

OCCUPIES A NEW HOME IN CITY

Newburgh Y. M. C. A. Alert in Christian Endeavor for Many Years.

ASSOCIATION DATES FROM JUNE 29, 1857

Many Men Attribute Their Successful Careers to Organization.

The new home of the Newburgh Young Men's Christian Association was opened in April. The ground for the building was broken on September 25, 1911, the cornerstone laid on June 8, 1912, and the dedication took place on April 2 last.

This is one of the most attractive buildings of its kind in this state.

The officers of this energetic association are: T. R. Beal, president; Peter Cantline, vice-president; Graham Wittschief, recording secretary; De Witt E. McKinstry, treasurer, and E. W. Vose, general secretary.

The board of directors are A. L. Aderton, F. W. Bartlett, T. R. Beal, Peter Cantline, F. A. Hoysradt, D. E. McKinstry, George R. Mitchell, Herbert R. Odell, George L. Weller, Graham Wittschief, S. Carlyle Goodrich, Dr. T. O. Varnum, T. George Courtney, Snyder J. Gage and Le Grand W. Pellett.

The board of trustees comprises Benjamin B. Odell, chairman; Charles H. Shurt, secretary; F. W. Semt, treasurer; C. Clayton Bourne and John R. Westlake.

The department officers are: R. V. Warren, associate secretary; P. A. Danleison, secretary boys' department; W. W. Saunders, director physical department, and O. B. Collard, assistant secretary.

The building committee comprises A. L. J. Miller, chairman; T. R. Beal, George R. Mitchell and Samuel L. Stewart, and the furnishings committee is made up of F. W. Bartlett, chairman; A. L. Aderton and Peter Cantline.

The building was designed by Jackson & Rosecrans, of this city, and Frank E. Estabrook, of Newburgh.

The association is one of the oldest in the country. On June 29, 1857, about five years after the organization of the first association in America—a meeting was held in the American Reformed Church, Newburgh, to consider the organization of an association in that city. After about fifteen months' delay a constitution was adopted September 17, 1858, at a meeting held in the Newburgh Court-house. A week later the following officers were elected:

President, Arthur Potts; vice-president, Thomas S. McAlles; corresponding secretary, M. C. Belknap; recording secretary, Charles Estabrook; treasurer, James T. Lawson; librarian, John H. Martin.

A room was rented at No. 78 Water street, Newburgh, and occupied until the outbreak of the Civil War, which caused

the dissolution of the association in 1861. The early work of this first organization was largely of a general religious and literary character. Sermons by local pastors, a Union Sunday school, prayer meetings and the distribution of tracts, together with lectures of a high educational order, constituted practically the entire list of activities.

On March 27, 1868, the association was reorganized with the following officers: President, William E. Mape; vice-president, R. V. K. Montfort; corresponding secretary, M. C. Belknap; recording secretary, J. H. Martin; treasurer, William M. Phillips.

The association secured a fine suite of rooms in the Savings Bank Building, then nearing completion. By the end of the year the membership was 170.

After three years in the Savings Bank Building the association made its first move—to the building corner Smith and 3d streets, called the Law Building, where two rooms were rented. The first expressed desire for a building of its own was made in 1873, when "a committee was appointed to prepare a plan for the purchase of some suitable building for the association." The building did not materialize.

In 1874 the first general secretary, Peter Eager, was appointed. There immediately resulted from this appointment a wider scope of work, owing doubtless to the fact that what had been largely everybody's business now became one man's business.

A dark year, 1878, nearly caused the dissolution of the association a second time, but a few staunch friends, led by E. S. Turner as president, rendered invaluable service which resulted in the rental of the upper floors of the building of Schoonmaker, Mills & Weller, into which the association moved in February, 1879. These rooms were occupied for two years, then vacated for temporary quarters while the building, the first home of the association, was being erected at 3d and Smith streets.

After having made eight moves, subject always to the annoyances that come to all such organizations occupying rented quarters, the association with thankfulness settled down to render earnest and efficient service to the young men and boys of Newburgh.

From the date of the opening of the 3d street building the association was privileged to influence the lives of men and boys to an extent possibly not fully realized even by its best friends. There are many men to-day in Newburgh who frankly and thankfully attribute their success to the training and help received in the association. Ten years after the building was dedicated it was cleared from debt and an endowment fund started.

For a period previous to 1911 officers and friends of the association realized that the old building had become sadly inadequate. With the change of business conditions the building was left behind and out of touch with young men in their leisure moments. They became convinced that to secure good results a good building and adequate equipment in a central location were necessary.

The late William R. Beal, at the time, 1910, a member of the board of directors, very generously offered as a gift, the property upon which the beautiful and efficient new home, the gift of the people of Newburgh, now stands. With rare courage and optimism two hundred men make a ten-day canvass of the city, and the people just as generously and courageously gave \$72,000 to make possible the erection of the building.

WILL OPEN LARGE TRACTS FOR HOMES

Much Building Activity in Long Island City and Jamaica Sections.

BIG PURCHASES OF PROPERTY FOR PLANTS

Realty Company Buys for \$200,000 38 Acres Near Woodhull Park for Improvement.

In the first ten months of the year more than thirty thousand papers were recorded in the office of County Clerk

home builders purchased property in the year.

The records of the office show that industrial concerns are locating there. In Long Island City and the Jamaica sections there have been large purchases for the erection of manufacturing plants. The outlook for the coming year in this connection is considered even brighter.

One of the reasons ascribed for the healthy outlook is the fulfillment of better transit facilities and the assurance of further improvements in the near future. In Long Island City the demand for tenements and apartments, which is greater than ever before there, is due, real estate men declare, to the improved transit facilities there. Tenements will be built along the line of the Corona extension of the dual transit system to meet the demands when that line is opened, and in the Hollis, St. Albans and South Jamaica districts for detached dwellings, where the Liberty avenue extension of the transit lines will be constructed.

The sale of the week, involving the largest area, was that of the Flushing Bay Improvement Company, in convey-

and warehouses and industrial plants will be built there.

The Freehold Realty Company bought of Robert Hayes Smith, of San Francisco, thirty-eight and one-fourth acres about a mile south of Woodhull Park, Jamaica. The consideration was \$200,000, and a purchase money mortgage of \$178,000 was given. The property has a frontage on the Merrick Road of 1,184 feet, and will be developed at once by the erection of buildings.

The estate of Joachim Meyerrose and Richard and Joseph Meyerrose and Margaret Brunjes sold to the G. X. Mathews Company ten lots in Ridgewood, with a frontage of 150 feet on the west side of Putnam avenue and 100 feet on Onderdonk avenue. Plans have already been filed with the Building Bureau in Queens for the erection of apartment houses on the property to be erected at a cost of \$150,000.

Fifth Avenue Hotel at Auction.

The nine story apartment hotel, on a plot 28.3x100 feet, at No. 12 Fifth avenue, adjoining the northwest corner of 8th

YONKERS LANDMARK BEING TORN DOWN

Passing of Lawrence Estate Mansion Marks a Phase of City Growth.

The old Lawrence mansion, at Riverdale avenue and Valentine Lane, South Yonkers, is being torn down by a large gang of wreckers. The passing of this famous old home marks a most interesting phase of real estate evolution. Years ago this estate was the country home of the well known Lawrence family and was the scene of many large social gatherings and house parties.

The amazing growth of New York northward, and of Yonkers southward, has hurried in this famous estate with fine modern suburban homes and apartment houses. Some years ago the heirs of the Lawrence estate realized the inevitable, and planned an extensive development of the property. Beautiful paved streets, with every modern city improvement, were laid out through the property, and this work was pushed forward rapidly until it is now entirely completed, including even city lighting.

The American Real Estate Company recently announced the purchase of this property, and is about to put it on the market for sale. The southerly half will be restricted to private houses, and the northerly half will be devoted to apartment and two-family houses.

The property is south of New York Central Railroad direct to Ludlow station, four blocks from the property, and the Sixth and Ninth avenue elevated trains, in connection with the Putnam division of the New York Central to Lower station, and the Broadway subway to Van Cortlandt Park, with trolley ride to Valentine Lane.

The location is a very desirable one, being on high ground overlooking the Hudson River and the Palisades, surrounded by beautiful shade trees and handsome homes. The property will undoubtedly appeal to many investors, as it is the next step forward on the north for the New York builder and the next step southward for the Yonkers builder.

The American Real Estate Company is just completing a very attractive addition to its property at Park Hill. One of the most beautiful avenues, Hillcrest avenue, has been extended on the north to connect with Rumsey Boulevard, thus making a short cut to the Dunwoodie Club, and at the same time opening up one of the most attractive districts in Park Hill.

George Howe, manager of the property, says that this new district will be rapidly improved by the company, and will undoubtedly attract many purchasers, as the prices of the new plots thus made available are quite reasonable. The development of this street represents the last word in suburban street construction, and marks the final development of the park as originally laid out.

day with a capital of \$900, and Jerome H. Buck, Alexander M. Powell and William Van Wyck as directors, will take over the former Kesner store property at the above address. The present structure will be sub-divided into stores and lofts.

The United Real Estate Owners' Association will hold a meeting on Tuesday evening at the Grand Union Hotel, 42d street and Park avenue.

The H. M. Well Company has been appointed agent of the new office building at No. 261 West 23d street.

BUREAUS CONSOLIDATED

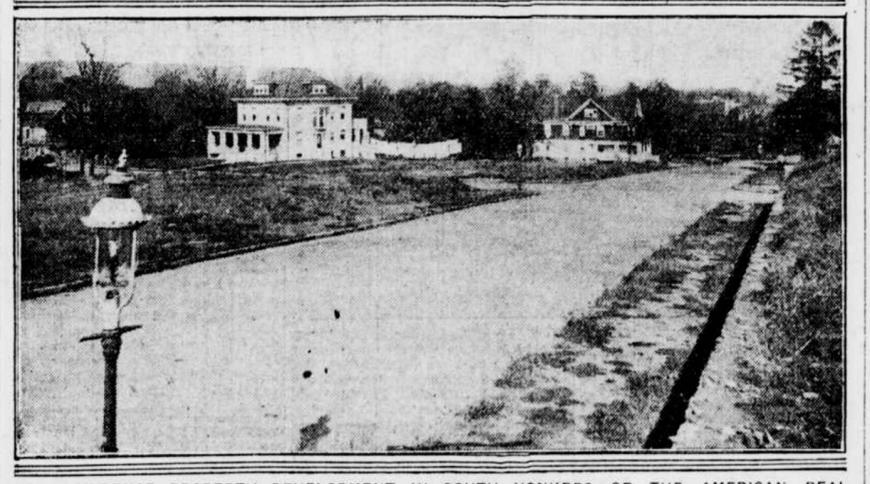
Highway and Sewer Departments Now Under One Head.

By effecting last week a consolidation of the engineering forces of the highway and sewer bureaus in Queens Borough President Connolly has made what is regarded as an important move in the future development of the borough. His action is endorsed by the larger developers of the borough, inasmuch as it is agreed that it will bring about a uniform and reasonable development of a large section of the borough.

With the engineering forces of the highway and sewer bureaus working independently satisfactory progress was almost impossible. Some sections would have good streets and no sewers, and the reverse would apply in other sections. The system was not in the interest of economy.

Under the plan proposed by Borough President Connolly one section at a time will be taken up. Developers will find in this plan a distinct advantage, in that they will have to consult but one department.

Borough President Connolly will make a requisition from the Board of Estimate for a salary for a chief engineer, to be in charge of the consolidated force, and expects that it will be granted. With a chief engineer in charge, the efficiency of the department would be greatly increased.



NEW LAWRENCE PROPERTY DEVELOPMENT IN SOUTH YONKERS OF THE AMERICAN REAL ESTATE COMPANY.

Leonard Rouff of Queens, according to a report just completed by him. The indications are that this year will be the greatest in the history of the office.

A number of large tracts that will be opened for development are included among the conveyances. In the Jamaica section several tracts have been taken over and will shortly be laid out in home sites. With the opening up of these tracts market gardening in Queens will be reduced to a minimum. At the time of consolidation Queens Borough was about 50 per cent farm land. It has gone through a transformation in the last fifteen years until it has become a borough of homes.

Realty development corporations have found in Queens a fertile field. Some of the concerns have disposed of their holdings almost as soon as they were put on the market. In all sections of the county

street, will be sold at auction, at Supreme Court sale, on Tuesday by Joseph P. Day at the Vesey street salesroom.

The sale is the result of an action brought by the Metropolitan Life Insurance Company and others against William N. Heard and others to satisfy a judgment of about \$135,000. Martin L. Stover is the referee, and Woodford, Bovee & Butler are the attorneys for the plaintiffs. The sale was originally scheduled to take place on November 11, but was postponed.

TO SELL EAST SIDE PARCEL.

On Wednesday, December 3, Bryan L. Kennelly will offer at auction in the Vesey street salesroom at executor's sale for the estate of Rudolphine Rust No. 218 Second avenue, located 75 feet north of 18th street, a four story tenement house, 21.8x100 feet.

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REALTY NOTES OF INTEREST.

The Sixth Avenue-Twenty-third Street Company, incorporated at Albany on Fri-

RAPID WORK ON BUILDING

New Scarsdale Country Club Going Up in Record Time.

One of the most rapid pieces of construction in the Scarsdale section of Westchester County for many years is the rebuilding of the Scarsdale Golf and Country Club house by Contractor Frank N. Goble, of this city. The new building replaces the one recently destroyed by fire. It follows the same lines as the old house with the exception of larger locker spaces and kitchen equipment, as well as a large and spacious piazza.

The Scarsdale Golf and Country Club is one of the most prosperous organizations of its kind in this country. The property is owned by the Scarsdale Estates, which has been responsible in a large measure for the remarkable development of the entire section.

At the north end of the town of Scarsdale, opposite the club, the company has developed and sold in the last three years the major part of its Greenacres development, where houses costing from \$15,000 to \$25,000 have been erected, and a large colony of New York city professional and business men have taken up their homes.

REAL ESTATE. REAL ESTATE.

GREATER NEWBURGH, NEW YORK

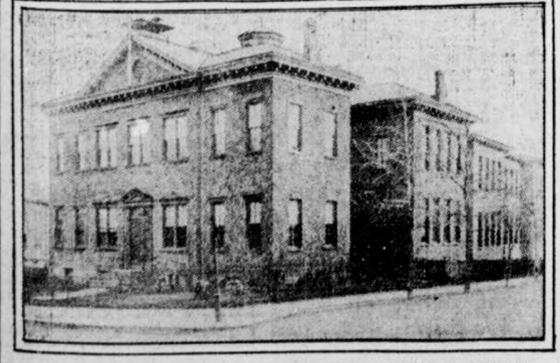
30,000 Population 2 Miles Square



RESIDENCE OF D. B. CRONWELL.



RESIDENCE OF JOHN A. STYLES.



SOUTH STREET SCHOOL, CORNER OF JOHNSTON STREET.

Transportation Facilities

Newburgh is reached by the West Shore, N. Y. Central and Erie Railroads, and the New England Railroad at Fishkill; south of Cornwall, N. Y., Ontario & Western Railroad; trolley to Waldon, connection with Poughkeepsie Bridge line and Wallkill Valley Railroad, Central Hudson Steamboat Company and the Hudson River Day Line. All night Passenger and Freight Boats to and from New York. A public dock is provided.



RECENTLY BUILT BY THE SHIPP & OSBORN REALTY COMPANY.

Business and Social

Churches of every denomination, with many social and fraternal organizations, help make life attractive in Newburgh, while city prices are maintained in the many retail stores that Newburgh possesses.



ORCHARD NEAR NEWBURGH.

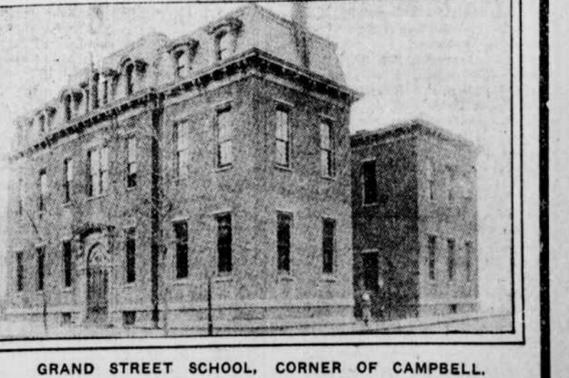
Public Improvements

Newburgh has well paved streets, public parks, grammar and high schools, fire and police protection, streets well lighted by 5-cluster electric lights on ornamental poles beautifying the city, trolley cars, free mail delivery, pure water supply; in fact, every improvement that could be desired.

Manufacturing Opportunities

There are in Newburgh several available water front properties offering manufacturers good sites, with a low all-water or all-rail freight rate to New York. Other plots in various parts of the city suitable for manufacturing and residences are for sale. For further particulars address,

SECRETARY OF **Newburgh Chamber of Commerce, Newburgh, N. Y.**



GRAND STREET SCHOOL, CORNER OF CAMPBELL.