

PSF: Hyde Park- Edward Mortimer Livingston

1936

PSF

Subject file

Box ¹⁵³ ~~151~~

F Livingston

BUTLER & BALDWIN

INCORPORATED

Real Estate and Insurance

*444 Madison Avenue
New York*

TELEPHONE
WICKERMAN 2-3232

April 24, 1936.

HYDE PARK ON HUDSON

MITCHESS COUNTY, NEW YORK

Bayler Estate - 880 acres on both sides of Albany Post Road with three-quarters of a mile of actual river frontage, a large portion being west of the railroad. The property is well timbered with every variety of tree that grows in this section of the country. The land is rolling and from tide water has an elevation in excess of 300 feet. There are a number of brooks and streams running through the property, the largest, Krum Elbow Creek, is quite a sizable stream and could readily be dammed and banked in the rear of the property to form a fresh water lake of any required size. The property extends from the Hudson River east to beyond East Park and adjoins to the north the Frederick W. Vanderbilt property and is surrounded by well known and well kept estates, such as H. Pendleton Rogers, President Roosevelt and others. As Central Park in New York City contains 840 acres and this property 880 acres, an approximate idea of its size can be visualized.

Population - 1930 Census:

Poughkeepsie	40,288
Hyde Park	3,388
Dutchess County	105,462 with area of 806 square miles

Hyde Park is six miles north of Poughkeepsie where all New York Central trains stop and there is a Hyde Park station less than a mile from the property. Railroad time to Grand Central about two hours and twenty-five minutes and by road a trifle less.

Property is entirely within town of Hyde Park.

Assessed valuation - \$50,025. School tax rate - .013

School tax - \$653.25 plus collector's fee \$32.66	- \$ 685.91
Fire Department Tax - \$342.59 plus collector's fee \$17.13	- 359.68
Assessed by State, County and Town - \$50,250.	
State, County and Town tax \$1,094.44 plus collector's fee \$109.44	
	- 1,203.88
Total Taxes collected against property	<u>\$2,249.47</u>

BUTLER & BALDWIN

INCORPORATED

Real Estate and Insurance

444 Madison Avenue

New York

TELEPHONE
WICKERSHAM 2-2222

Insurance data regarding Hyde Park -

Protected to within 3 miles of fire department and 500 feet of 6 inch standard hydrant;

	<u>Semi-protected</u>	<u>Non-protected</u>
Brick non-combustible roof .16	.22	.42
Frame non-combustible roof .22	.38	.44
Brick combustible roof .18	.34	.48
Frame combustible roof .24	.30	.50

No co-insurance. Some parts protected and some parts unprotected. Volunteer organization - at least 40 members. Firehouse west side of Albany Post Road, south of West Market Street. Chemical and pump engines. Fire district four miles long and one and three-quarter miles wide. Water system covers only small part. There is a pump and tank at Krum Elbow Creek. Hydrant distribution in area served, but only a part of entire district. Fire underwriters report show several deficiencies which could easily be corrected. Vanderbilt Estate shows on map one-quarter of a mile within water district but no hydrants shown. Last hydrant shown on map Main Street (Albany Post Road) to Linden Lane but map only goes one-quarter of a mile north of fire house.

Hayler property contains	880 acres
Allowance for roads, paths, etc.	80 acres
Balance for development	800 acres

Allowance for each house 4 acres

212 houses approximately to cost with land \$10,000. average

Gross return of \$2,120,000. This gross should yield a net of at least \$1,000,000.

The property is for sale at \$80,000. or \$90.90 per acre and should sell without improvement for \$250. per acre. The property is free and clear.

This is not a 9 to 5 regular suburban proposition but with the topography of the country considered, the vogue for winter sports, the river with its unlimited facilities for boating, sailing, etc., with a yacht basin to be built, as well as a well equipped club house on the water edge, offers untold advantages for recreation, rest and health and is no further away than Candlewood Lake, Conn., Montauk Point, the Hamptons, etc. It is in a country at present not overcrowded nor overdeveloped.

Respectfully submitted;

Edward Mortimer Livingston

PSF, H.P.

E. M. Livingston

Memorandum to the President re: Huyler Estate

I am leaving with you for your consideration and inspection data pertaining to the Huyler property at Hyde Park. As you know this property contains 880 acres and the latest financial data I have had from the Huyler Estate is as follows:

They will sell for \$60,000. or \$68.18 per acre (the first price I had was \$125,000. or \$142.04 per acre). They will consider the following terms:

One-third ~~of~~ \$20,000. cash; four months' contract with \$5,000. to \$10,000. on contract and purchase money mortgage for three years ^{on} of \$40,000. at 5% interest - interest \$2,000.

I am enclosing copy of last letter received from Mr. Herbert L. Closs, Vice President of Arthur D. Crane Co., which I believe is definite and final and may I refer to a paragraph in my letter to you of August 7, 1936 in which I suggest that a company be formed to buy this property with your sons James or Franklin Delano, Jr., as you can readily see the profit on resale divided in five to twenty-five acre plots at \$250. to \$300. per acre as land only, which it would surely bring, and buildings to be erected only upon order. I am sure I can count on our good friend, Judge Mack, to assist and would, of course, want to be permanently identified with the proposition.

Enclosed also find letters and data from Mr. William Church Osborn relative to the Hudson River Society. This is a matter for you to decide, but personally I think it is progressive and all should help.

Enclosed also please find newspaper clippings relative to a contemplated development at Shelter Island which is much further away from New York than Hyde Park. I know most of the people mentioned, but imagine this proposition is all they will care to take on just now.

Respectfully submitted:

Edward Mortimer Livingston

PSF
E. M. Livingston

BUTLER & BALDWIN

INCORPORATED

Real Estate and Insurance

385 Madison Avenue

New York

TELEPHONE WICKERSHAM 2-3232

RUNYON S. BALDWIN
PRESIDENT
DIRECTORS
HENRY S. REDMOND
S. DUDLEY NOSTRAND
CHARLES D. HOLT
MARTIN QUINN
C. WARD CHASE

WESTCHESTER OFFICE
31 HAMARONECK AVENUE
WHITE PLAINS, N. Y.
TELEPHONE
WHITE PLAINS 2810
BROWNING DAY, MANAGER

November 9, 1936.

REVISED PLAN OF PROCEDURE REGARDING HUYLER ESTATE, HYDE PARK ON HUDSON, NEW YORK

- PROPERTY - 880 acres on both sides of Albany Post Road owned by Gramercy Investing Co. (Huyler Estate). Detailed description, survey, topographical map, etc., attached.
- SALE PRICE - It is believe the property can be purchased for \$60,000. or \$68.18 per acre.
- DEVELOPMENT - It is proposed to form an association to take title, subdivide and market the property along the lines of Ardsley-on-Hudson, N.Y., Tuxedo Park, N.Y. or Llewelyn Park, N.J.
- SUBDIVISIONS - To be divided into tracts of one, ten, twenty or fifty acres and to be improved as provided in setup arranged by association holding title. It is suggested that all land West of railroad be reserved for club house and recreation facilities, such as bathing beach, yacht basin, sea plane landing, etc.
- TENTATIVE FINANCING - The property should sell for at least \$300. per acre or for 780 acres (reserving 100 acres for public facilities) at \$234,000. which would provide an ample profit for development, overhead, upkeep, etc.
- POSSIBLE TENANCY - There are many people of the right type who would appreciate an opportunity to live in this section, but do not want to be bothered with the upkeep and overhead of large estates of from 100 to 1,000 acres and would also appreciate the club facilities and freedom from both, which the association would provide.
- FACILITIES - The property is 80 miles from New York on the main line of the New York Central with a station less than a mile from the property and is six miles from Poughkeepsie where all trains stop. The property is on the Albany Post Road, a trifle over two hours from New York over the best roads. There are large cities within short distances that provide every wanted facility.

BUTLER & BALDWIN, INC.

-2-

HISTORY

- The property is located in the Highlands of the Hudson and is rich in historical legend and should and will come back to its popularity of 150 years ago.

Respectfully submitted;

Edward Mortimer Livingston

PSF.
E. M. Livingston

December 1, 1936.

Mr. Herbert L. Cross, Vice Pres.,
Arthur D. Crane Co.,
Lake Mohawk,
Sparta, New Jersey.

Dear Mr. Cross:

I saw Mr. Arthur D. Crane on November 25 last and during our talk, the Huyler property at Hyde Park on Hudson came up. Mr. Crane explained conditions at present at Lake Mohawk in comparison to last year and said if you cared to revive this matter, it was entirely up to you. Therefore, I am writing to let you know how things stand at present.

I saw the Huyler Estate lawyer recently and he said they would sell the property for \$60,000. or \$68.18 per acre (the first price I gave you was \$105,000.) and make the following terms:

One-third of \$20,000. cash
Four months contract and \$5,000. to \$10,000.
on contract.
Take back a purchase money mortgage for three
years of \$40,000. at 5%.

My idea now is to divide the property into 5, 10, 15 or 25 acre plots and to sell the land only, the purchaser to improve as and when he sees fit. In this manner, the developer would only have a land risk which would not be great and I am sure in a very short time, he would have sold enough so that he would be working on velvet and with little or no capital tied up.

I expect to see the President soon after his return from South America and would, therefore, appreciate a reply to this letter before that time.

Mr. Herbert L. Closs, Vice Pres.,

-3-

Enclosed please find a tentative setup I compiled
some time ago which may be helpful.

Trusting to hear from you as I have requested, I
remain

Very truly yours,

EMI/EC

BUTLER & BALDWIN, INC.

The Arthur D. Crane Co.
Sparta N.J..

COPY

Mr. Edward Mortimer Livingston
Butler & Baldwin
385 Madison Avenue New York City

Dear Mr. Livingston:

This will acknowledge your kind favor of the first instant in which you again bring to my attention the Huyler property at Hyde park on the Hudson..

If this property were located forty to fifty miles out of New York and especially in view of the fact that President Roosevelt has indicated his desire to assist in sponsoring this, development, we would surely be interested but because it is eighty miles from New York, we have definitely concluded that we are not satisfied with the location of this property for development purposes of the type we care to handle..

The present price at which the property is being offered would seem reasonable and it would seem to us that if you could find a developer who has the proper connections in Northern Westchester, he ought to be able to sell off five and ten acre tracts at around \$200 per acre..

We regret exceedingly that this property does not meet with our requirements.. Thanking you very much for your kind interest, we remain

Cordially yours
The Arthur D. Crane Company
(signed) Herbert L. Closs vice-president

December 2nd 1936

BUTLER & BALDWIN, INC.

COPY

Mr. Edward M. Livingston,
c/o Butler & Baldwin
385 Madison Avenue,
New York, N.Y.

December 14, 1936

My dear Livy:

Pardon my belated reply to your communication of November 12, 1936, but I have been terribly busy since the election and i am a little behind in my mail..

If you are still anxious to discuss with me a matter that the President has asked you to consummate for him, i shall be glad to have you telephone my secretary - Miss Glennon at Mitchell 2-2020- and make an appointment so that we can get together to discuss your proposition..

Very truly yours,

(signed) William H. Kelly

1060 Broad Street
Newark New Jersey



PSF.
E. M. Livingston

THE HUDSON RIVER SOCIETY

TO PROTECT AND CONSERVE
THE HISTORIC HIGHLANDS OF THE HUDSON

President

WILLIAM CHURCH OSBORN

Treasurer

LANGOUENS M. WILLIAMS, JR.
122 EAST 42ND STREET
NEW YORK CITY

Secretary

MISS MARGARET H. GILLMORE

Chairman Board of Directors
GENERAL JOHN ROSS DELAFIELD

Headquarters

HOTEL THAYER, WEST POINT, N. Y.

December 2, 1936

Edward M. Livingston, Esq.
385 Madison Avenue,
New York City.

Dear Mr. Livingston:

Your letter of December 1st is received and gives me a great deal of pleasure and your offer of help is much appreciated. I think it would be most kind of you to ask the President to join the Society, and the others, namely, Mr. Morgenthau, Jr., Mr. Winant and Mr. Rogers and any others who you think would be interested.

I am asking the Secretary of the Society to send you one of our subscription books. The membership fee is \$1.00 and the method that we usually follow is to collect the money, give a receipt, enter the name and address on the stub and when a reasonable amount has been collected, send in a check with the stubs of the receipt book.

There is one very important service which you might be able to perform. We all feel that Mr. Vincent Astor should naturally be interested in this movement. First, because he is a resident of the Hudson Valley; second, because he uses the river with his yacht. It occurs to me that either directly yourself, if you know Mr. Astor, or possibly through the President, if you do not know him, Mr. Astor might be approached for a substantial contribution.

We have had more than one contribution of \$10,000, and Mr. Ruppert gave us \$5000. These moneys are used to purchase plots of

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MRS. ROBERT C. WRIGHT

Edward M. Livingston, Esq.-2

land in the Highlands which might be used for quarrying and this answers the question which immediately arises from a member of the legislature, viz.: whether, if Mount Taurus were bought by the State, it would not lead to a new quarry being started in the same locality.

Besides the purchase of plots, we are preparing a restrictive agreement like the Murray Hill agreement in New York City, to be signed by the many owners of river-front property whose property might conceivably be used for quarrying purposes.

If you desire any further information about the plans of the Society, I should be glad to write you or talk to you on the subject. You can see that a very large membership is most desirable because of its effect upon the legislature and we have had great success in bringing people in.

Your assistance in increasing the membership will be very greatly appreciated as well as the very important aid you might render in bringing in the prominent men whose names you have suggested.

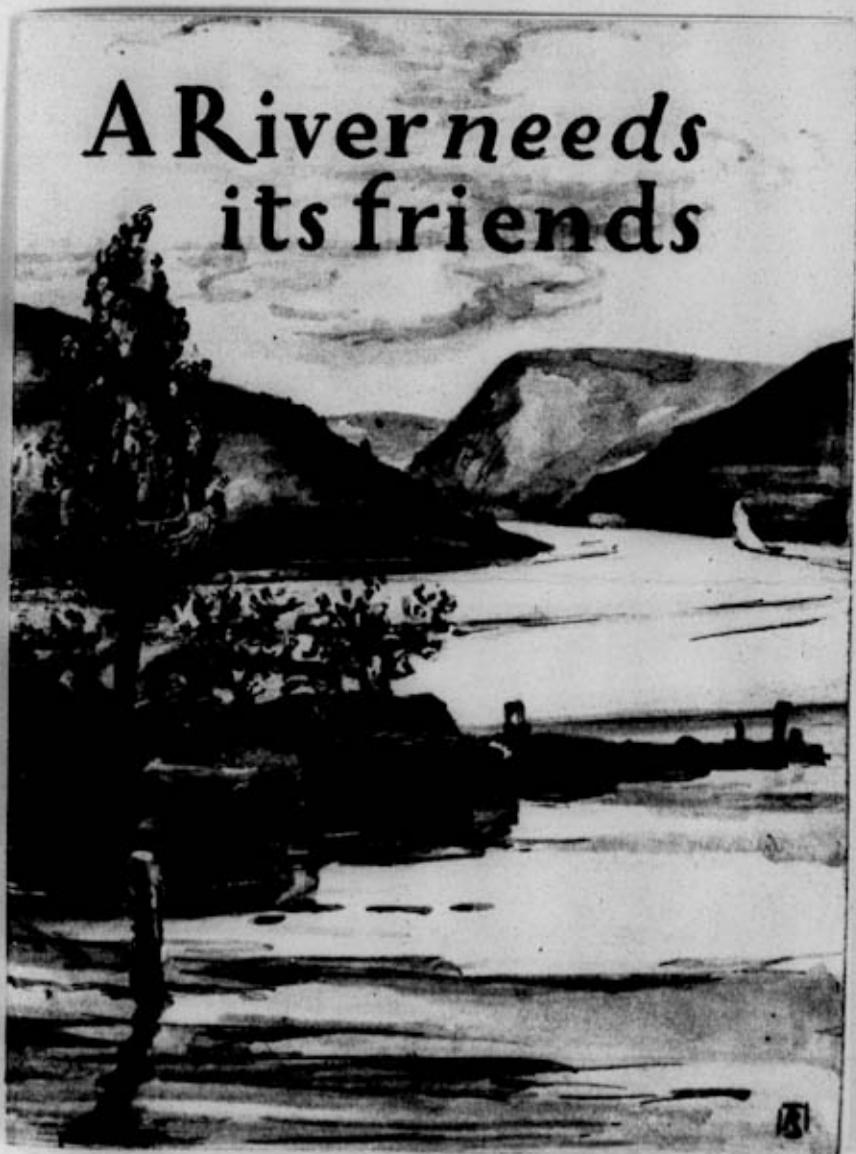
Believe me.

Very sincerely yours,

W. Church Brown

President

**A River needs
its friends**



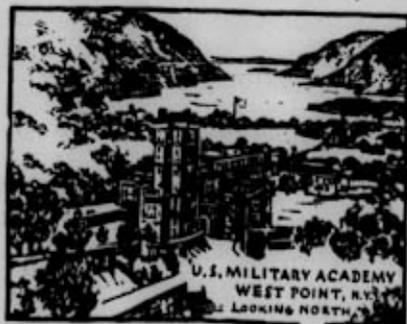
Why there has come into existence a movement to protect, restore and conserve the Highlands of The Hudson.



As a result of agitating the subject, and enlisting both widespread popular support and generous private benefactions, a region embracing fifty-five miles on the Western shore of The Hudson has been saved; the appearance of the river along the entire length of the Palisades now is completely protected against destructive commercial exploitation. It will remain, at least in part, as when Hendrick Hudson first saw it from the deck of the Half Moon in 1609.

A similar danger has arisen, however, on the opposite shore, threatening the unmatched beauties of the Highlands, where quarrying is destroying a famous mountain and is menacing others in the group about West Point. Historic landmarks are fast disappearing. In this region occurred the capture of Stony Point, the drama of Arnold's treachery and André's arrest and execution at Tappan; the construction of a boom of chain and logs across the river from West Point to Constitution Island, and many other stirring incidents of the Revolution.

The very stones on which Washington stood to direct the defence of The Hudson have been ruthlessly crushed in some instances and used for road-building. It would be intolerable to



QUARRYING defaces historic MOUNTAIN

BREAK NECK MOUNTAIN



permit further destruction of one of America's cherished beauty spots, in the heart of the romantic Highlands, or further desecration of national memorials beside the river that served as "the watery cradle of American independence."

The Hudson River Society has been formed as a rallying ground for all who wish to see this region preserved intact.

Our immediate objectives: To stop the destruction, by quarrying, of Mount Taurus (the famous "Bull Hill" of Revolutionary days), and to ensure protection against a similar fate for the adjacent Break Neck Mountain — another of the landmarks of Dutch navigators — and

the mountain some miles south called Anthony's Nose, constituting the Eastern approach to Bear Mountain Bridge.

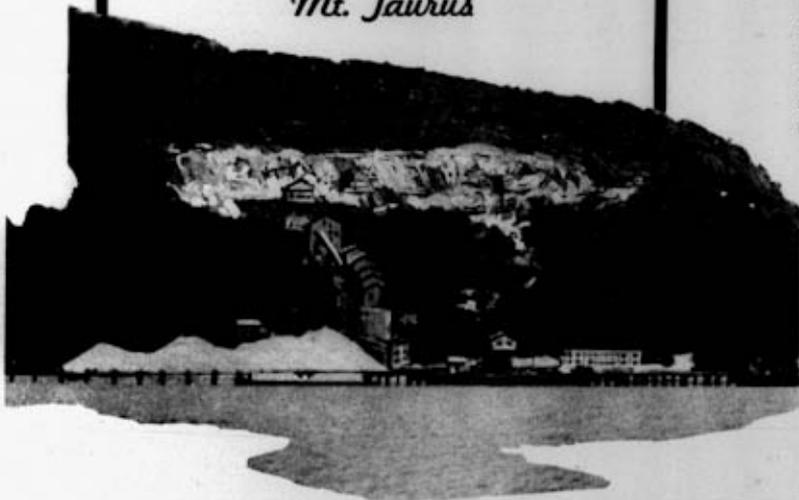
Technical experts of the Palisades Interstate authority consider the above-mentioned areas to be the principal remaining danger spots. Accordingly options to purchase land at these points, where quarrying otherwise might begin, have been secured by means of private subscriptions by individuals sympathetic with our aims. A further

Mount TAURUS - threatens adjacent beauty spots in the HIGHLANDS

ANTHONY'S NOSE



*What is happening to historic
Mt. Taurus*



sum of \$93,500 is needed to complete these transactions by October first.

The importance of these preventive measures is self-evident. Repeatedly in the history of the conservation movement in the Hudson Valley, it has happened that "danger spots" respecting which no timely action was taken actually developed into extensive quarrying operations. In some instances, land which could have been bought for \$50,000 has cost the State many times that amount after it had been purchased by a quarry company. Mount Taurus is another example of this expensive neglect. Public opinion, properly mobilized, could have prompted timely legislative action.

Meanwhile the central problem in the work of assuring protection for the Highlands remains that of Mount Taurus. Public opinion is stirring, however, as the destruction proceeds. Plans are to be formulated for the appropriate use as parks, nature trails, historic shrines or otherwise of the areas which it is our object to acquire in behalf of the State and in the interest of patriotic Americans everywhere.

The situation is both a difficult and a hopeful one — difficult because of past neglect; hopeful because feeling is aroused and a movement is definitely under way to save cherished memorials of our history from the stone crusher. Indignation



The Hudson River Society
NEW YORK

Headquarters

HOTEL THAYER, WEST POINT, N. Y.

Presidents

WILLIAM CHURCH OSBORN

Treasurer

LANGBOURNE M. WILLIAMS, JR.

Secretary

MISS MARGARET H. GILLMORE

Chairman Board of Directors

GENERAL JOHN ROSS DELAFIELD

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Mrs. Herman Place

Mrs. William Willis Reese

Mrs. Samuel Sloan

Chauncey D. Stillman

Mrs. Charles E. Tracy

Mrs. Carl A. Waterbury, Jr.

Mrs. Robert C. Wright

alone can accomplish no permanent result; organization is vitally necessary. To this immediate end has been formed the Hudson River Society, to unite all who wish to see preserved the river's unmatched beauties and her rich historical heritage. Will you join us? The river needs its friends.

There are enclosed a membership application blank and return envelope, which you are invited to use promptly; your enrollment will be of immediate valued assistance in the attainment of our objectives. Let your friends know—please note that literature will be sent upon request to any designated individual or group. Kindly send names and addresses to the Secretary.

¶ To Officials of Organizations . . .

Will you not communicate with the Secretary, Miss Margaret H. Gillmore, who will be glad to offer suggestions as to cooperative efforts in your locality?



Washington's Headquarters at Newburgh



Copies of the poster reproduced herewith, size 13½ by 18½ inches, mounted, can be obtained on application (price \$1.00). Address the Secretary.

"... What a time of intense delight was that first sail through the Highlands. . . . I sat on the deck as we moved slowly along at the foot of those stern mountains and gazed with wonder and admiration at cliffs towering far above me, crowned with forests and eagles sailing and screaming around them; or listening to the unseen streams dashing down green precipices, or beheld rock and tree and cloud and sky reflected in the glassy stream of the river. . . . How solemn the scene as we anchored at night at the foot of those mountains and everything grew dark and mysterious and I heard the plaintive note of the whip-poorwill on the mountain side or was startled now and then by the sudden leap and heavy splash of a sturgeon."

WASHINGTON IRVING

THE BOARD OF GOVERNORS
OF THE
Hudson River Society

*extends to you its cordial invitation to become
a member; your acceptance will materially help
in the realization of our objectives.*

WILLIAM CHURCH OSBORN
President

To the Secretary
THE HUDSON RIVER SOCIETY
Hotel Thayer, West Point, N. Y.

I desire to become a member of the Hudson River
Society, and enclose \$.....

Indicate Class of Membership desired

- Supporting (\$1.00) Sustaining (\$5.00)
 Patron (\$50.00) Benefactor (\$500.00 or over)

(Please letter or type name and address)

Name

Address

[Make checks payable to The Hudson River Society]

THE SECRETARY

Miss Margaret H. Gillmore

The Hudson River Society

Hotel-Thayer

542 Fifth Avenue ~~West Point, N. Y.~~
New York City

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Address

[Make checks payable to The Hudson River Society]

THE SECRETARY

Miss Margaret H. Gillmore

The Hudson River Society

~~Hotel Thayer~~

~~West Point, N. Y.~~

542 7th Ave
New York City

THE HUDSON RIVER SOCIETY

Hotel Thayer
West Point, N. Y.

542 71st Ave
New York City

**A
River
Needs
Its
Friends**



PROTECT THE HIGHLANDS FROM DESTRUCTION

AN APPEAL FOR FRIENDS !!

SAVE THE MOUNTAINS of the Highlands of the Hudson. Join in the movement to conserve this beauty spot of our river. No nature lover wants the scenic grandeur of the Hudson despoiled. So help The Hudson River Conservation Society of which William Church Osborn is president, to protect this region from industrialism. It will be a blight upon our age not to lift a hand in preserving the natural beauties of the Hudson, which is a part of our heritage, and the pride of our nation.

The citizens of the Hudson Valley are doing their part, and more. Friends of the river! Lend a hand in this worthy undertaking. The Hudson River Conservation Society has options on lands which might be used for quarrying purposes which when purchased by the Society will be turned over to the State to be included in the park system. A membership blank is attached to this folder. Any contribution will be gratefully received and acknowledged by the Hudson River Conservation Society, Headquarters, Hotel Thayer, West Point, N. Y.

A HUDSON RIVER SCAR



Hudson River Conservation Society,
Hotel Chapin, West Point, N. Y.

542 Fifth Ave
New York City

Please enroll me a member of the Hudson River Conservation Society, organized for the purpose of protecting the Highlands of the Hudson from future quarrying operations which may be carried on to the destruction of the scenic beauty of the river.

Enclosed find \$.....

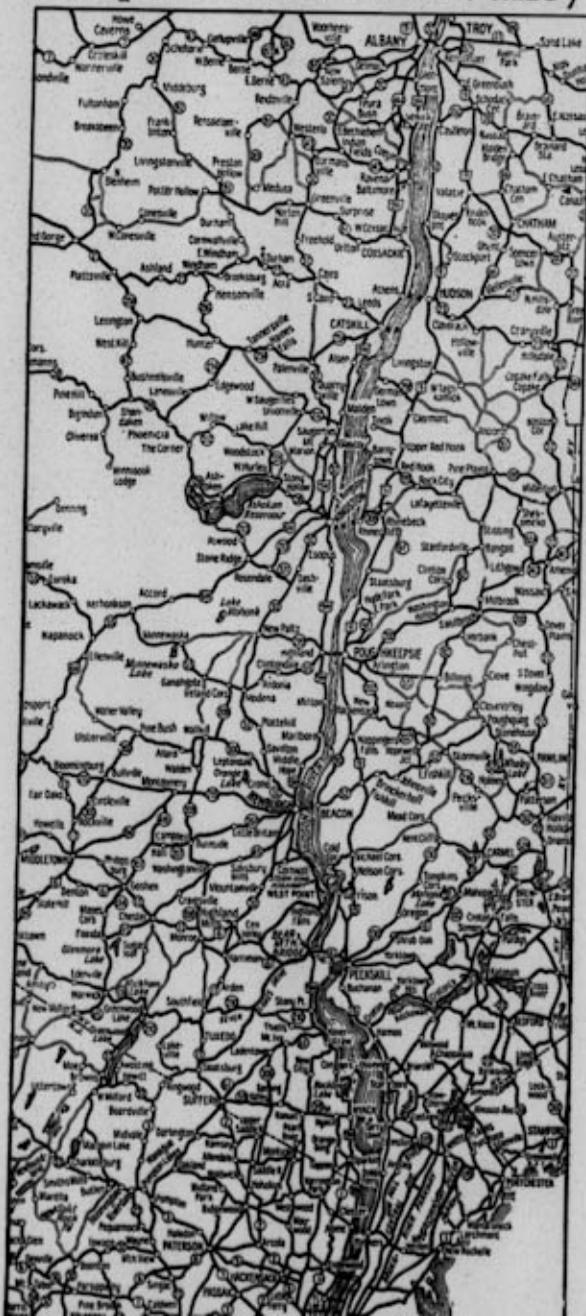
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Supporting (\$1.00) Sustaining (\$5.00)
Patron (\$50.00) Benefactor (\$500.00 or over)

Name

Address

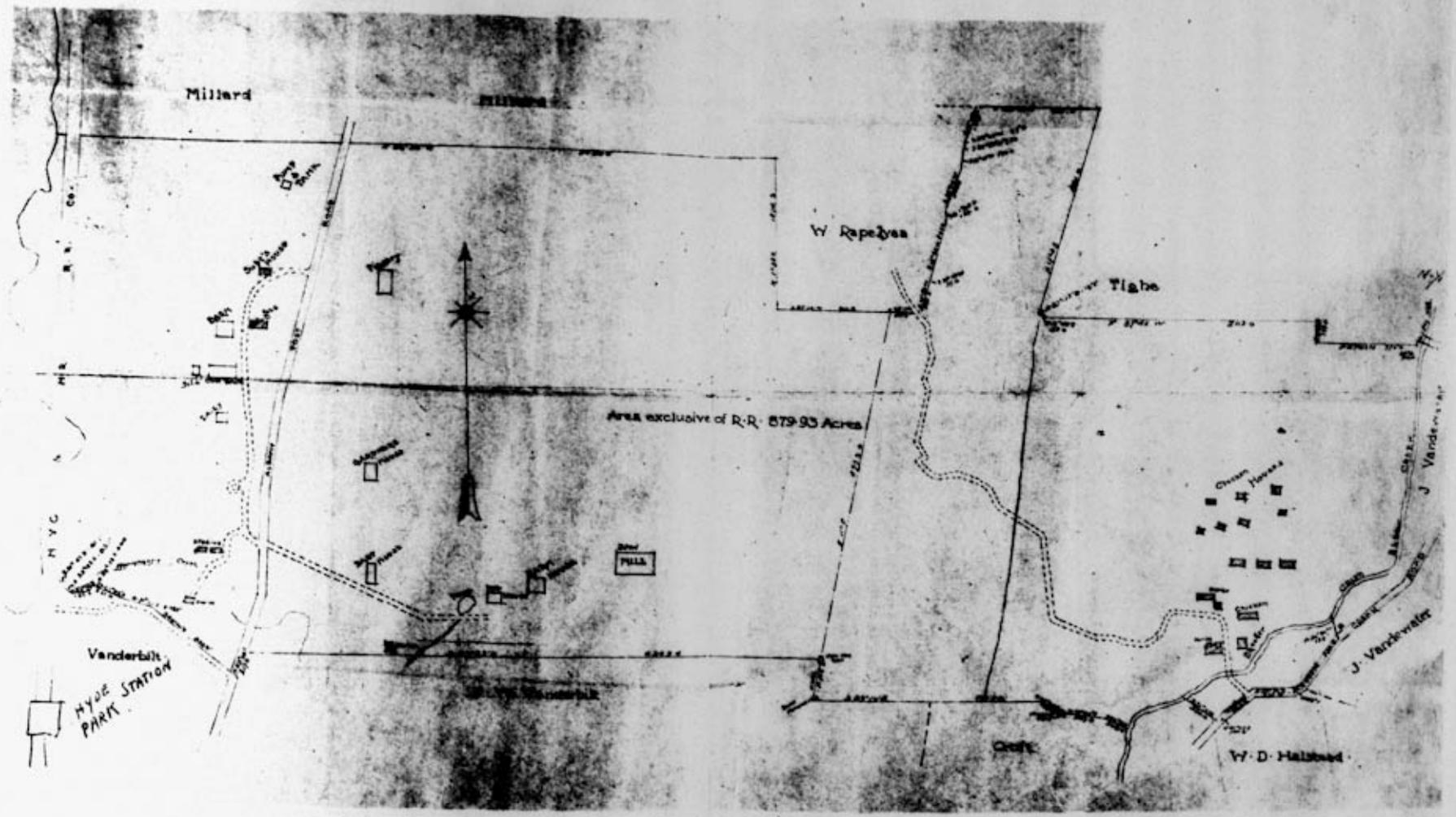
Make checks payable to The Hudson River Conservation Society.
LANGBOURNE M. WILLIAMS, JR., Treasurer

Map of the Hudson Valley



598
MARKED
COPY
PERSONAL

11



E. M. LIVINGSTON

E. M. LIVINGSTON



The Paneled Living Room

**At a Sacrifice — Foxhollow Farm
A Gentleman's Estate and Farm complete with
two fine Residences, numerous Cottages and
Farm Outbuildings — Six Hundred acres over-
looking the Hudson River at Rhinebeck, New York.
A Phenomenal "Buy"**

FOXHOLLOW FARM is a complete estate of about 600 acres, including farm of about 200 acres, near Rhinebeck, New York, with splendid views over the upper Hudson River. The rolling woodland, large trees, farmland, drives and rustic walks, give the estate the atmosphere of an extensive private park.

The Main Residence

is a beautiful Georgian Colonial, of solid construction, stucco over brick and thoroughly modern. It contains 23 rooms, including 6 master bedrooms and sleeping porch and 5 baths on the second floor with additional guest rooms and baths on the third floor. The smaller residence is of stone and shingle in Colonial style and contains 6 master bedrooms and 5 baths. Both residences have 5 car garages.

In addition, there are numerous cottages, including the superintendent's, gardener's, and dairyman's cottage and gate lodge, farm house and tenant cottage.

The Farm

consists of about 200 acres, is being operated and is fully equipped with the various necessary buildings including cow barn with 49 stanchions. The estate is extremely attractive and desirable. It is in excellent condition ready for immediate occupancy. There are two brooks on the property, Fallsburg Creek forming the eastern boundary and Landsman Kill the western; also waterfront on a cove of the Hudson.

Location

This section is noted for its inspiring scenery and fine country homes, including the Roosevelt, Mills, Astor, Vanderbilt and other prominent families.

PRICE: \$100,000. = \$16.00 per A

Offered subject to prior sale, change in price or withdrawal without notice.

HAMILTON, ISELIN & CO., Inc.
515 MADISON AVENUE NEW YORK, N. Y.
Telephone Plaza 3-6230

**P. C. A.
REGULAR
LISTING
2 3 7 5**

This description has been prepared by Property Clearing Association, Inc., after an inspection of the property and it is believed to be correct.
Copyright 1936
Property Clearing Association, Inc.
292 Madison Ave., New York, N. Y.

View down the Hudson from the Main Residence



Foxhollow from which the Farm takes its Name



SUN 12/5/36

2000 Acres on Shelter Island

Prominent New Yorkers Buy Tract From Otto Kahn Estate to Subdivide It.

One of the largest real estate transactions to have taken place in the Long Island area in recent years has just been completed. Two thousand acres on Shelter Island, famed as a summer and vacation community, have been purchased from the estate of the late Otto H. Kahn by a group including prominent New Yorkers.

Title to the property was taken by the following:

James W. Gerard, former United States Ambassador to Germany.

Summer Gerard, an extensive investor in Manhattan real estate and brother of James W. Gerard.

Erskine Hewitt, financier, son of A. S. Hewitt, who was New York's Mayor in 1887 and grandson of Peter Cooper. Mr. Hewitt is the head of the Ringwood Company which owns miles of woodland in upper New Jersey including the Erskine Lakes summer development.

Dr. Warren and Arthur Smadbeck, brothers, who have been active figures in the real estate market in and around New York and are the owners of the Hotel Presidente in Havana.

Frederick Leeston-Smith and D'Alton V. Smith, members of the real estate brokerage and development firm of Hamilton & Leeston-Smith with interests on Long Island, including Shelter Island.

Bridges to Island Seen.

Earlier this month word came to New York from Washington that Harry H. Woodring, Secretary of War, had announced Government approval of the application of the Board of Supervisors of Suffolk County, of which Shelter Island is a part, for a bridge across Shelter Island Sound from South Ferry, Shelter Island, to North Haven, near Sag Harbor. It was reported at the same time that the War Department had also approved an-

other application by the supervisors of Suffolk county for a bridge across Shelter Island Sound from Cleaves Point near Greenport, L. I., to Hay Beach Point, Shelter Island.

Access to Shelter Island at the present time is gained by ferry from Greenport on one side and from North Haven near Sag Harbor on the other. Greenport is about ninety-six miles from New York. On one side Shelter Island's shores are washed by Peconic Bay; on the other side by Gardiner's Bay and the ocean. Speaking of the purchase from the Kahn estate, a representative of the buying group said:

"The property purchased will be divided for the purpose of developing a highly-restricted vacation and all-year-round community. This is the first time that the public will be given an opportunity to buy any of this land on Shelter Island in small units."

Includes Old Estate.

In this purchase by the Messrs. Gerard and associates is the land formerly owned by the Nicoll family, in whose name it remained from 1695 to 1925, at which time it was acquired by Otto H. Kahn. Now for only the second time in 240 years this land is again changing hands.

The buyers report that the property purchased constitutes one-fourth of the total area of Shelter Island and that it has eighteen miles of water front, consisting almost entirely of beaches sloping

gently into Shelter Island Sound on the south, Gardiner's Bay on the east and Coecles Harbor on the north.

This is the second time that the name of James W. Gerard enters into a sale of property on Shelter Island. In 1926, he, together with the late Marcus Daly, sold Ram Head, a peninsula of Shelter Island, consisting of about 400 acres. The present owners, Hamilton & Leeston-Smith, Inc., have developed this into an exclusive summer colony for New York and Brooklyn families.

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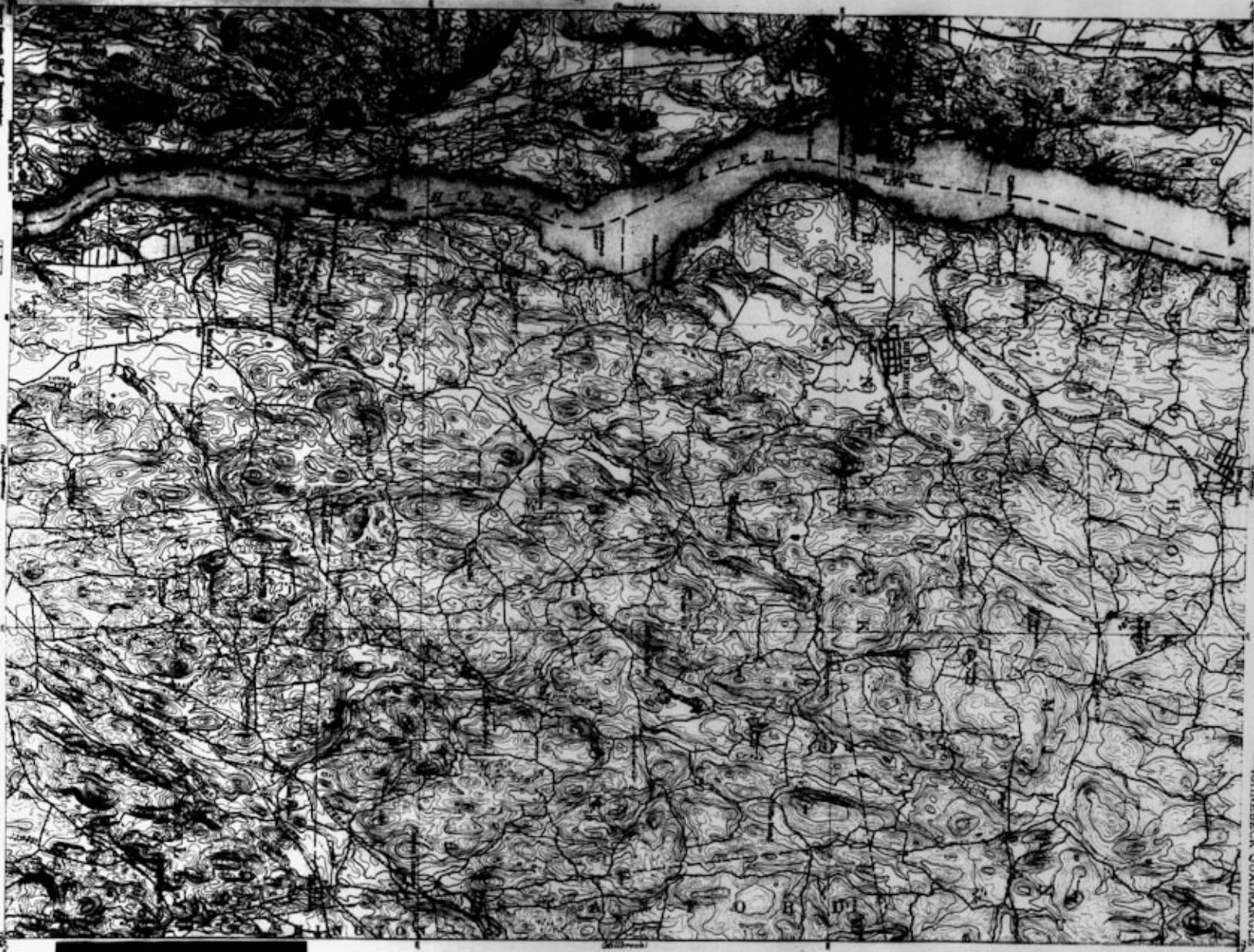
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AT A REDUCTION RATIO OF 16 X 1.

DEPARTMENT OF THE INTERIOR
US GEOLOGICAL SURVEY

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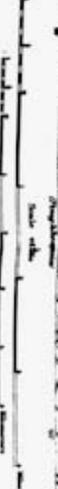
RAND McNALLY & CO.
210 N. LaSalle Avenue
CHICAGO, ILL.

NEW YORK
HINEBECK QUADRANGLE

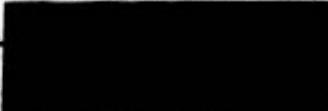


Scale of Feet
1 inch = 1 mile
1 centimeter = 1000 feet

E. M. LIVINGSTON



E. M. LIVINGSTON
HINEBECK, N. Y.



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