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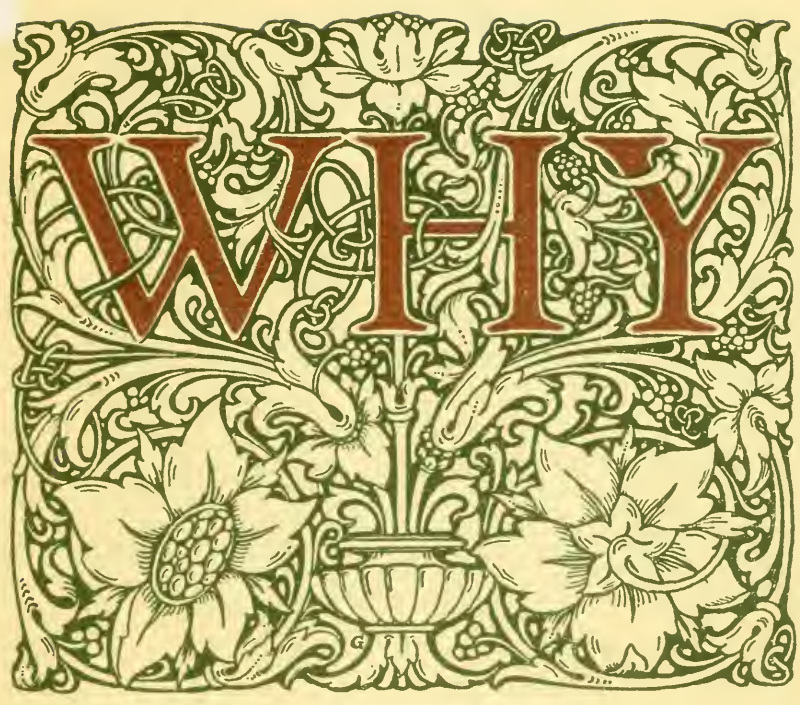
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*lucy*







STATION AT FOREST HILLS GARDENS

The station is constructed of brick and concrete with tile roof and cost \$50,000, of which the Railroad paid \$10,000, the Development Companies paying the balance. Forest Hills Inn, opposite the station, is of similar construction, and cost three quarters of a million.



*Frederic W. Condy*

WHY  
WE HAVE CHOSEN  
FOREST HILLS  
GARDENS  
FOR OUR HOME



FOREST HILLS GARDENS, N. Y.,  
MCM. XV

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There is no single factor that exerts a more powerful influence upon our minds or molds our outlook in life more perceptibly than our surroundings. Our mental attitude is largely a reflection of our environment; if we live amid pleasant and cheerful surroundings our characters become optimistic & self-reliant and we are better equipped to solve the complex problems of our modern existence than those who through circumstance or necessity live in less favorable habitation.

—The COLORIST

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## BY WAY OF INTRODUCTION

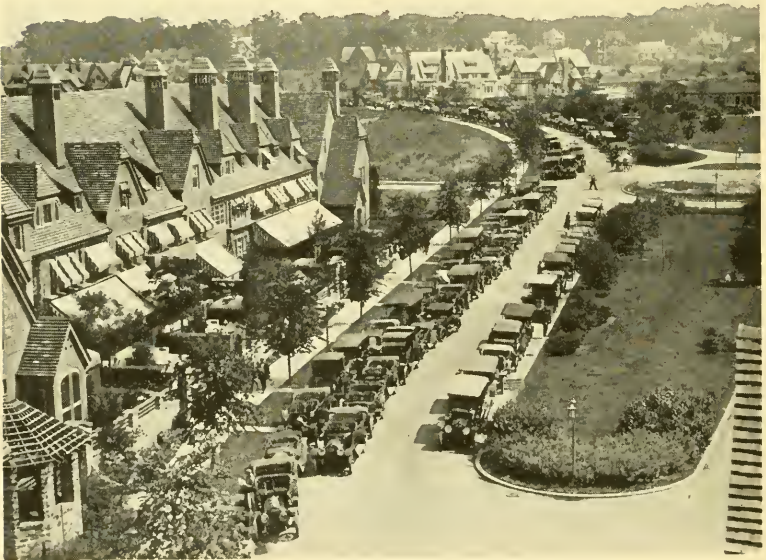


**T**HE outer suburbs of any city where lately quiet farms existed, too often consist of files of hard-featured houses multiplied in formal rows. That great cities should produce offshoots and new centers of population is an indication of national well-being, but cannot worthy instead of unworthy houses be built, and so disposed that trees and woodland places remain; houses to be designed and grouped in proper relation to one another, so that each should form part of a well-considered and harmonious scheme?

The pages following are intended to answer a question frequently asked of the residents of Forest Hills Gardens, and to answer incidentally the question in the preceding paragraph.



WEST SIDE TENNIS CLUB



GREENWAY TERRACE DURING THE INTERNATIONAL  
TENNIS TOURNAMENT

# B E C A U S E

We sought a home far from the noise of the city, but close to its advantages; and found it in Forest Hills, where the united efforts of the town—the planner, the architect and the landscape gardner have created a village of rare charm.

ANNA C. PRICE

Realizing that New York City was not an ideal place in which to bring up children and casting about for a suburb within reasonable distance of the Metropolis, Forest Hills Gardens was suggested as having many advantageous features. A residence of nearly three years has more than confirmed the favorable impression gained by first inspection.

C. C. CLOSE

I thought I was happy, flopping around in one New York apartment after another, until I came out to Forest Hills—and then I began to feel sorry for myself. When I went back to New York that night a large, well developed idea had its arms around my neck. A week later I came back, and now we have a dumb waiter and two speaking tubes—and coming out of an evening I begin to thrill before the guard gets the door open.

HOMER CROY

I came to Forest Hills Gardens because I had seen other developments wither and die before they grew to manhood—and I felt sure that the Sage millions would not fail. Therefore, I felt it was a “safe buy.” Because the moment I stepped from the train onto the Station-platform and saw the tower, the red roofs, the trees, the vines and the flowers—I knew that it was the place of which I had dreamed. Because I wanted to get out of an apartment and into the open, where my boys could play in safety and where I myself could keep on being a boy; and yet where we could still have the advantage of the city. I’m glad I came.

JOHN H. HAZLETON



THE GARDENS CLUB

Why did I come to Forest Hills? Because it is one great garden of artistic uniformity with the people, the homes, the flowers and the song birds and the artist realizes his ideal dwelling place.

GEORGE DOSTEL, Bohemian-American Tenor

I came here because I did not know where else to go. I stay here, because, now that I know the place and people, I would not go anywhere else.

FREDERIC R. SEWARD

I moved to Forest Hills Gardens because it was the only place where my family could get the pure air, sunshine, trees and green grass of the country so essential to permanent good health and happiness, be within a quarter of an hour of the center of New York and have assurance of the high quality of the development, houses, streets, etc., and of satisfactory neighbors, all at a reasonable cost.

S. W. ECKMAN



ONE OF THE TENNIS COURTS

One day in August two years ago I wanted the experience of riding through the Pennsylvania Tunnel. I set out from Herald Square. Fifteen minutes later I saw Forest Hills Gardens; two hours later I was a permanent guest at the Inn; two weeks later I bought a lot; in less than a year I occupied my house. It was a simple case of finding the right place.

WALTER C. HARTWIG

We selected Forest Hills Gardens for a home—first, because we had a growing boy; second, because we had a business in New York. We owed the boy a suburban life. We owed ourselves the shortest route to business. The Pennsylvania Terminal was also an advantage, as business frequently took us West. Besides these things the town was attractively laid out, well kept and well lighted. Its air and water were good and its class of residents desirable.

C. HUESTON GOUDISS

I came to Forest Hills Gardens for the mental and physical enjoyment of living in a community of unrivalled attractiveness. Also for the reason of its accessibility to the heart of Manhattan, and all improvements being originally installed there can be no city assessments.

Thos. H. TODD



PURITAN AVENUE

I preferred to buy of a company that sells land as the Government sells postage stamps; a company to which the shrewdest buyer must pay the same price as the man ignorant of realty values.

JOHN CURTIS

I was drawn as the needle to the magnet by the name "Sage." Here I knew there would be a square deal, and experience compels me to say all promises have been kept. As a stamping ground for the children Forest Hills Gardens seemed ideal. Have already been offered considerably more for my house than it cost.

B. B. KENDRICK

You ask why I bought a home in the Gardens and to tell why in a few words. Can't do it. "Reasons why" are too many. One however is: Houses usually, in ten years are no longer modern, and are unsalable. Houses in Forest Hills Gardens will be as modern and more valuable fifty years hence than now.

W. H. DEGHUEE



“WHITESTACKS” HOUSE OF BOARDMAN ROBINSON

We were first attracted to Forest Hills by the well paved, winding streets, reasonable restrictions, unusual accessibility to New York and convenient financial arrangements. We built a house here. We have no regrets.

BOARDMAN ROBINSON

I selected Forest Hills Gardens for my home because after looking at many other suburban developments I found it more accessible, attractive and homelike than any other suburban community. It nearer approaches “Spotless Town” than any other residence section.

FRANK C. KAYS

A case of atavism I guess. I think my ancestors must have been hylobates, and through some reversion to type, the sylvan and artistic lure of the Gardens in Forest Hills was too much for me, especially as I thought I had found a development company which would give me a square deal, the worth of my money and not lose interest in me when my pocket book had been cleaned out. So far I have not been disappointed.

A. LATHAM BAKER



DEEPDENE ROAD. GOUDY AND HULBERT HOUSES

The desire to live on a road with individual characteristics, with wayside greens and flowers, to have unrestricted views of distant country, trees with birds to sing in them, and space for our own flowers and garden, fresh air and a home—Forest Hills Gardens seemed to offer all these. After living here eighteen months we find even more than these—congenial neighbors and friends with mutual tastes.

FREDERIC W. GOUDY

We were looking for an attractive, economical home with some ground around it in a beautiful location convenient to the heart of New York City; and, impossible as it may seem, we found everything, just as we wanted it, in Forest Hills Gardens.

WILLIAM ROSWELL HULBERT

We selected Forest Hills Gardens on account of its artistic, homelike and sanitary development, its proximity to New York and excellent train service. Likewise, the liberal policy of the Sage Foundation is attractive, enabling one to acquire a home on a moderate investment.

JOHN J. SHEAHAN



A GARDEN CORNER

Because it offered us so many amusing and substantial things—a well built house, intelligently planned; an enchanting garden and dogwood trees all our own; satisfying neighbors, a restful absence of hideous placards and fly-specked shops, a comfortable permanence—all these things. And these make excuse for great pride of ownership. What more could one wish?

RUBY ROSS GOODNOW

We do not know why we selected Forest Hills Gardens for our home, but we are glad that we came.

JOHN BREWER

I had a thousand reasons for wanting to get out of the City. The most important ones were, perhaps, to live away from the brick walls and germ laden dust of the city, in a select, restricted community, within a half hour of Madison Square, where my children could grow up breathing pure air and enjoying the advantages of the city and the freedom of the country. That's what I found at Forest Hills Gardens and that's why I am here.

W. F. MOHAN



THE WASHBURN HOUSE

We selected Forest Hills Gardens chiefly through a love of beauty, in the desire to have aesthetic surroundings for our home and in the belief that the plan of the Sage Foundation Homes Company assured better results in that regard than could be found elsewhere. ISRAEL A. WASHBURNE

We were first interested because of its accessibility to New York, and it seemed to promise something more interesting than the usual suburban development. We were among the first—the pioneers, and have found all that we hoped and more. JESSUP

We felt the country calling us and when we heard of the Sage Foundation development at Forest Hills we said "That's it; it's near back to the land, yet near Broadway" and so we've found it—and much more. E. G. TROWBRIDGE



MR. HOOPER'S GARDEN, ON GREENWAY SOUTH

After looking in the vicinity of New York for six years to find a place for a home, after buying lots in two localities, I finally decided that Forest Hills Gardens was my choice, because I liked the place, the people and the prospects. The place—because it's beautiful; the people—because they're interesting; the prospect—because property will increase in value.

WILL PHILLIP HOOPER

Because I had confidence in the Sage Foundation Homes Co. and haven't been disappointed; and because thirteen minutes on the Long Island Railroad is better than three minutes on the subway.

R. W. WADDELL

It was clearly a matter of its character, its genuineness, evident in the first announcement of the plans—chanced upon in idle newspaper reading. From the announcement stood out indubitably the American suburbanite's apotheosis of dreams, the real thing. The rest followed, the complacent satisfaction of one of the oldest inhabitants.

HARTLEY LEH. SMITH



SHORT HILL ROAD

Because after spending months in looking around within a radius of twenty miles of Greater New York to pick out a permanent home, I found no place to compare with it. Because Manhattan Island is less than twenty minutes by electric train or auto, and thirty-five minutes by trolley. Because the atmosphere of the whole place is congenial. Because life is worth living in Forest Hills Gardens.

H. B. JAGOE

Among the various reasons which decided us to choose Forest Hills Gardens for an abiding place are: Its bracing air tempered by the sea, the excellent water, the uniqueness and harmony of the architecture and the flowers blooming everywhere. All the charm of the open country is here and yet so near the metropolis.

HAROLD P. BOGART



THE ROUNTREE HOUSE

A friend used to bore me with wonderful stories about the beauty, convenience and general superiority of Forest Hills Gardens. So, to prove him wrong, I came out here one afternoon. Within half an hour I was explaining to him that he didn't half appreciate the place. And now after having lived here for over two years, my wife and I feel we are in the right place on account of the convenient location, the beautiful surroundings, and above all, the good people we've met here.

H. B. ROUNTREE

Forest Hills Gardens is truly a livable place. Congenial and cultured friends, beautiful and artistic environs. Only a few minutes to the hub of New York. All the conveniences of metropolitan life, with the comforts and attractions of a home in the country. Contentment and Forest Hills Gardens go hand in hand.

W. L. HARRISS



OLIVIA PARK

Because in the New York flat there was only an imitation fire place. We wanted a real fire place, and the chimneys in Forest Hills Gardens looked as though they would draw (and they do). And then, too, we wanted sunshine and the flowers in the Gardens seemed to invite sunshine. Indeed, the landscape beauty of the Gardens decided us and here we are, commuters and contented.

ROBERT C. ADAMS

After spending several years as a "cliff dweller" in New York apartments I decided that I wanted to stop existing and live instead. Quick communication with the City was a necessity and after a careful investigation of all the developments I decided that Forest Hills Gardens exactly met my requirements, and I have not been disappointed.

E. VANWAGENEN

Mrs. Merwin and I choose to live in Forest Hills Gardens because, thanks to the astonishingly swift train service, it keeps our children in the country and ourselves in town.

SAMUEL MERWIN

Mrs. Stowe and I selected Forest Hills Gardens as our place of residence because we regarded it, all things considered, as the most attractive and satisfactory location available to us within easy access to the City. We are now sure we were right.

LYMAN BEECHER STOWE

Forest Hills Gardens was my choice for home building because it is near enough to the country to permit amateur gardening, and close enough to the city for business, shopping and amusements, also permanent and constantly increasing realty values.

LILLIAN DYNEVOR RICE

To live in Forest Hills now is to be one of the creators of a town. Here the adventure of colonizing is freed of its ancient hardships. We are pilgrim Fathers and Mothers, etc., and we raise our own May flowers. No rooster wakes us in the early morn—we do our own crowing.

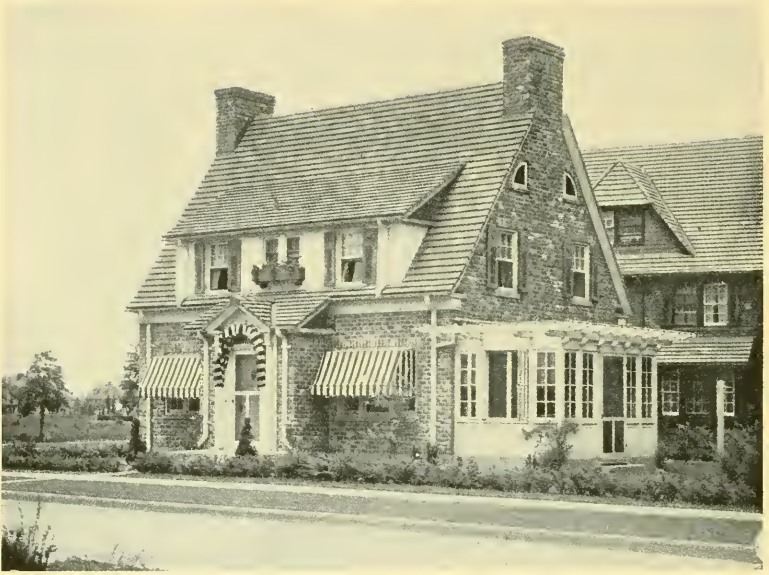
ROBERT J. COLE

Our small daughter, though not talkative at ten months, persuaded us to invest her future in Forest Hills Gardens. We found interest coming in at once in health, in mental and physical elbow room, in helpful association with pleasant folk. And all without that ghastly rebate the average commuter is forced to pay in "suburbanization."

RALPH E. RENAUD

I came to Forest Hills Gardens, after visiting practically all the regulation "suburban developments" around New York, because from the first Forest Hills promised to be something genuine—a really model town, beautiful indoors and out, an oasis of woods and quiet and recreation within a few minutes of the center of the city, a place in a hundred ways attractive to bright and thinking people, and certain to be made doubly attractive by them. It is all of that now, and can only become more charming in the future.

ARTHUR E. MCFARLANE



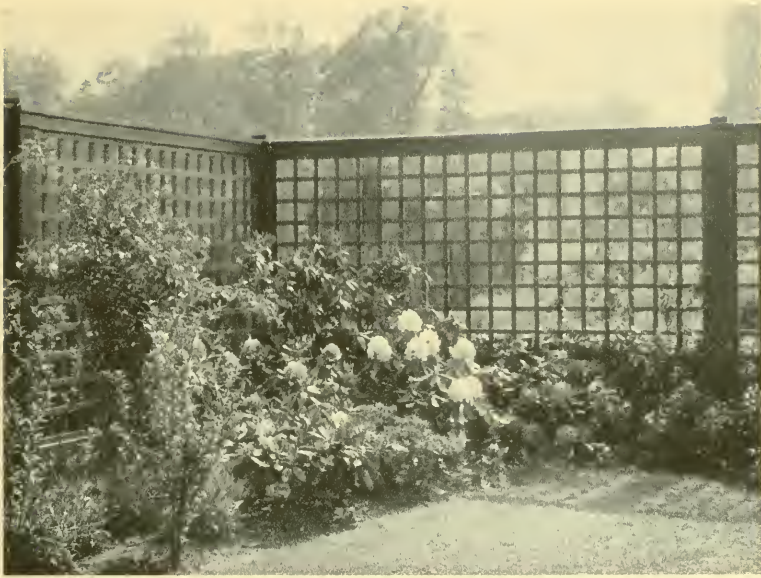
THE TAYLOR HOUSE

I came to Forest Hills Gardens in search of the ideal and found it—all the advantages of suburban life without its disadvantages; only fifteen minutes to the shopping and theatrical district of New York by clean electric trains, and forty minutes by trolley with five cent fare; a short ride to one of the finest beaches on the coast; well paved and kept streets, fine tennis courts and many other attractions, and a future.

FREDERIC B. ANGELL

Rent paying and living like impersonal sardines stifled us and the clatter of the city wearied us. Dealing with a concern as reliable as the Government, all those ideas about curving streets and double sewers, open spaces and flowers, hollow tile and red tile, fourteen minutes to town, struck a joyously responsive chord. That is the “why” we came to Forest Hills Gardens and the “how” of it is just as pleasant.

MR. and MRS. RAYMOND P. KAIGHN



A GARDEN ON GREENWAY TERRACE

I came to Forest Hills Gardens in search of something different from the usual suburban development hoping to find a well built, artistic house at a reasonable price, with plenty of open breathing space, in park-like surroundings. I wanted an accessible community of intelligent and companionable people. I found them here.

EDWARD N. EMERSON

The advertisements of the Sage Foundation Homes Company seemed to me to indicate its intention to establish a community combining all the advantages of the quiet country village with those of New York City. The personnel of the Company's officers was proof that a sincere and effectual effort would be made to carry out that intention.

WILLIAM B. DAVIS

I wanted a home near the green earth among knowable neighbors and likable children. I wanted quietness, a modest but tasteful house, freedom from the janitor, and relief from subway and elevated. I wanted these things near Broadway, and I found them here.

CLARENCE ARTHUR PERRY



THE R. A. POPE HOUSE

I chose Forest Hills Gardens for my home because, first—I preferred a home investment to an apartment outlay. Second—equally convenient access to office, shops, theaters as compared with an apartment together with an easier mode of travel. Third—the name Sage seemed a guarantee that promise was equivalent to performance.

ROBERT ANDERSON POPE

Fifteen minutes in electric trains to town; our station and its inviting approaches; the well paved streets and engaging street layout of the Gardens; the open country; the congenial people; the coolness in summer and the healthfulness; and the beauty of the Pennsylvania Station.  
MR. & MRS. HAROLD MARTIN



DOORWAY OF THE MARTIN HOUSE



THE CHURCH IN THE GARDENS  
From the Architect's drawings

The Church in the Gardens building, of Norman Gothic architecture, costing nearly \$50,000, is the gift of Mrs. Russell Sage, the ground being purchased by the residents.

The Church in the Gardens is Congregational in government and affiliation, as suitable to the purposes of a union church. The Pastor is the Rev. Robert J. Kent, D. D. Pastor Emeritus of the Lewis Avenue, in Brooklyn.

I came to Forest Hills Gardens to be the leader and pastor of a Community Church. In order to be right on the job I purchased a house and became identified with the interests of the community. Now I want to stay here the rest of my life because I like the place, I like my house and I like the people.

ROBERT J. KENT, D. D.



GREENWAY TERRACE ON THE 4TH OF JULY

Why we came to Forest Hills Gardens: 1st, Accessibility to New York. 2nd, Full value for money invested. 3rd, Minimum chance of depreciation in value—excellent chance increased asset, money invested. 4th, Terms and conditions, limitations and restrictions, Sage Foundation Homes Co. 5th, Principally, confidence and knowledge of a really square deal by Mr. Demarest, General Manager, Sage Foundation Homes Co. 6th, Proof—built and occupy second house, little over two years.

AUSTIN K. HANKS

Why we selected Forest Hills Gardens for our home: Nearness to New York, nearness to Long Beach, paved streets, sewers, wise residential restrictions, an attractive community close to Forest Park with fresh air for children. Why we are glad we came is a longer story.

ERNEST M. BRISTOL



GREENWAY TERRACE ON THE 4TH OF JULY

Why? Because you can build an attractive house without a pseudo-Swiss chalet-bungalow on one side of you, while a retired bar-keep on the other side puts up a Swedish-Renaissance cottage with a Greco-Roman pergola and a catch-as-catch-can roof. Because you can get out from town in time to play several sets of tennis at the largest and best Club in the country, and still get home in time for dinner. Because you do not need to have a Harlem dinner (i.e. stop at the salad course) every time you go to the theater. Because they don't make a road and then tear it up to lay pipes. It is planned right, built from the bottom up. Because they don't have a \$50,000 sales office and a 10 cent development. And one look at that Fourth of July celebration last year would have brought me out to stay. And fifteen minutes to the Pennsylvania Station!

WARREN

An earnest desire to find an all-year-round home near New York for our children led us to investigate Forest Hills Gardens. We were delighted with what we found and have become more pleased as the months have gone by, thanks to the Company's restrictions which have given us a community of delightful houses and neighbors.

GUYON L. C. EARLE

My reasons for coming to Forest Hills Gardens are; 1st, Desire for a home outside of New York City proper. 2nd, Close proximity to town (nearer than any other high class development). 3rd, Character of residents. 4th, Excellent electric train service. 5th, Artistic development of Forest Hills Gardens. 6th, Tennis on good courts.

S. E. DAVENPORT JR.



TEA GARDEN AT THE INN



GROUP 33. From the Architect's plans

One hundred and forty-two acres in the first tract bought in 1909. 32 acres in the second tract where the Gardens Club is located. 31 acres in the third tract, 10 acres of which are now owned by the West Side Tennis Club.

TRACT ONE, 1910 to 1914

142 acres divided as follows:

2,000 lots	92 acres
6 1/4 miles streets	45 acres
Parks	<u>5 acres</u>
	142 acres

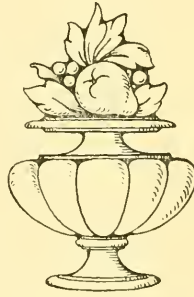
DEVELOPMENT COSTS

GRADING STREETS	\$ 80,000
PAVING	200,000
WATERMAINS	70,000
SANITARY SEWERS	40,000
STORM DRAINS	62,000
CURBS	73,000
GAS	68,000
CONDUITS	70,000
SIDEWALKS	66,000
PARKING PLACES	90,000

Decorative features:

LAMP POSTS	}	100,000
FOUNTAINS		
POOLS, PARKS		

THIS Booklet, the *spontaneous expression* by the villagers of their local satisfaction, has been arranged by FREDERIC W. GOUDY at the suggestion and with the co-operation of WILL PHILLIP HOOPER. Decorations and types designed by MR. GOUDY and set by BERTHA M. GOUDY at the VILLAGE PRESS, Forest Hills Gardens, New York, in April, 1915.





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