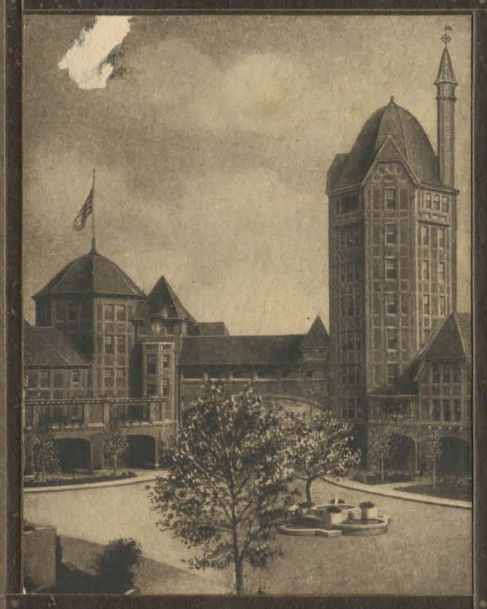


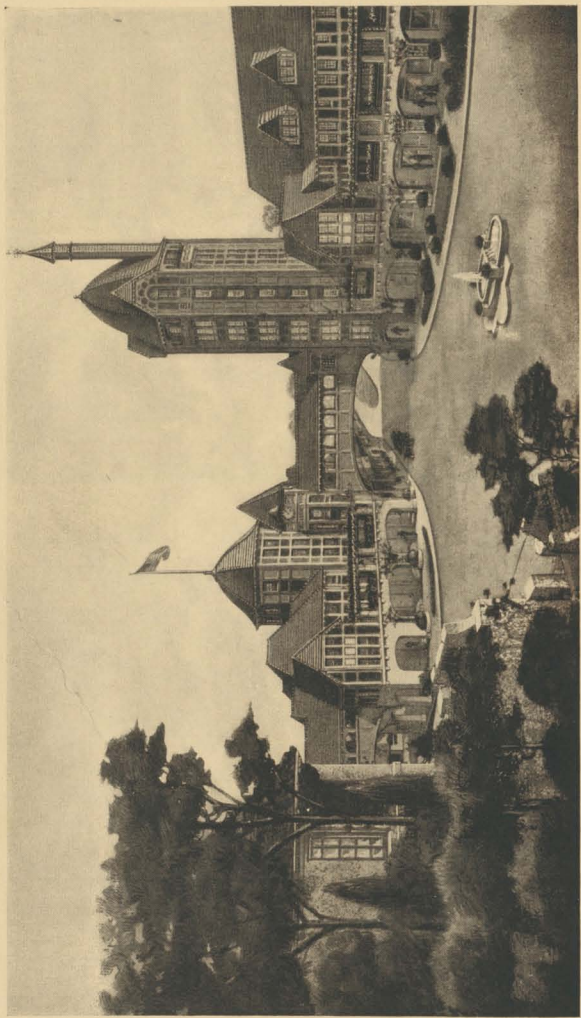
FF

FOREST HILLS INN



FOREST HILLS INN





FOREST HILLS INN AND STATION SQUARE

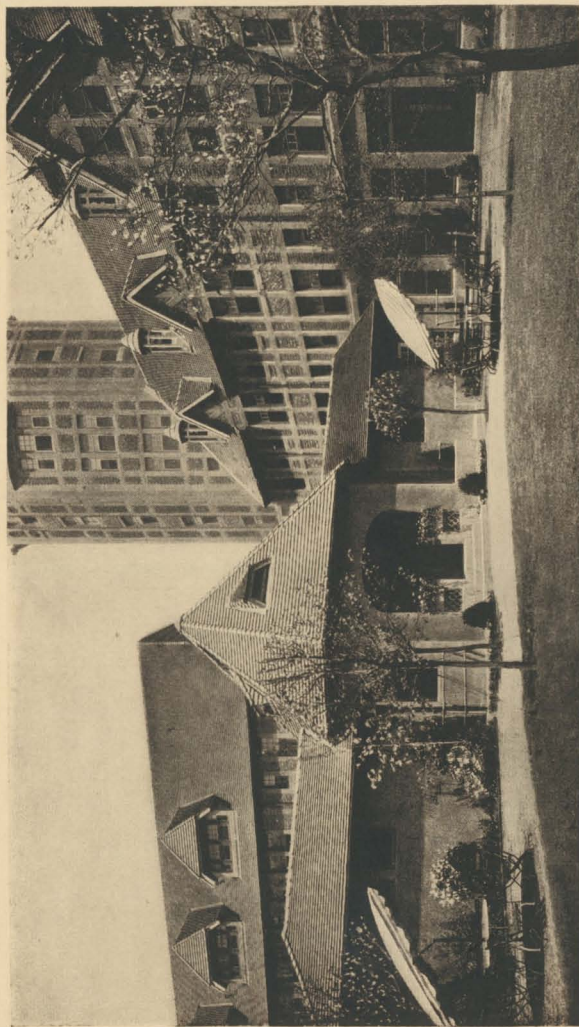
FOREST HILLS INN



FOREST HILLS GARDENS
FOREST HILLS
L. I.



SAGE FOUNDATION HOMES COMPANY
47 WEST 34TH STREET
NEW YORK CITY



VIEW OF THE INN FROM THE TEA GARDEN



*"In our towns that prospect gives delight,
Which opens round the countrie to our sight."*

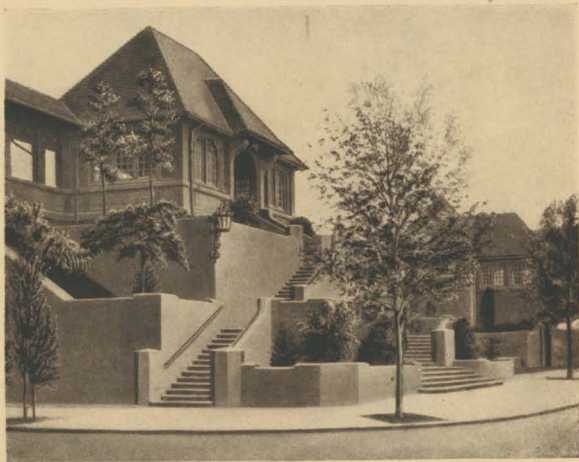
FOREST HILLS INN

is a delightful all year round home for the busy man or woman who must spend the day in the city but appreciates every minute saved for outdoor living and recreation amid wholesome and aesthetic surroundings.

LOCATION

Forest Hills Inn is situated in Forest Hills, Long Island, within the boundaries of the City of New York and but nine miles from the Pennsylvania Station on the main line of the Long Island Railroad. There is no other first-class inn affording opportunity for real country life so close to the heart of the City.

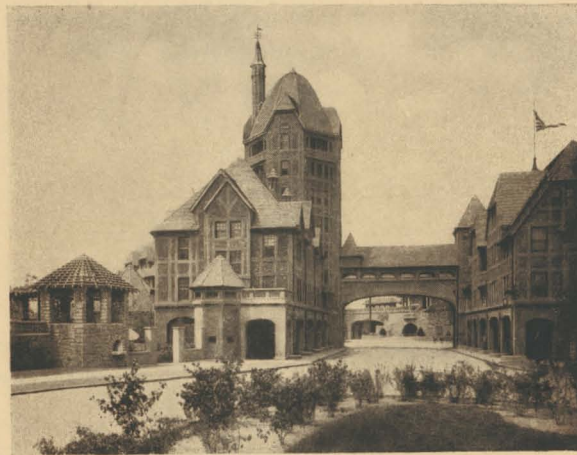
From Forest Hills Station, just across the attractive Square from the Inn, electric trains run to the Pennsylvania Station in thirteen minutes; trains also run to all points on Long Island. There are twenty-five trains daily



RAILROAD STATION FROM STATION SQUARE

each way, with steel cars, heated and lighted by electricity, commodious in size, and of ample seating capacity.

One of the chief factors in determining the location of the Inn was its nearness to Forest Park, a woodland tract of more than five hundred acres noted for its natural beauty. Here are charming walks and drives, as well as golf links for public use, with a comfortable club house and lockers for players. Hoffman Boulevard, the main artery of automobile travel from New York City to points on Long Island, runs by the Park and within two minutes drive from the Inn.



THE INN FROM THE GREEN

STATION SQUARE

The Inn, the Apartment House, and the Station form the picturesque Station Square, which marks the entrance to Forest Hills Gardens, the model residential development of the Sage Foundation Homes Company. Station Square is the business center of the community. Grouped around the arcade, through whose arches may be seen the Common, the groves, and the homes of Forest Hills Gardens, are attractive stores and shops that supply every normal want. In the center of the Square the play of a fountain adds to the vivacity and charm of the scene. The architecture and

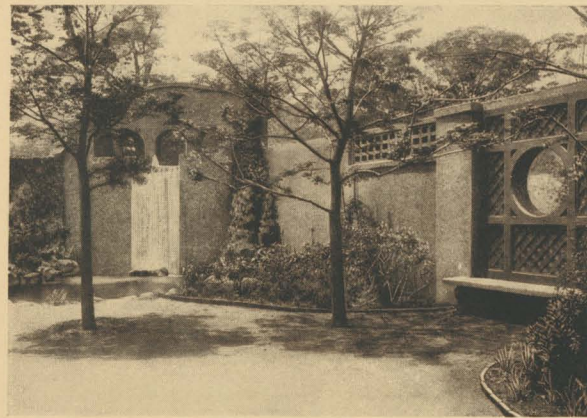
plan of Station Square have been designed to provide an attractive spot for the common use and pleasure of residents. Beauty, harmony and utility are here combined in a unique way. And fifteen minutes from the repose and comfort of the Inn lie Broadway and Herald Square, the shopping, theatre and amusement center of America's greatest city.

ARCHITECTURE

Architecturally the Inn conforms to the scheme of Forest Hills Gardens. Unity of design has been especially emphasized: the Station, the Inn, with its clock tower and instrumental chimes, the shops, and the apartments are all parts of a distinctive and artistic whole. The steep pitched roofs of the low buildings, the deep-toned red brick of which all are constructed, and the warm rich coloring of the stucco recall the English rural towns which were the architectural models for Forest Hills Gardens. From the tower of the Inn, nine stories high, there is an extensive view of Manhattan, Long Island, and the Sound, as well as an outlook over Forest Hills Gardens.

INTERIOR

The interior of the Inn is modern and comfortable, furnished with thought for the convenience and pleasure of guests. The decora-



CASCADE FOUNTAIN IN THE TEA GARDEN

tions have been chosen with utmost care, and the eye finds rest and satisfaction in harmonious color and simple lines.

The Inn is fire-proof throughout, being constructed of steel, concrete, hollow-tile, and brick. It contains one hundred and fifty rooms, all outside. They are with and without private baths, arranged singly or in suites. Every room has running water, electric light, and telephone. The furniture avoids the stereotyped style of hotel equipment, and is simple in design, attractive, and serviceable.

Besides several northeast rooms which can be used as studios there are three special studio rooms. These will appeal not only to persons



HOUSEKEEPING APARTMENTS IN STATION SQUARE

having a professional interest in adequate lighting and equipment but also to those who desire large rooms, especially well lighted, with delightful outlook.

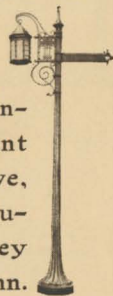
Reception and smoking rooms open on a vine-screened loggia overlooking the Square. The dining room opens on the Greenway and the Tea Garden, and guests enjoy this charming little spot with its green turf, flowering shrubs, and fountain. The Tea Garden is most attractive and popular for afternoon tea or for coffee and cigars after dinner. Adjoining the Tea Garden are the Tennis Courts; Billiards and a Squash Court are provided inside.

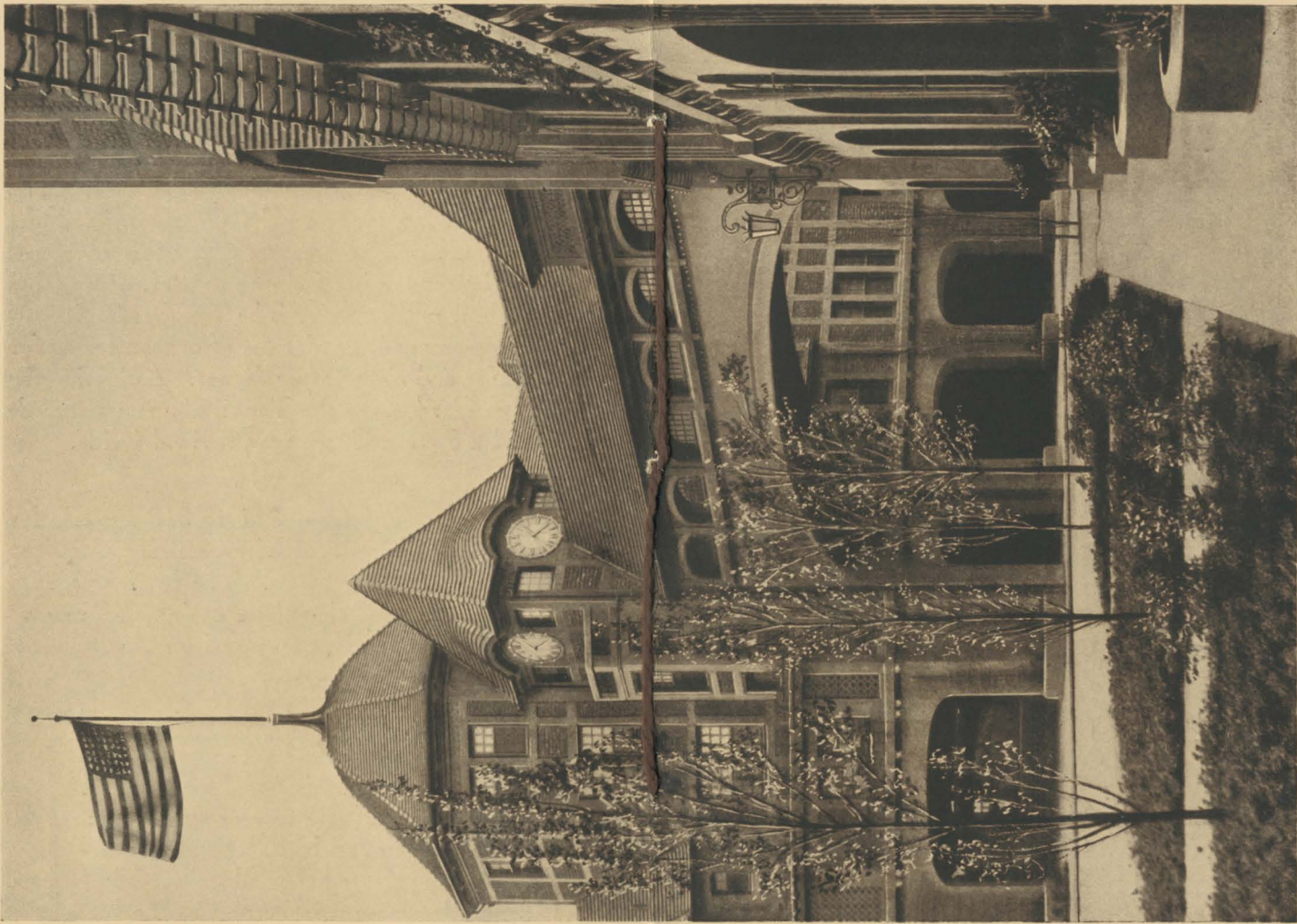
RATES

The rates are from \$11 to \$18 a week for room and board. References are required from prospective guests. The Inn is so conveniently situated that those desirous of reserving accommodations may easily make it a visit.

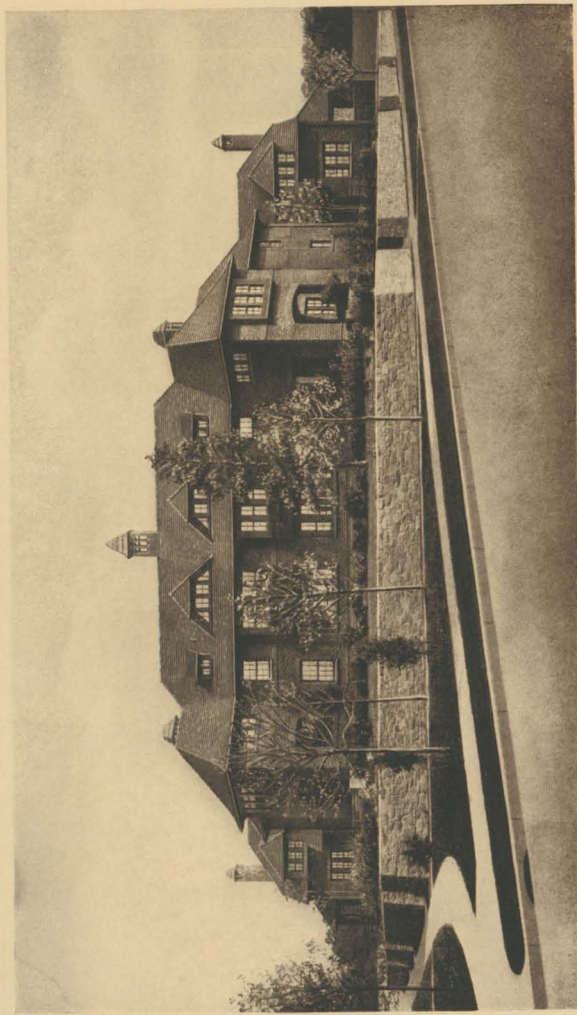
APARTMENTS

Adjoining the Inn and overlooking the Square is an Apartment House containing twelve attractive and convenient housekeeping apartments of three, five, and six rooms and bath. Three are duplex with private halls and stairs. They are under same management as the Inn.

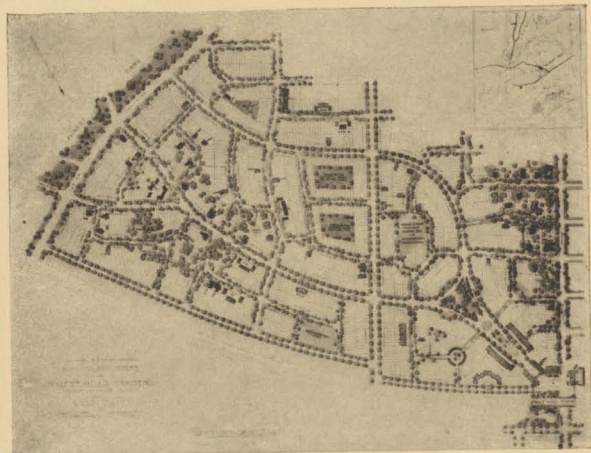




CLOCKTOWER AND BRIDGE CONNECTING THE TWO BUILDINGS OF THE INN



A GROUP OF FOUR HOUSES AT THE INTERSECTION OF GREENWAY NORTH AND MARKWOOD ROAD



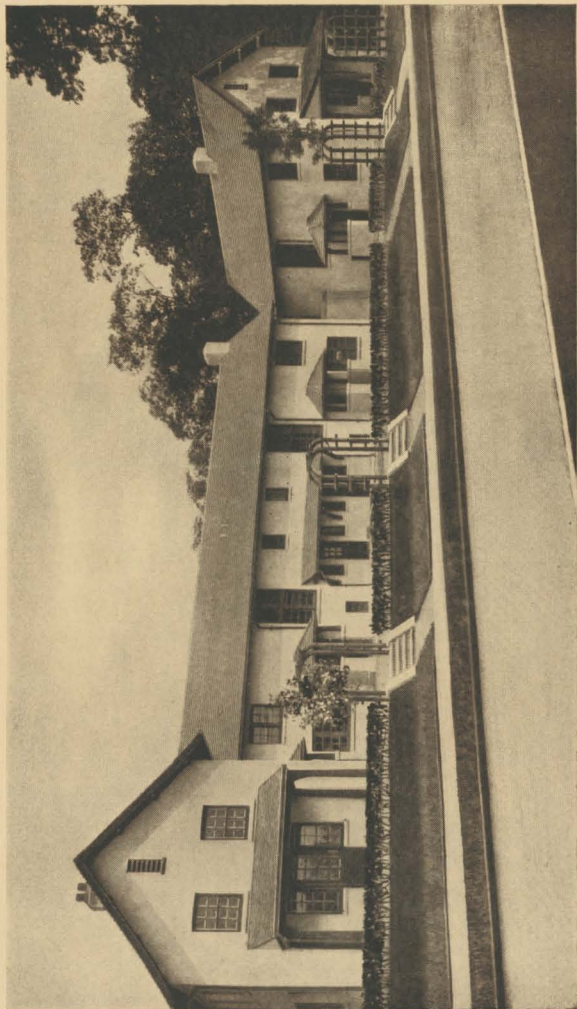
GENERAL PLAN OF FOREST HILLS GARDENS

FOREST HILLS GARDENS

WHAT IT IS, WHY IT IS, AND WHAT IT IS NOT

LOCATION, BUSINESS AND EDUCATIONAL PURPOSES

Forest Hills Gardens is a business investment of the Russell Sage Foundation. It is conducted on strictly business principles for a fair profit. Notwithstanding this emphasis on the business side of the enterprise, a distinct educational purpose exists. The Russell Sage Foundation might wisely and properly make a pure business investment of this character, but a business investment with an educational purpose is more appropriate.



A GROUP OF FOUR HOUSES ON GREENWAY NORTH



FOUNTAIN IN STATION SQUARE

LANDSCAPE DESIGN

In laying out Forest Hills Gardens there has been an attempt to secure the full benefit resulting from certain fundamental principles in city planning, the advantages of which are coming to be more and more clearly recognized as part of the rapidly advancing expert knowledge of the subject.

One of these principles relates to the main thoroughfares, which should be direct, ample and convenient.

A second principle, which has been too generally ignored in American street layouts, is that those streets which are not needed as



VIEW OF A PARK IN FOREST HILLS GARDENS PROVIDED FOR USE OF RESIDENTS

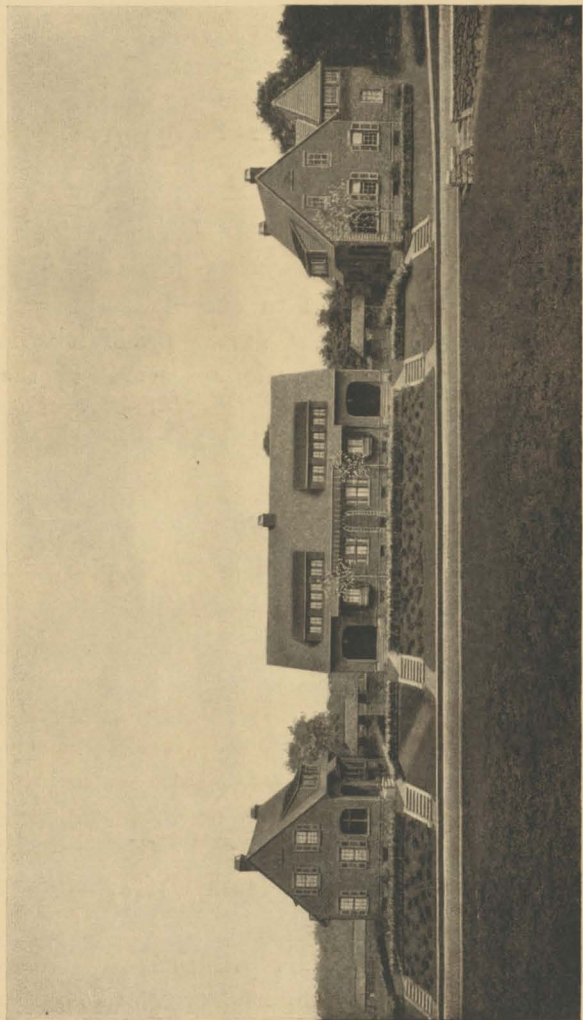
thoroughfares should always be planned to meet the purpose of quiet attractive residence streets. While not fantastically crooked, they are never perfectly straight for long stretches; and their roadways are made narrow, thus permitting additional space to be devoted to the planting spaces and the front gardens which will be one of the characteristic features of the whole development.



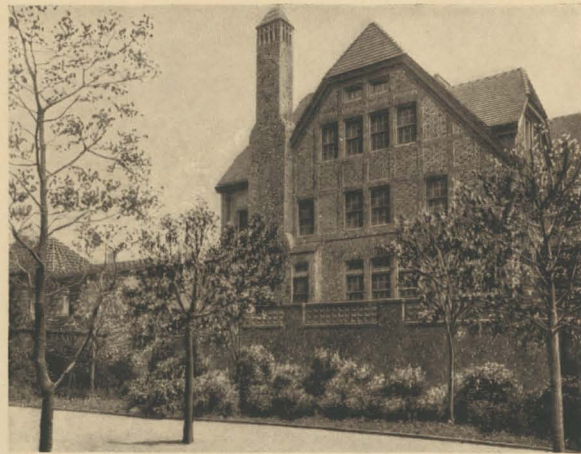
PARKS AND PUBLIC OPEN SPACES

A third principle that has controlled the design of Forest Hills Gardens is the deliberate setting apart of certain areas for the common use and enjoyment of the residents. The fortunate location of the tract on the very borders of Forest Park has of course made it wholly needless to provide any large park within the tract itself, but in spite of this advantage a public Green has been formed at the point where the two main avenues divide, within view of the station and central to that part of the property which is farthest from Forest Park.

In addition to the Green, two spaces in other parts of the tract, one containing about an acre



A GROUP OF FOUR HOUSES ON BEECHY ROAD



TEA GARDEN WALL AND HOUSE ADJOINING

and a half, the other a little less than an acre, have been set apart to form small parks for the use of the residents.

ARCHITECTURAL TREATMENT

From an Architectural point of view our greatest opportunity lies in that general harmony of design which is possible only where the entire scheme of development is laid out and executed under such a system of co-operation by various experts as in the operation at Forest Hills Gardens.

While houses will vary greatly in size, cost, arrangement and architectural treatment, an



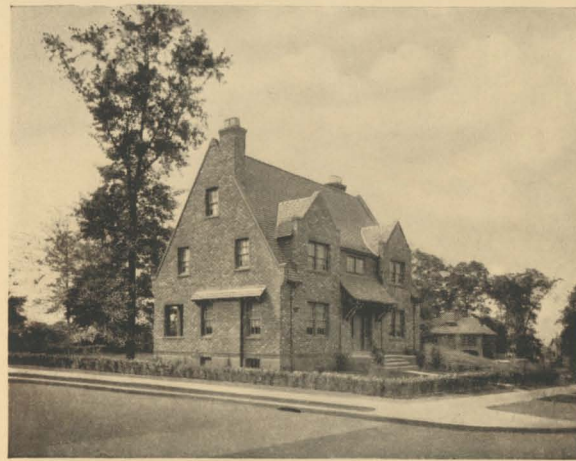
A SINGLE FAMILY DETACHED DWELLING

attempt will be made to make them alike in their domestic and livable character.

Lots in plots of varying sizes are being sold under protective restrictions intended to insure to their owners and to adjacent owners the residential advantages of the neighborhood.

CONSTRUCTION AND IMPROVEMENTS

The difference between the development at Forest Hills Gardens and other land developments so far undertaken in America is emphasized in that of architectural design and "town planning" and the opportunity for house owning in a suburb where profit making is not the



ANOTHER SINGLE FAMILY DWELLING

only aim. The methods of construction and details of street development, such as grading, paving, planting, sidewalks, sewers, water supply, etc., as well as the character of the workmanship and materials employed in the erection of the houses, will be undertaken solely with a view to honest construction and will be of the highest type consistent with reasonable economy.

Illustrated booklet and pamphlets containing full information of the development of Forest Hills Gardens, may be had from the Company's New York Office, 47 West 34th St.

