

OVER THE HUDSON RIVER

Beautiful Villages Which Lie in the
State of New-Jersey.

ATTRACTIVE TO NEW-YORK PEOPLE

Now that Manhattan Island Is Over-
crowded There Is a Great De-
mand for Homes There.

WHERE FINE VILLAS ARE INEXPENSIVE

Prices of Lots and Cost of Houses
Much Less than in Other
Places.

If all geographical lines were removed and the city limits set at an equal distance in all directions from City Hall Park, a very large portion of the population of the city as it would then be arranged would be found beyond the Hudson River, among the hills of New-Jersey and along the banks of the several beautiful streams that water that part of the country. New-Jersey has long been the place of residence of a very large part of the people who do business in New-York City. Many of the most beautiful suburbs have sprung up in the territory west of the Hudson River, and there are certain distinctive features of the part of the State nearest New-York that make it peculiarly attractive for suburban homes.

The villages in New-Jersey differ very much from other suburbs around New-York. There is more room for spreading out, and the topography of the country is such that there are many charming sites for villas, more so, perhaps, than in any other direction from Manhattan Island. After the river has been crossed, there is such a wide stretch of country open to the prospective settler that he may sometimes be at a loss in just what direction to turn. From Elizabeth on the south to Paterson on the north, as far west as the Oranges, nearly the whole country is well adapted for country homes. The availability of this territory was early recognized by those who felt the crowding restrictions of the city. Before the elevated roads were built, there was a great influx of New-Yorkers to the New-Jersey resorts. But upon the completion of the elevated roads, which threw open the upper parts of Manhattan Island, a check was given to this movement, and for a time following the panic of 1873 there was very little improvement in the situation in respect to real estate in New-Jersey. Prices fell to the lowest point they ever reached, and they remained at this low figure until within the last few years. Now that Manhattan Island is so nearly filled up with residences, there has been a decided improvement in the demand for houses and lots in New-Jersey villages. Prices have advanced accordingly.

The conditions of living in New-Jersey have been found to be preferable to those in other sections about Manhattan Island, as well as on it, and there has been a decided movement, not only from New-York City,

but also from Brooklyn, to the charming villages across the Hudson.

In the settlement of these villages there has been what might be called the arrival of the fittest—that is, the most desirable class of people have found it to be advantageous to move into these half rural, half city, homes. The society is, therefore, of the most delightful character. All of the towns in the territory designated are so close to the city, the trains run so rapidly, and the ferryboat service is so fast and frequent that it is possible for residents of New-Jersey not only to find employment in New-York City, but to find their enjoyment there as well. It is just as easy to go to the New-York theatres from a New-Jersey town as it is from the upper part of New-York. Except for theatres, there is every provision for the comfort and pleasure of the inhabitants of these villages that may be had in New-York City.

Nearly every town has its own little club. Some of these are regular country clubs, and others are patterned after the city clubs, performing for each little village the functions of the larger organizations in New-York City. There are churches and schools and public improvements of the best kind, which make these villages peculiarly attractive. Up to a few years ago it was not thought necessary, owing to the broken character of the ground, to build a regular system of sewers in most of these places. But with the return of the demand for country real estate by New-York people it was found imperative, in order to satisfy the demands of home-seekers, that an adequate system of sewers should be built. As it was several years ago that this was found to be necessary, the sewer systems in most of the New-Jersey villages have been completed. Water has been introduced in these towns, and there is an adequate supply of gas and electricity for lighting purposes.

Good Transportation Facilities.

All the roads which cater to the suburban traffic have put on a number of fast trains, so that the service is preferable to that on the elevated roads or by the trolley cars in Brooklyn. The question is often asked why people go to New-Jersey to live when they can find homes elsewhere. This is not such a hard question to answer, after one has seen the well-kept streets, beautiful lawns, fine shade trees, and delightful villas of the suburbs beyond the Hudson River. On the north these villages lie within the embrace of the Palisades and the ranges of hills to the west. The Orange

Mountains extend along the western section of the territory, and on these hillsides are some of the most attractive of the New-Jersey villages.

Cleanliness, order, and beauty are the chief characteristics of these places. From the hillside villages there are charming views of the territory which lies to the east, including the City of New-York itself and such features as the Brooklyn Bridge, the Statue of Liberty, and the shipping in the lower bay. Some of the villages in the Orange Mountains lie at a height above tidewater of several hundred feet, while all the land lying back of the meadows, just across the river, is high, dry, and salubrious. Among the Orange Mountains it is believed that a great many people can live with more comfort than it is possible for them closer to the trying winds from the ocean. The climate seems to be peculiarly adapted for those with throat and lung diseases.

The people who live in these towns are representatives of the culture and refinement of civilization. It takes but a glance at the crowds coming over in the ferryboats to see that New-Jersey has attracted the best citizens of New-York. They have housed themselves in the most charming homes. The architecture is of that style which has made America famous even abroad as a place where the best country homes are built. If there is a distinctive American style of architecture, it is to be found in the villa. These homes, with the ground upon which they are built, can be obtained for much less than equally comfortable homes can be had in New-York City. The price of land is comparatively very low. Lots 25 by 100 feet may be obtained in the best of these villages for anywhere from \$250 up. An acre over there costs less than a front foot on Manhattan Island. The cost of comfortable and commodious houses, admirably adapted to their surroundings, in the country is from \$1,500 to \$4,000.

Although these prices are given as showing the low cost at which most charming homes may be obtained, yet all through the New-Jersey suburbs there are extensive estates and fine residences which represent an outlay of anywhere from \$50,000 to several hundred thousand dollars. It is not only the moderately well-to-do people who have chosen New-Jersey as their place of residence. Evidence of this is shown from the fact that Tuxedo, one of the most celebrated resorts of the very rich, is situated in the midst of this territory.

Some of the best known men in the country live in the New-Jersey suburbs. Ex-Postmaster General James lives at Tenafly,

a very interesting village on the Northern Railroad of New-Jersey, on the western slope of the Palisades. Mr. James was chosen Mayor of Tenafly at the last election by a vast majority. Among the other residents of Tenafly are J. Hull Browning, President of the Northern Railroad of New-Jersey; John S. Lyle of the firm of Lord & Taylor; Judge Ashbel Green, and Stephen G. Clark. Perhaps the most beautiful part of Tenafly is the subdivision made by H. Weatherby of 182 Broadway, which is situated just north of the station and within ten minutes' walk of it. On Knickerbocker Avenue, which forms one of the boundaries of this property, are many of the residences of well-known New-York business men. There is perfect drainage provided by the company which controls the property. A feature of this subdivision is a system of alleyways, by which each lot has an outlet to the rear, making it possible to build stables at the rear of the lots and to have communication with the street by means of the alley. Such reasonable restrictions have been placed upon the sales that only a good class of houses have been built here, and it is the aim of the agents to secure only the best people. There are schools of the highest character and several churches. The stores and shops are almost equal to those found in New-York City, and, except for the selection of the highest class of goods, answer every purpose. Tenafly is so situated that when the bridge across the Hudson River is completed it will be brought into very close communication with this city and will practically be simply another ward. The electric trolley roads are now within a mile of the property controlled by Mr. Weatherby, and it is expected that in the near future they will extend their roads to Tenafly.

Another very delightful little village is Forest Hill, which is situated at the junction of the New-York and Greenwood Lake Railway and the Orange branch of the Erie. Within a mile of Forest Hill is the regatta course on the Passaic River, where there are annually contests between the principal amateur boating associations. A large amount of the unoccupied land at this place is held by the Forest Hill Association, 879 Mount Prospect Avenue, Newark. Under this company, which has ample capital, many improvements have been made, but the majority of the residences have been built by their owners. There is a local building and loan association which has a large membership, and which has been of great assistance to purchasers in lending them money.

Charming Suburban Villages.

No pleasanter place for a suburban home can be found than in the Fairmount section

of the town of Hackensack. It lies along the slope of the hill on the northern end of the town, and is entirely free from those two plagues of many suburban places, malaria and mosquitoes. The air is dry and redolent with the odor of the pines, of which there are a large number in that neighborhood, so that the full enjoyment of living in the country and at the same time having all the comforts of a city home is the free gift of every resident. This is one of the advantages not mentioned in the deed. The tract held by the Fairmount Land Company, of which F. B. Ross is the manager, at 150 Broadway, New-York, consists of over 200 acres, all within the town. This property has been developed with the one idea in view of making it one of the most desirable residential sections west of the Hudson. To that end the company has introduced water and gas mains, lighted the streets with electricity, put in good stone sidewalks, and in order further to stamp the character of the buildings that it was anxious to have predominate there, it has expended over \$100,000 in building a number of comfortable and tasteful suburban villas. Some of these it is now completing for this Spring, fitted up throughout with the latest modern improvements, and complete in every particular, and which it is selling to responsible parties at cost, either by installments, or with special discount for cash. There are two railways to Hackensack, the New-Jersey and New-York and the New-York, Susquehanna and Western, giving a daily service of over 60 trains, while the time is only 45 minutes from New-York. Mr. Ross lives at Fairmount.

The environs of Paterson present many charming locations for residential purposes, which are made easily accessible by the numerous electric lines running through all portions of the city. Stephen A. Wall, whose office is in the Romaine Building, at Paterson, has a very large list of houses and property, which are desirable, not only for rentals, but for investment. Mr. Wall has been in the real estate business for seven years, and carries the largest list of property for sale and exchange, local and suburban, of any dealer in Paterson. He has been very successful, and by being careful and honest, has secured wide reputation. In social life and musical circles, Mr. Wall is well

known. He has managed a number of musical entertainments with leading artists which have been very successful.

Another well-known and successful real estate dealer is G. M. Fairchild, 51 and 53 Franklin Street, New-York, who handles all descriptions of New-Jersey property. At Livingston Terrace, New-Brunswick, any man with a regular income, however small, may acquire the title to a home-stead. New-Brunswick is one of the busiest manufacturing places in the State. Over 6,000 people are employed in its 200 factories. The streets are graded and paved and every part of the city is on high, dry ground. Lots may be obtained as low as \$50, and from this price up, so that no man need be without a place that he can call his own. To make it easy for wage workers to acquire homes, W. H. Moffitt of 59 Liberty Street, New-York, sells lots for a cash payment of \$5 and 50 cents a week thereafter. If a buyer becomes ill and is thrown out of work, he is given three months in which to pay \$1. At the present rate of increase, New-Brunswick will have a population of 35,000 in ten years.

On the line of the Central Railroad of New-Jersey are a number of very attractive suburbs. Among them is Fanwood, twenty-two miles from New-York. It is near Scotch Plains, one of the best-known of New-Jersey towns. It was one of the first settlements. The old burying ground, with moss-covered slabs on which the inscriptions are often almost illegible, is one of the "show" places of the "Plains." There are many picturesque old dwellings, relics of olden times, still occupied by the descendants of the early settlers. A rugged mountain dominates the fertile plains which give name to the village. All the surroundings are beautiful. When the railroad was built, it was not cut through the most attractive part of the country, but skirted the picturesque places, so as to make access to them easy. Thus Fanwood came to be built near Scotch Plains. It is laid out like a great park, and the shade trees along the avenues add greatly to the natural beauty of the region. The two sections of the village on either side of the railroad are connected by bridges across the tracks. Cottages of a high order of architecture have been built, and these are surrounded by wide stretches of lawn.

There is no more beautiful village in the suburban district than this one; it lies at the foot of the mountain, which breaks the force of the north winds.

Plainfield is an interesting city, its pop-

ulation in 1890 being 18,000. It is the third in importance of the towns in the New-Jersey suburban district, only Newark and Elizabeth exceeding it in population and commerce. The first frame building in Plainfield was built in 1735, so that the town antedates the Revolutionary war. On the mountain near by Gen. Washington watched the operations of the British Army, under Gen. Howe. A white marble shaft marks this historic spot. There are other interesting relics of colonial days in Plainfield. Of more importance to residents, however, is the pretty stone railroad station.

One hour's ride from New-York is Dunellen, another one of the towns in which, with Fanwood and Plainfield, the Central New-Jersey Land and Improvement Company is interested. The New-York offices of this company are at 143 Liberty Street, but George Kyte is manager of the Plainfield agency, and is thoroughly posted as to the merits of Fanwood, Plainfield, and Dunellen.

Pure air, picturesque surroundings, and attractive villas, with the natural beauty of the region enhanced by the public improvements, are the characteristics of Dunellen, as well as of Plainfield and Fanwood. The roads in this section are the best of any in the country. The soil is high and dry. Water is obtained from driven wells. There are modern school buildings, thoroughly equipped, with competent teachers. People suffering from asthma and those who are aged find that they can live more comfortably in this delightful region than elsewhere. The springs of mineral water have been highly indorsed for the medicinal properties of the water. There are good boating and fishing at Spring Lake, and the drives in the neighborhood are enjoyable. Lots may be had for from \$100 to \$400 in good locations in these towns.

Cranford is one of the villages that must be considered by anybody seeking a home, because it ranks first among the pretty New-Jersey suburbs. It is not so far away as to be out of reach, and its position on the banks of the beautiful Rahway River makes it singularly attractive. The river winds in and out of the town several times, and along its winding banks are some of the most desirable cottages. Over the river are numerous bridges that add to the delightful

Continued on Page 22.

OVER THE HUDSON RIVER

Continued from Page 21.

aspect of the town, which is spread over considerable territory.

There are here, as in many of the towns in this region, many reminders of the time when the country was new, and styles in architecture, of living, and in dress were very different from now. But the older and plainer houses only add by contrast to the attractiveness of the newer ones, which have been built after the plans of the foremost architects. In laying out the grounds about these pleasing houses the gardeners have taken advantage of every opportunity afforded by the windings of the river to increase their beauty. Green sward, well-kept kitchen gardens, flower beds, shrubbery, and stone work ornament the river banks. On the surface of the pretty stream there are rowboats. East of the river is Roosevelt Manor, on the highest ground in the town. It is here that the most expensive houses have been built. Some of them have cost \$100,000. Especial attention has been paid to this section of the village to secure all the necessary public improvements. The streets are paved, and water, gas, and sewer systems are complete. From this high ground the Orange Mountains, two miles away, can be seen. Cranford now has 2,200 inhabitants, and is growing rapidly. In Roosevelt Manor the rule is to secure a number of lots on which to build a villa. There are few houses in all the town which have less than three lots about them. More often a piece of land 175 feet square is selected. Lots 175 feet deep can be had in the new part of the town for \$750. There are certain restrictions placed upon purchasers, so that only the best kind of houses shall be built. This insures for Cranford a continuation in its present place as the prettiest of New-Jersey villages.

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