick Hudson, Park Hill, the largest and most beautiful hotel ever opened. It is about to be rebuilt and made fireproof. There are numerous social clubs, the chief among them being the City Club, the Park Hill Country Club, the Palisade Boat Club, the Corinthian and Yonkers Yacht clubs and the Yonkers Canoe Club. There are also the Park Hill Country Club, the Yonkers Country Club, the Yonkers Golf and Country Club, and the Yonkers Tennis and Country Club. They afford ample opportunity for the delights of social intercourse, and they witness many pleasures and entertainments throughout the year. The advantages offered to residents, the rents in Yonkers are moderate; but there is a fine opportunity for speculation or investment for any one who will build houses to rent for \$30 or \$35 a month. At present such houses are few, and all are rented immediately and many even before they are completed. There is wide assortment of lands and houses to choose from, and to meet every taste, from the palatial and costly estates upon the hills to the more modest homes suitable for the artisan, the clerk or the professional man of moderate means.

Each section of the city offers advantages that appeal to its own people. North Broadway, Warburton, Palisade and Park ave. have the older places of a more pretentious character, and on these fine streets are found many fine estates, including Greystone, the former home of Governor Tilden; the estate of S. P. Lillenthal, one of the finest and noblest on the Hudson; the homes of Frederick W. Hollis, John E. Andrus, Max Nathan, W. W. Bachmann, John B. Trevor, William Allyn Butler, Mrs. Alexander Smith, Mrs. William F. Cochran and many other well known people. Park Hill is situated upon the high ground at the southern section of the city, and is reached at the Park Hill station of the New-York and Putnam Railway. Its many beautiful houses at the park-like character of the whole property particularly appeal to those attracted by the woods and fields as nature made them.

Harriman-on-the-Hudson is at the northern end of the city, and is reached at the Harriman station of the New-York Central and Hudson River Railroad, as well as by the Warburton-ave. trolley through the property. Caryl, Lowrey and Ludlow are at the south end of the city, and are readily reached by the New-York and Putnam Railway at Caryl and Lowrey stations, and by the New-York Central and Hudson River Railroad at Ludlow.

In addition to the above there are Yonkers Park and Armour Villa Park, in the northern section, each near the station of the Harlem Railroad, and Sherwood Park, opposite Mount Vernon, and Wakefield, or Woodlawn Heights, at the southeasterly section, reached by the Wakefield and Woodlawn stations on the Harlem Railroad, as well as by the trolley lines. There is Neperhan Heights, Dunwoodie, Nepera Park and Bryn Mawr, each with its station on the New-York and Putnam Railway.

Every one of these districts appeals to its own class, and hard to suit indeed must be he who cannot find what he wants in one of them.

There are many opportunities for sound invest-

ments in small or large homes, or for real estate growing as in Yonkers, and as must continue to grow from its very location, must of necessity afford real estate opportunities to him who goes over the ground with his eyes open and makes the best of his opportunities. The next few years will witness a great increase in the value of property here, and it is along these lines that shrewd investors are now picking up property which will double and treble in value in a few years.

There are many fine drives throughout the city. The many miles of street asphalt pavement, many more of fine macadam, all well kept and well cleaned, compare favorably with any city of its class in the State. The city is about to make an expenditure of \$50,000 for the further improvement of its macadam roads, and when this work is completed there will be but little left to be desired in the way of good roads through the city.

Take it all in all, there is no more accessible, desirable or healthy suburb of greater New-York than Yonkers, and from its location and natural advantages it must continue to grow into a larger and even more prosperous city.

M. J. WALSH, Mayor.

AN HEREDITARY MASON.

It is curious to note how much tradition and heredity have to do with the development of the workman and his trade. Many trace the source of superior products of human skill to everything but the real cause. For instance, there is a popular belief that it is the excellence of Irish linen, instead of the fact that it is owing to generation after generation of gradually developed taste and skill. Yonkers owes much of its beauty and finish, its architecturally imposing air, to one who may be considered a fair example of this, and who came to this city as a master mason builder some twenty-three years ago, Mr. E. P. Flannery. The mason builder by birth here described found opportunity for attainment of even higher degree of excellence than his forefathers in this new country, with its greater volume and well as he availed himself of the most modern and best machinery. Notable among these are the Holywell Inn, the St. John's Hospital, the Capuchin Monastery, the Holywell School, and many other Yonkers school buildings, and a large number of the private residences there, such as those of Judge Daly, John E. Andrus and Fisher A. Baker, all of which are conspicuous for the solidity and nobility of their construction.

Despite the fact that many Yonkers dwellings are of the cottage type, that their sites are on fertile clods, that they rise tier upon tier from ornamental shrubs and grand forest trees, through which run the road and well kept roadways, the imposing proportions of its homes and public buildings, and the profuse employment of the work of the most substantial kind, a masonry which Mr. Flannery has furnished much of the material for this masonry, and this stone being of exceptionally fine quality, and somewhat light color, adds to the beauty of the buildings. The mason work. This stone seems to be of a natural formation and not banded.

With very few exceptions the mason builders of Yonkers and vicinity have served their apprenticeship with Mr. Flannery, and that city is to be congratulated in that they have sought to bring their work up to the standard he has established. The appointment of this useful citizen as Water Commissioner since the death of a person of political affiliations and shades of opinion as eminently fit his character and attainments and his experience and skill in his profession, and to fully meet the exigencies and fulfill the requirements of a service of such peculiar importance to the health and well-being of Yonkers.

WELL BUILT BUILDING FIRM.

It has been said that the house that is founded on a rock shall stand, and that the elements may not prevail against it. This, in a more rugged English, and in the parlance of the progressive builder of this day of progress, means simply this: that your mind and your pocket should be sound, laid, and well bound in good cement mortar by a master craftsman, and the superstructure will take care of itself. Every one can be further elucidated. Natural difficulties rise on a sturdy met to vex the engineer, and must be met and overcome by the conscientious architect shall make the inanimate to live and breathe, a thing of beauty, and, lo! the plans are complete. But this is not the house and the

here we hesitate, for the very essence of the whole contemplated creation is about to be submitted to its crucial test, and to stand the test. When, in June, 1899, James J. Lynch and Thomas F. Larkin came together and agreed, as partners, to bid for and to build a public school as mason builders, they practically solved that problem; and subsequent events have established their claim to preferment. Young men, with all the energy and enthusiasm of those years, coming up to large and responsible undertakings from the very beginning, expert in their craft, and with the many examples of their craftsmanship in Yonkers to-day pay eloquent tribute to their possession of those attributes. During the present year, the completion of School No. 16, in 1902, among other undertakings, was a \$45,000.00 addition to the High School No. 15. At present the firm is engaged on the \$38,000.00 Carnegie Library, the Jewish Synagogue, and the large factory building of A. E. Barr & Co. They have just been awarded the contract for School No. 18. Here again is shown the determination of Yonkers to take to backward steps in the very first rank of the country, as well for its superior school buildings as for its general curriculum. The present structure will be of iron, stone and brick construction on a plot 140 by 75 feet. The basement, besides boiler rooms and coal storage, has rooms for manual training and shower baths. The first floor has six class rooms, with individual lockers, also toilets. The second floor is similar in all respects to the first, with the addition of a gymnasium. The third floor has four class rooms and assembly rooms, 88 by 42 feet; an attic for storage purposes and space for gymnastics. All class rooms and cloak rooms are surrounded by brick walls. The staircases are absolutely fireproof, being of iron and steel. The heating and ventilating system, being indirect hot water heating. The general plans comprehend extensions to ultimately reach a capacity of thirty-four class rooms, and as the district is fast becoming congested this will soon become a necessity. Lynch & Larkin are always ready to conduct the building of any private or public mason work, of whatever design or magnitude, and may be addressed at either No. 217 Buena Vista-ave., or No. 170 Stanley-ave., Yonkers, N. Y.

IMPORTANT BUILDING CONSTRUCTION.

When the roofing, the waterproofing and the concrete work have been provided, in accordance with approved modern construction plans, for the manufacturing plant, or the public building, very important features have been covered. The subject of this brief sketch, Mr. J. Eugene Pawson, is esteemed in Yonkers and vicinity an adept in this particular line. On graduating from the High School he engaged with his brother in the roofing and concrete business, and maintained the connection until his brother's death. Afterward, in the setting of the estate, the business was disposed of to the Yonkers Roofing and Concrete Company. Mr. Pawson being retained as superintendent. In the dry goods trade, and who has lived in Yonkers for the last ten years, and of his competent associate manager, Mr. J. Matheson. Mr. P. is president of this flourishing concern, which adds so much to the comfort and convenience of Yonkers citizens, and so greatly enhances her importance as a business center.

A LIBERALLY MANAGED BUSINESS.

There is a concern in Yonkers that, in its comparatively brief existence, has endeared itself to her citizens by placing at their service, in a time of direst need, a necessity of life of which the said concern's skillful generalship and superior facilities has enabled it to provide a considerable store. At the most acute stage of the coal strike, in December last, the Harrigan Coal Company secured from many supply sources large shipments of coal, which they retailed at unusually favorable figures; thus animated by a most commendable public spirit, they gave Yonkers the full benefit of their enterprise. Acting with the charitable organization connected with St. Andrew's Church, it distributed an average of twenty tons of coal a day to the needy, from the several stations it established for that purpose.

This company includes in the board of directors leading citizens of Yonkers and New-York, and is ably managed by W. Butts, Jr., president and general manager, under whose direct control the plant is operated. Mr. H. W. Ely is its secretary and treasurer, and has been with it ever since it was first incorporated under the laws of the State of New-York some five years ago.

The company has extensive coal pockets and dock facilities at the foot of Ashburton-ave.; here also is located the office of its president and general manager, Mr. Butts, Jr., who has the most excellent facilities of this company have won for it a considerable share of the best trade Yonkers affords, and the esteem it won by its generous treatment of the community during the coal strike has been augmented by the liberal methods and constant growing, and with the growth of Yonkers industries will in time become one of the most important coal stations on the Hudson.

AN IDEAL POSTOFFICE SITE.

On the south side of Getty Square, and next to old St. John's, where was once the centre of Yonkers' retail trade, stands "The Bee Hive." The dry-goods establishment of Mrs. E. V. Sawyer, still thriving, still living up to its reputation as a supply depot for the city's most fastidious community. But though the retention of her desirable trade



YONKERS PUBLIC LIBRARY.

(Lynch-Larkin, builders, E. A. Quick & Son, architects.)

120,000 square feet of roofing for the National Cord and Cable Company, of Hastings-on-the-Hudson, and the waterproofing of the cellar and sub-cellar and swimming tank of the Hollywood Inn Building. He also laid gravel roof on the new Yonkers Savings Bank building; all the roofing for the Warner Hat Company, one of the largest hat companies in the world; and for the Otis Elevator Company; several immense asphalt floors for the print and dye works of the Alexander H. Smith Carpet Company; all the floors (as well as doing the waterproofing) in the Yonkers High School, and Public Schools Nos. 11, 12 and 13, and the Jewish Synagogue, now in course of erection. Mr. Pawson's office and plant are at the foot of Wells-ave. He is equipped to contract for business of any size and importance.

SOLID IN MANY WAYS.

The whole countryside knows the blue and free stone yard at the corner of Wells-ave. and Ather-ton-st., for it has, in a way, measured road by road Yonkers' expansion, since it has been for twenty-five years—first under the name of W. & J. Kellogg, and later James Kellogg, the present proprietor—furnishing curbing and flagging for her beautiful streets, and alleys, lawns and coping and other trimmings for her handsome dwellings. The long experience of this old firm, the skill in handling building materials, the knowledge of the various facilities it has in time acquired, and the superior influence of the many works to which it can contribute, combine to insure for it a continuance of the patronage of its customers, and to add constantly to its extended trade.

A GREAT DEPARTMENT STORE.

The people of Yonkers are fortunate in having within the limits of their own thriving town an emporium the services, prices and goods of which render unnecessary the expenditure of time and money to seek elsewhere the satisfaction of their needs. And they have long enjoyed this advantage, for though its present proprietors only assumed control a year since, this store opened its doors nearly a quarter of a century ago. Under the present management it has improved, owing chiefly to better buying facilities, and carries a much larger and finer stock of goods. The first floor of the building, which occupies a fine retail plan of some 60,000 feet, is devoted to the display of wash goods, woollen dress fabrics, table linen, hosiery, underwear, men's furnishings goods, laces, gloves, ribbons and notions; the second floor to cloaks and suits, millinery, wrappers, waists, muslin, underwear, corsets and children's apparel,



HOLLYWOOD INN.

and the third floor to upholstery and the company's offices. To conduct the extensive trade of this popular concern, the Marshall-Matheson Company, Nos. 3 and 7 Main-st., over fifty clerks are employed under the efficient management of Mr. T. S. Marshall, who has had a lifetime's experience in the dry goods trade, and who has lived in Yonkers for the last ten years, and of his competent associate manager, Mr. J. Matheson. Mr. P. is president, and Mr. James Shand, of the same place, the vice-president, of this flourishing concern, which adds so much to the comfort and convenience of Yonkers citizens, and so greatly enhances her importance as a business center.

FOR THE FURNISHING OF HOMES.

Opening at No. 139 New Main-st., Fox's Home Furnishing Store has spread itself in six occupancies, Nos. 137, 137 1/2, 139 and 139 1/2 New Main-st., and No. 2 Ann-st., as well. Of course, this increased store space has not been necessitated by Yonkers' growth alone; enterprise, liberal methods and the skillful selection of goods have brought custom from a wide area. The store now has a frontage of 100 feet, and employs fifteen clerks. A specialty in the Acorn stoves and ranges, though a large business is done in gas ranges, gas "hot plates" (single three-burner gas stoves), White Mountain refrigerators, garden tools and wireless of stoves. The concern has a complete toy department. Everything in the store is plainly marked—its has only one price, and is guaranteed to sell as cheaply as the New-York stores. Goods are delivered free anywhere, and orders by telephone are promptly attended to, in this, the largest store of its kind between New-York City and Poughkeepsie.

A TWENTIETH CENTURY LIVERY.

An imposing structure at South Broadway and New Main-st., three stories in height, with a frontage of fifty feet and a depth of two hundred feet, in which is housed all the sanitary knowledge of the day as applied to the livery stable, is the fruit of twenty years' thought, experience and effort of Peter H. Havey. His enlightened methods have evolved an establishment and a livery service that would be a credit to the metropolis, and must satisfy even the most fastidious of Yonkers' social society for its appointments, its variety and excellence of its smart turnouts, as well as in the personnel and skill of the large force of attendants and liveried coachmen in its provision for boarders; it is unsurpassed anywhere. Mr. Havey's main office is at No. 139, Warburton-ave., where he conducts, as the largest and best scientifically equipped funeral director, the most extensive business of this character in this part of the country, save and excepting New-York City.

ONE OF NINE STORES.

Edward Rafter, who has eight grocery stores in New-York City, opened one in Yonkers about one year ago, in the fine building Nos. 6 and 8 Broadway. Its 50 by 100 feet of floor space contains a fine selection of wines, liquors and fancy groceries, and the thriving business keeps sixteen clerks on the jump. Buying for all of his nine stores in quantity at wholesale, and selling cheaply, his goods go quickly, and are therefore always fresh. In his great storehouse at No. 620 Hudson-st., New-York City, he has his customers' best and quite a number of his several retail establishments. As he is practically his own jobber, he manages to serve his customers by extending the liberal character of his motto of his house, "Purest goods, lowest price." This business was established in 1901.

AN ACCESSIBLE WEST SIDE CEMETERY.

On the line of the old Saw Mill River Road, where the same forms a junction with Ashburton-ave., stretching eastward, lies Oakland Cemetery, the quiet city. Nature seemed to have especially designed the spot for this sacred use, and, indeed, more than one hundred and fifty years ago Frederick Phillips devised in trust for the use of the clergy of St. John, a liberal tract which was very later disposed of, save a small burial plot now incorporated in the large boundaries of the present grounds. The shaft which marks the resting place of Alexander Smith, the founder of the largest carpet manufacturing concern in the United States, turning westward, along winding roads, the natural contour of the land itself, to a view of man-made construction. Here, in the slopes and lawns and an inclined railway. Three hundred feet above the Hudson, opposite the Palisades, its heights command grand views both of that majestic river and of the distant Sound. It is densely wooded, and its broken surface, interspersed with rocky crags and sylvan dells, has been made the most beautiful thing in the world. The cemetery is built on a thirty feet frontage on Getty Square, runs back over two hundred feet to an "L," with thirty feet frontage on Main-st. and the title has been vouched for by the late William Allen Butler

A RARELY BEAUTIFUL SUBURB.

Yonkers boasts a suburb unsurpassed by any in the metropolitan district for excellence of site, picturesque grandeur of outlook, artistic composition of ground plan, for results obtained in the way of landscape gardening and thoroughness, and its architectural achievement by its promoters. The elegant and profusely illustrated album published by the park's owners, the American Real Estate Company, aptly describes it as "an idyl of the Hudson." It is a completed park, which the one company (one of the most successful in exploiting real-estate about New-York) has already expended over a million dollars upon manufacturing roads, ways and flagged sidewalks, and upon the installation of sewers, water mains, gas and electric lights, and an inclined railway. Three hundred feet above the Hudson, opposite the Palisades, its heights command grand views both of that majestic river and of the distant Sound. It is densely wooded, and its broken surface, interspersed with rocky crags and sylvan dells, has been made the most beautiful thing in the world. The cemetery is built on a thirty feet frontage on Getty Square, runs back over two hundred feet to an "L," with thirty feet frontage on Main-st. and the title has been vouched for by the late William Allen Butler

YONKERS PUBLIC LIBRARY.

(Lynch-Larkin, builders, E. A. Quick & Son, architects.)

SOLID IN MANY WAYS.

The whole countryside knows the blue and free stone yard at the corner of Wells-ave. and Ather-ton-st., for it has, in a way, measured road by road Yonkers' expansion, since it has been for twenty-five years—first under the name of W. & J. Kellogg, and later James Kellogg, the present proprietor—furnishing curbing and flagging for her beautiful streets, and alleys, lawns and coping and other trimmings for her handsome dwellings. The long experience of this old firm, the skill in handling building materials, the knowledge of the various facilities it has in time acquired, and the superior influence of the many works to which it can contribute, combine to insure for it a continuance of the patronage of its customers, and to add constantly to its extended trade.

A GREAT DEPARTMENT STORE.

The people of Yonkers are fortunate in having within the limits of their own thriving town an emporium the services, prices and goods of which render unnecessary the expenditure of time and money to seek elsewhere the satisfaction of their needs. And they have long enjoyed this advantage, for though its present proprietors only assumed control a year since, this store opened its doors nearly a quarter of a century ago. Under the present management it has improved, owing chiefly to better buying facilities, and carries a much larger and finer stock of goods. The first floor of the building, which occupies a fine retail plan of some 60,000 feet, is devoted to the display of wash goods, woollen dress fabrics, table linen, hosiery, underwear, men's furnishings goods, laces, gloves, ribbons and notions; the second floor to cloaks and suits, millinery, wrappers, waists, muslin, underwear, corsets and children's apparel,



PARK HILL LAKE.

A PARK HILL RESIDENCE.