

FLUSHING



THE BRUCE HOMESTEAD
1811-1812

DESIGNED BY J. W. WOOD

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FORT NEW AMSTERDAM

(NEW YORK), 1651.



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"Ever'thing comes t' him who waits
Except a loaned book."*

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ILLUSTRATED FLUSHING AND VICINITY

College Point
Broadway-Flushing
Malba-on-the-Sound
Whitestone
Bayside
Douglaston
Little Neck

IN THE
THIRD WARD, QUEENS BOROUGH
CITY OF NEW YORK



Compiled, Edited and Published by
DARBY RICHARDSON

under the auspices of

BUSINESS MEN'S ASSOCIATION OF FLUSHING
FLUSHING ASSOCIATION
UPPER FLUSHING ASSOCIATION

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AN APPRECIATION

THANKS are due George W. Breck for the artistic cover; Richard F. Outcault for Buster Brown sketch; Everett P. Martin, Christopher Clark and Park Commissioner John E. Weier for photographs; President George W. Pople and the Publicity Committee of the Business Men's Association of Flushing—Tax Commissioner John J. Halleran, Chairman, Ellis Parker Butler, Clinton T. Roe and R. E. Hecker; and the ladies and gentlemen who have contributed the articles on Flushing and Vicinity.

THE EDITOR.

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May I present—Flushing?

FLUSHING is villagy, and therein lies its old-fashioned charm. Its heritages of old houses and old trees, old friends and old ways possess a magic lure to all who once come under its spell.

Every town has its Main Street, and Flushing's hasn't changed in many years save for the garish movie heaven that has thrust itself into the midst of a quiet settlement. Henry, the old cigar maker, still rolls many shapes for many tastes, and every nook has its devotees of Havana and tellers of local history. Nobody seems ever to do any business in Flushing—everybody is always visiting in a next-door-neighbor sort of way; yet through and underneath this friendly calm flows a steady stream of North Shore trade, from old Whitestone and College Point, Bayside and Little Neck and a dozen more surrounding towns—for Flushing is a veritable tollgate of well-stocked shops that feed and clothe the sixty thousand or more residents of the Third Ward of Queens Borough. Over its drawbridge across Flushing Creek must pass all who come and go between New York and these Long Island points.

Flushing doesn't have to be apologized for or explained—it needs only to be introduced to weary, long-suffering, pent-up flat-occupants to become the belle of New York's suburban beauties. Flushing is hospitable, Flushing people are hospitable, and a few more choice souls will be welcomed into its delightful community.

So this book is a shy presentation of the prettiest, quaintest and neatest of New York's country daughters to a large number of benighted fellow-beings, in the certainty that the introduction will be followed by an early call and later by a home under the shade of Flushing's trees. Flushing's Trees! One never saw so many beautiful trees of so many kinds in a lifetime anywhere else; there are more trees in Flushing than there are people. But wait and let Mr. Martin describe some of them for you. And "Why I live in Flushing," as told by Ellis Parker Butler, could well be told over and over by many thousands of happy and contented home-dwellers who have found rest and peace and quietude here. Other articles by Flushing men and women will tell you what Flushing is doing. Read them all—their wholesomeness is refreshing, and they may lead you on to the Road to Happiness.

IN SEARCH OF A HOME

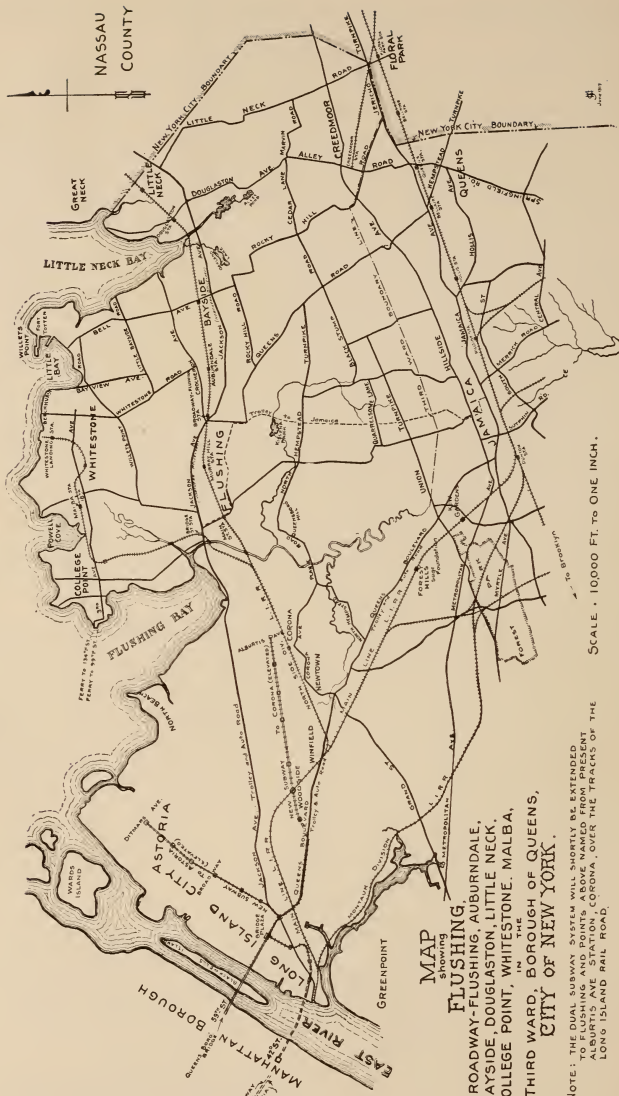
Assuredly there is no more wretched, cooped-up, cigar-box dwelling on the face of the globe than the average New York apartment house. Every year ceilings are lower and rents higher. The buildings are uncomfortable, depressing, and if not physically unsanitary they are most unhealthy for the mind.

And yet, as one walks through the city, one is constrained to believe that it is largely the cliff dweller's fault. He insists upon following the crowd, packing into apartments hardly large enough for a healthy cat.

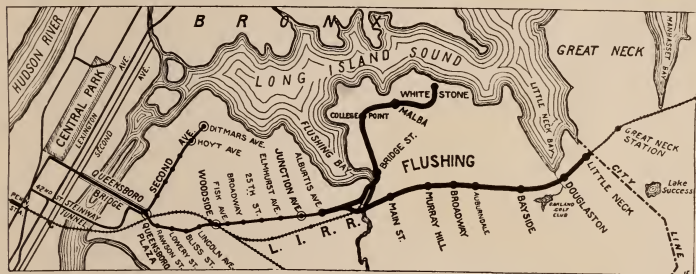
—Editorial in *New York Globe*, July 9, 1917.

The answer is—Flushing.

Darby Richardson



NEW YORK'S SUBWAYS SOON TO REACH FLUSHING AND VICINITY



Proposed Extension of Rapid Transit from Alburts Avenue, Corona, through Flushing to the City Line at Little Neck and to College Point, Malba and Whitestone, by Leasing Tracks of L. I. R. R. Co.

THE Dual Subway is shortly to be extended to Flushing and vicinity. Trains are expected to be in operation by May, 1918, with 5 cents fare from any point on present Subway to Flushing, Main and Bridge Streets, and 10 cents to points beyond to Little Neck and Whitestone Landing. Agreement is about to be made between the Public Service Commission and the Long Island Railroad for leasing the tracks of the Railroad from Corona through Flushing to Little Neck and to College Point, Malba and Whitestone.

Development possibilities of the Flushing district are enormous, and Flushing will probably witness a real estate boom similar to that which occurred in the Bronx a few years ago. The Third Ward of Queens Borough, which comprises Flushing and other villages shown on accompanying map, lies no farther from Herald Square than does the Bronx, which it almost equals in area—30 square miles.

Soon no more will one have to apologize—"I've got to catch my train," for when the Subway runs through the Flushing district one need not travel there on time-table schedule. And no railroad terminal station to be reached first, either. Through trains will be operated from Times Square and Grand Central express stations, and one will get to Flushing points in less time than to the Bronx or Washington Heights. Through trolleys now run to Flushing and College Point from 59th Street and Second Avenue, New York, for 5 cents fare in less than one hour; and the Long Island Railroad operates 30 trains a day from Pennsylvania station in 18 minutes to Flushing. Commutation is \$7.10 per month.

Appreciation of the coming Subway service to the Flushing section will prompt the forehanded to secure a home in Flushing or vicinity by buying, before the rise in prices, a plot of ground for future building or a residence already erected.

CAN
YOU
BLAME
ME?

RESOLVED!
THERE ARE TWO REASONS WHY I LIVE
IN **FLUSHING**- ONE REASON IS THAT
I WAS **BORN** HERE, THE OTHER ONE
IS I THINK IT IS THE VERY NICEST TOWN
IN THIS COUNTRY. THERE ARE TWO VERY
GOOD REASONS **WHY I WAS BORN**
IN **FLUSHING**- IT IS SUCH A LOVELY
TOWN AND BESIDES MY PARENTS
WERE LIVING HERE AT THE TIME,
WHICH MADE IT VERY CONVENIENT.
THEY LIVE HERE STILL- AND- I WENT TO
SCHOOL IN **FLUSHING**; THE BEST
AND MOST DELIGHTFUL SCHOOLS
IN AMERICA. IF I DONT KNOW
ANYTHING IT IS N'T THE FAULT OF
OUR SCHOOLS. IF I AM NOT HAPPY
IT IS N'T THE FAULT OF **FLUSHING**.
WE HAVE EVERYTHING HERE
TO MAKE HEALTH AND HAPPINESS
A **BUSTER BROWN**.



WHY I LIVE IN FLUSHING

By *ELLIS PARKER BUTLER, the Author*

THIS May morning, as I sit before my typewriter, I can look out of my window and see the pale green leaves of a thousand trees quivering in the sunlight, and the blue sky through the network of the upper branches, and the white clouds drifting across the blue. I can hear the breeze, in little gusts, whispering through the trees. When I close my eyes I hear the same nature sounds that I hear when I am stretched out flat on my back on some mountain side in the Catskills, a hundred and fifty miles from the heart of civilization. I am far from the rush of dusty, dirty city life. I am in a placid, beautiful country town.

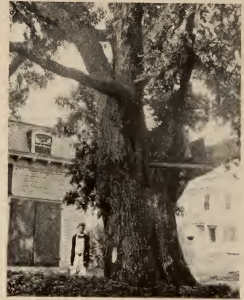
My telephone rings. Someone in New York must see me. Eighteen minutes in the cleanest and most comfortable of steel cars, on a swift electric train, puts me in the very heart of Manhattan! I live in a country town that is a veritable park, and I am nearer the heart of Manhattan than those who live in the crowded tenement-beset Bronx!

I was born and raised in Iowa, in a town of 14,000 souls—a town that was a real town, complete in itself and with as much personal character as any man or woman has. Then I came to New York, began



Main Street, Flushing

a family, and sickened of living in a trench, with brick walls on two sides and a hot, asphalted bottom, where you got nature by leaning out of a window and twisting your neck to get a glimpse of the sky. I might have been there yet, for all that, if business had not taken me one noon to a suburban town above Manhattan. I stepped off the train and saw grassy lawns, leafy trees, charming homes and little bevys of school girls in white dresses, hatless, laughing and playful and not, as in New York, scurrying timidly for fear of the brazen mashers and loafers that lined the streets. My soul expanded, I can tell you, and I drew a deep breath. I knew then what was the difference between living and merely being alive. Those who live in places like Flushing **do** live. They have room to live in.



1,000 Years Old Oak in
Mr. Butler's Yard

I was going to move to that above-New York village at once, but when I spoke to my friends they said "Wow!" I discovered what that meant. High rents, high costs of everything, a place for the extravagant and the fashion apes only. Then I began visiting suburbs. You know what most of them are—flat, imitation streets, rows of cheap



Bowne Avenue From Corner of Sanford Avenue

FLUSHING AND VICINITY

houses all alike, as much character as the bottom of a pie pan. And then I happened on Flushing!

The day I first visited Flushing I rented a house here. Some years later I bought one. I have lived here a dozen years or more and I never want to live elsewhere. Why?

Flushing, more than most towns around New York, has character. It is a complete town in itself. When I live in Flushing I live in a town with a history and an inheritance of memories and meanings, not in a mere collection of houses. Flushing is no mushroom, no real estate developer's suburb. It was settled by the English a few weeks after they settled on Manhattan. It has always been a town with character. It has families that came with the first English settlers, and that came with the first Quaker settlers. It has ancient houses and



Old Town Hall
and
Soldiers' Monument



Public Library

still more ancient trees—some trees that were growing before Columbus was born! Someone has said that to be a gentleman a man must begin with his great-grandfather. Flushing began to be what it is before our great-grandfathers were born.

Flushing is not only worth living in because it is a town with character and a town by itself, but it has the added advantage of being an actual part of New York City, with city police, city schools, city fire department service, city water, city sewerage systems and all that the city can give in comfort, service and protection. It has clubs, societies, banks, private schools, public schools, parochial schools, churches—

everything! It has the handsomest high school in New York, and the best equipped. It has a superb hospital.

In the spring you smell the lilacs and the magnolias; in the autumn the pleasant odor of burning leaves tells you you are not cooped up in the city where the principal nose titillation is gasoline smoke. Your children have lawns to play on, not hot streets. Your wife has neighbors, not "females in the opposite flats."

But, after all, the reason I love Flushing is not because it is the most beautiful town near New York, or the nearest real town, or the most comfortable (although it is all those), but because of the people in it. I think the best and the most friendly and the most kindly and helpful people in the world live right here in Flushing. And a town is only what its people are. You don't find that Flushing is made up of mere commuters, who rush home and eat and sleep, and then rush back to New York. You will find it filled with big-souled and big-hearted men and women who want you to be part of Flushing's life, who are in clubs and societies and organizations for helpfulness and happiness, and who will welcome you and make you one with them. You will find that all the men and women with brains and talent and wealth and good-will are in these little conspiracies, and, before you know how it has happened, some of these friends that are my friends will have welcomed you and you will be part of Flushing, and you will think, as I do, that the best part of Flushing is the people of Flushing.

People come to Flushing to live in houses; they stay because they love Flushing itself.



Armory, Company I, Tenth Regiment, National Guard

HISTORICAL FLUSHING

By Rev. HENRY D. WALLER

THE original Township of Flushing comprised, up to the time of consolidation into Greater New York, the Villages of Flushing, College Point, Whitestone, Bayside, Douglaston and Little Neck. Each had a separate government, and all were represented by Trustees at meeting of the Flushing Town Board.

Flushing was originally written Vlissingen; but it was at a very early date Anglicized. The town was settled in 1645 by a company of Englishmen, who came from New England and who had received a patent from the Dutch Colony of New Netherland. The town, thus incorporated, was Dutch in all respects but one. Its name, its laws, the titles of its officials, and its allegiance were Dutch; but the inhabitants were Englishmen. At no subsequent period did the Dutch element among the inhabitants have any considerable influence in determining the general character of the community, though Flushing is often, erroneously, called an "old Dutch town."

Flushing's first religious teacher was the Rev. Francis Doughty, who had been a Church of England clergyman, but who had been deprived of his living in England because of persistent nonconformity. He came to Massachusetts in 1637. Expelled from the Massachusetts Colony for heresy, he came to Long Island as one of the patentees of New Town (then Mespat). Here he was fined and imprisoned by



Old Quaker Meeting House—1694

Director-General Stuyvesant. Apparently to rid himself of a troublesome object, Stuyvesant sent Doughty to Flushing as Minister of the Gospel; and by threats compelled the officials to receive him.

Doughty's ministry in Flushing is chiefly interesting because it was in connection with him that we find the first reference to Capt. John Underhill, an official of the town, who was the most famous Indian fighter of his day. We first hear of him as an officer in the British forces. He came to Massachusetts with Winthrop, in 1630, and was frequently employed by the Colony as a leader in expeditions against the Indians. He was also professedly a religious enthusiast, much given to sanctimonious expressions in his writings, but of known impurity of life. But Underhill was a good fighter, and that seemed, in the eyes of his contemporaries, to have atoned for his many imperfections. He

appears as Sheriff of Flushing in 1648, and acting as censor of the pulpit. He was not pleased with Doughty's preaching, and consequently closed the door of his preaching-place. He said that the minister "did preach against the present rulers, who were his masters."

An official document of 1649 speaks of "Flushing which is an handsome village, and tolerably stocked with cattle," and states that the only known tavern on Long Island, except the one at the ferry, was in Flushing.

Our little settlement was 12 years old when (August 6, 1657) the ship *Woodhouse* brought to New Netherland a number of members of the Society of Friends. Some of them came to Long Island, and settled in Jamaica and Flushing. A proclamation was issued by the Dutch colonial government, imposing a fine of £50 on any one who gave shelter to a Quaker for one night, and authorizing the confiscation of any vessel that brought Quakers to the Province. This action on the part of the colonial government called out the famous and noble remonstrance of Flushing (dated Dec. 27, 1657). It was signed by 28 freeholders of Flushing and 2 from Jamaica. They declined to interfere with anyone because of religious belief or practice—"Presbyterian, Independent, Baptist or Quaker." The remonstrance was written by Edward Heart, the town Clerk; and presented by Tobias Feake, the Sheriff. Heart and Feake, together with Edward Farrington and William Noble, magistrates and signers of the remonstrance, were arrested and imprisoned. Heart, Farrington and Noble weakened and begged for mercy. On Sheriff Feake fell the full weight of Stuyvesant's wrath. The Sheriff was degraded from office, and sentenced to pay a fine of 200 guilders, or to be banished. Town meetings were forbidden, unless held by the consent of the Director-General and the Council.

Prominent among those who championed the rights of the Quakers was John Bowne, whose wife was a member of the Society. He invited the Quakers to meet at his house,



Old Bowne House



Old Prince House and Cedar of Lebanon

FLUSHING AND VICINITY

which still stands on the Avenue that bears his name. Later he became a member of the Society. For permitting these meetings at his house, Bowne was arrested and fined £25 Flemish. He refused to pay the fine, and was sent to Holland. He stated his case to the Directors of the West India Company, who set him at liberty and rebuked Stuyvesant.



Bell Avenue—Bayside (Upper) Eighth Avenue—Whitestone (Lower)

The Quakers were the first religious body to effect a permanent organization in Flushing; and their Meeting House was the first building in Flushing devoted to public worship. The first Meeting House was built in 1694. In 1716 orders were given for the erection of a new Meeting House, which was finished some time between 1716 and 1719 and is still standing on Broadway opposite the Town Hall.

In 1672 George Fox, the Founder of the Society of Friends, visited Flushing and was the guest of John Bowne. Fox preached in the open

air under the spreading oaks, the site of which is marked by a stone.

The first visit in Flushing of a Church of England clergyman was in 1702, when the Rev. George Keith, missionary of the newly organized (London) Society for the Propagation of the Gospel, came to Flushing, accompanied by the Rev. John Talbot, Chaplain of the warship that brought them to America. Keith had formerly been a traveling preacher of the Quakers. He was naturally regarded by them as a deserter. So when Keith appeared in the Flushing Meeting House, and stood up to speak, he encountered a warm but not cordial reception. The Friends accused him of violating the law by preaching for hire, but he replied that as a Quaker preacher he had received pay from that very meeting. Sometime within two years after his visit we find that services of the Church of England were being regularly held in the Block House, which stood near the site of the Armory on Broadway. The first church building was erected in 1746, where the present St. George's Church now stands.

In 1761 St. George's Church received its charter from King George III. The Rev. Samuel Seabury, Rector, later became the first Bishop of the American Episcopal Church.

Flushing was the residence of Sir George Clinton, the Royal Governor of the Province, about the middle of the 18th Century. It is certain that the Provincial Council was held here at least once—May 3, 1753.

When we come to Revolutionary times we find that Flushing occupied a prominent place. Here was the home of Cadwallader Colden, who was Lieutenant-Governor of New York from 1761 until his death, in 1776. He was repeatedly at the head of the government because of the death or absence of various governors.



St. Michael's Catholic Church (Upper)
St. George's Episcopal Church (Lower)

On the outskirts of Flushing, where the village of Whitestone now stands, lived another distinguished man—Francis Lewis, a Signer of the Declaration of Independence. His son, Morgan Lewis, became Governor of New York in 1804.

During the Revolutionary period Queens County was notorious as the home of Royalists—or Tories, as their enemies called them. When, in 1776, the



Residence Street in College Point
Flushing



Thirteenth Street—College Point—Flushing

Rector of St. George's Church was ordered by civil authority to omit the prayers for the King and Royal Family, he chose rather to close the Church for five Sundays.

Tradition says that the Friend's Meeting House was used as "a prison, a hospital, and a hay magazine." West of the Meeting House was a hospital, where small-pox raged. South of the Meeting House was a parade ground. The Aspinwall house on Broadway—later known as the Bloodgood house—was the headquarters of British officers. Col. Archibald Hamilton, of the Queens County Militia, and Aide-de-camp to Gov. Tryon, had his headquarters at his home "Innerwick," on Whitestone Avenue—now the home of Allen Mitchell and his sister. Col. Hamilton's house was destroyed by fire on Christmas Eve, 1779. Cannon were mounted on the ridge where the High School stands. A beacon was erected on Washington Street, east of Main Street. This was one of a system of lights extending from near Oyster Bay to New York.

On August 1, 1782, Flushing was honored by a visit from His Royal Highness William Henry, the Prince of Clarence, who was afterwards King William IV of England. While in Flushing he was the guest of William Prince, whose house stood opposite the present Prince homestead.

On the 10th of October, 1789, the year of his inauguration as the first President of the United States, Washington visited Flushing to inspect the Linnaean Gardens of William Prince. He remarks in his diary that the inhabitants of the place "showed us what respect they could, by making the best use of one cannon to salute."

THE TREES OF FLUSHING

By *EVERETT P. MARTIN*, Chairman Tree Planting Committee, The
Flushing Association

THE trees of Flushing are one of its greatest attractions. In fact, here is an arboretum non catalogued, and if there is a complete list of the trees or any one who knows where all the rare and curious specimens are I am not aware of the fact. The result is that one can live for years in Flushing and be continually discovering new specimens.

The oldest, largest and in some respects the most interesting tree in Flushing is the White Oak in the back of Ellis Parker Butler's



Old Cedar of Lebanon

yard, 242 State Street. This tree is 19 feet in circumference a foot above the ground, 54 feet high, with a stretch of 90 feet across its branches, one branch being 53 feet long. The great breadth and low height of this tree indicates that it grew in the open. Within the memory of residents still living there were several similar oaks growing near this one. It is stated that there was an Indian Village here when the white men first came, and those old oaks probably were left to grow in their cultivated fields for the acorns they bore.

Two beautiful rows of oaks line Bowne Avenue from Broadway to Sanford Avenue. They were set out by the Parson brothers about 1848 before the Avenue was opened. Originally there were 21 varieties, but some have disappeared. At present there are white, burr, chestnut, pin, willow-leafed, and possibly black, red and scarlet oaks—most of them



Cedar of Lebanon
17th Street, Near Broadway

beside the new High School, 4 are growing on the South side of Chestnut Street near Parsons Avenue, and several are growing where the old Prince Nursery was just across the Long Island Railroad from the Bridge Street Station.

The pines are well represented. There are more white pines than any other, but the Scotch, Austrian Stone and the shrubby knee pine are here.

The European larch, with its deciduous needles, that is one of the earliest trees to don its summer coat of green, is here. The Japanese larch,



Japanese Larch—Washington St.

vigorous—the largest being over 9 feet in circumference 4 feet above the ground.

Flushing's most noted tree is the old Cedar of Lebanon, standing in the field between Chestnut and Bayside Avenue, about 400 feet West of the Whitestone trolley line. The history of this tree is lost. It is 13 feet in circumference 7 feet above the ground, 62 feet 8 inches high and 75 feet across. There are two other Cedars of Lebanon, one in the lawn of the Prince Homestead near Lawrence Street on Jackson Avenue, the other in 17th Street South of Broadway.

Flushing has 14 Cedars of Mt. Atlas, a hardier species of the same genus as Cedar of Lebanon. They are to be found one on the South side of the Davies place on Bowne Avenue, one back of Mr. J. D. Wells house



Weeping Beech, Washington Street

Pseudo Larix Kaempferi, is represented by one specimen, a beautiful tree in front of Mr. Jackson's on Washington Street.

Closely related to the larch is the Cypress (*Taxodium*), of which there are at least 3 species. The *T. Lantifolium* on Broadway, in front of the new high school, *T. Glyptostrobus* on Parsons Avenue, just South of Broadway, noted for its curly needles, and another Chinese species on Sanford Avenue near Parsons Avenue. Other conifera are red cedar or Juniper, *Arbor Vitae*, Hemlock, several kinds of spruce and balsam. Then there are the beautiful evergreens *Retinospora*, *Cryptomaria* and Yews. There are quite a number of Ginkgo trees, but the two that are much the finest specimens are on



Cypress in Front of
New High School

Bowne Avenue, one in Mr. Renwick's near the Avenue and the other 100 feet east of the Avenue between Madison Avenue and Barclay Street. Another interesting tree is the Sorrel Tree, *Oxydendrum Arboreum*. Its leaves are sour like sorrel. It has a great display of white flowers in July and its autumn colors are beautiful. Several specimens are in Mr. W. P. Willis's yard, near the street, 100 feet north of Barclay, on Bowne Avenue. A larger tree grows on the Parsons estate.

There are many beautiful elms, American and European. The one with the widest spread is on Whitestone Avenue, opposite the High School. The tallest is a few hundred feet east of the High School on the same side of Broadway.

Maples are here in great numbers and of many species, varying in size from the silver maple, nearly 4 feet in diameter, to the cut-leaved maple that is seldom more than four feet high. Beeches are quite common and most of them are of im-



Austrian Pine—Madison Ave.



Winter Sentinels

ported stock but seem at home here. The large weeping Beech on Washington Street near Fox Lane is claimed to be the finest in the United States. It is a wonderful tree and nothing in Flushing equals it. The two Gums, sour and sweet, are natives here, and some fine trees are to be seen. Why two trees so far apart botanically should both be classed as Gums is a puzzle.

Some fine old Sycamores are to be seen. The Ash is not a popular shade-tree on account of its slow growth; still there are some noble Ash trees on Sanford Avenue, north side from Percy to Central Avenue, but the finest are standing in what was



Tulip Tree—Parsons Estate



Old Murray House—Residence Geo. W. Breck, the Artist

the lawn of the old Bowne Mansion near the Stand Pipe.

Many fine specimens of weeping trees are to be seen. Besides the Weeping Beech we have the Weeping Birch, Weeping Willow, Mulberry, Spruce, Hemlock and Forsythia.

The flowering shrubs open the season with the Forsythia early in April and the Japonica, Almond, Lilac, Syringa,

Azalea, Rhododendron, Mountain, Laurel, Fringe tree, Wygelia, Snowball, Wisteria, Honeysuckle and many others join in the procession until late in August or September. Hydrangea Grandiflora and Rose of Sharon bring up the rear. Two of the finest collections are to be seen on private grounds, one is on Mr. J. D. Wells's place, on Broadway, and the other on the Parsons estate. And on the latter are the two finest Tulip trees in Flushing. Both are over 3 feet in diameter. The tallest is over 100 feet high. These two trees were standing when the British Redcoats camped there during the Revolutionary War.



THE PUBLIC SCHOOLS OF FLUSHING AND VICINITY

By JOHN HOLLEY CLARK, *Principal Flushing High School*

FLUSHING has always been noted for the excellence of its schools. Early in its history its private schools were celebrated. The most prominent of these was the Flushing Institute, on Main St., in charge of Elias A. Fairchild and Allen P. Nothrup, whose memory is fondly cherished by a host of men in or past middle life, who annually hold a banquet, which is largely attended, and where old school days are recalled and old friendships more firmly cemented. Later, free public schools were established and Flushing fortunately had as superintendent and principals a line of famous educators, including Thomas



New Flushing High School

F. Harrison, Nelson J. Gates and Sherman Williams. Flushing had the distinction of being the first school district in the State to abolish tuition fees, and make its common schools free. It was also a pioneer in the field of High School education. The Flushing High School was established by act of the Legislature in 1875 and preceded by a period of 18 years the recognition as a High School of any similar institution in the city, by the Regents of the University of the State of New York. Following Flushing, the next high school in the present city to be officially recognized by the Regents was the Jamaica High School in 1893. Flushing's first Board of Education, authorized by a special act of the Legislature in 1848 and named in the bill, consisted of Effingham H. Lawrence, Edward E. Mitchell, Samuel B. Parsons, William H. Fairweather and Thomas Leggett, Jr. Prior to the erection in 1873 of what is now known as P. S. 20, all the pupils in Flushing were accommodated in a wooden structure, built in 1848, on the corner of Washington and Union Streets. This was finally condemned as unsafe and was torn down in 1897.

The building on the corner of Sanford Ave. and Union St., built in 1873, was called the Flushing High School, and in it were housed not only the High School students, then very few in numbers, but also the upper grammar grades. In the years 1891 and 1892 an extensive addition was made on the east of High School building—larger in fact than the original structure, and in this large building were accommodated all of the high school and grammar school pupils and most of the primary pupils until 1878-'79, when new buildings were opened. These schools are P. S. 21, the Washington school, corner of Washington and Union Sts., P. S. 22, the Jefferson school, corner of Sanford Ave. and Murray St., P. S. 23, the Lincoln School, corner of Whitestone Ave. & State St., and P. S. 24, the Jackson school, on Queens Ave., between Robinson Ave. and Union St. Public School 23, by additions, is now three times its original size, and P. S. 22 has increased in size even more. The latter school has for some years been a completely organized elementary school with Kindergartens and classes in cooking and shop work, and has graduated large classes twice a year. Its principal since its organization has been Miss Mary L. Lyles, a teacher of wide experience and culture, who is universally esteemed and loved.

The Flushing High School occupied its original building, corner of Sanford Ave. and Union St., a period of 40 years, from 1875 till 1915.

During this period it had grown from about five students to more than 800, and had far outgrown its accommodations in the old building. In September, 1915, the beautiful and splendidly equipped building on Broadway and Whitestone Ave. was so far completed that it could be occupied and the High School established its new quarters there. The building in symmetry, stateliness and impressiveness is unsurpassed and is justly the admiration and pride of Flushing. Its total cost, including grounds and equipment, is not far from \$400,000. It was largely

efficient and devoted through the faithful labors of Mr. Rupert B. Thomas, Flushing's representative on the Board of Education from 1907 to 1917, that the school was secured. His portrait, given to the school by its alumni and the citizens of Flushing, hangs in the beautiful audito-



Typical
Streets
in
Flushing,
the
Village
Beautiful



rium. A fine organ is soon to be installed. The high school building was designed to accommodate about 1400 students, and is the only high school building in the city that is not crowded. The largest register to date has been less than 1100. The faculty numbers over forty. Mr. John Holley Clark, the principal, has completed twenty-cipal of the High School. More than 1,000 students have been graduated four years of service in Flushing as Superintendent of Schools and Prin- from the school since 1878, when the first class received their diplomas. Flushing is the residence of people exceptional for intellectual and social cultivation, and the students are largely such as would be expected to come from such homes.

When the Flushing High School moved from its old building, this was devoted exclusively to the uses of P. S. 20, and a new principal took charge, Mr. Arthur Boylan, formerly a popular and successful teacher in the De Witt Clinton High School, who was at the head of the eligible list of principals. His many friends predict a brilliant career for him in the school system.

Other sections of the Third Ward have also been fortunate in respect to their school buildings, principals and teachers. At College Point a handsome building, known as P. S. 27, was erected shortly before consolidation. The principal is George W. Dorland. At White-stone one of the city's standard school buildings was provided, shortly after consolidation. This is P. S. 79. The principal is William H. Carr. At Bayside, where Mrs. Jennie L. Potter is principal and at Douglaston, where Miss Anna Brett is principal, new school buildings have recently been erected. There are now no part time classes anywhere in this section. The Third Ward is exceptionally well provided with accessible and adequate schools, and the many public spirited and aggressive citizens of Flushing and vicinity may be expected to see that this condition continues.



1917 Graduating Class of the Flushing High School

CATHOLIC PUBLIC SCHOOLS IN THE FLUSHING VICINITY

By *Rev. Father THOMAS O'BRIEN*

THE Borough of Queens, and especially the Flushing section, is well provided with not only the City Public Schools but also what may be termed Catholic Public Schools, as part of the organization of the Catholic Diocese of Brooklyn. These are maintained in the several parishes, with free tuition and the use of school books. As all the taxpayers support the City schools, so all the Catholic people bear the extra burden of the parish schools.

New school buildings of the very latest models have been recently erected in Flushing and Whitestone, and plans are under way for equally fine school buildings in Bayside and College Point. All these are thoroughly up-to-date as to sanitation, ventilation and heating.

The curriculum of studies in all these schools is substantially the same as the course of study prescribed by the Board of Education for New York City and by the University of the State of New York for the State schools. The graduates take the Regents Examinations which qualify them for entrance into High School. In College Point the Dominican Sisters also conduct a High School, St. Agnes, approved by the Regents, and have had marked success in their work during the past ten years.



New Catholic School at Whitestone

The attendance at these parish schools has kept pace with the rapid growth of population in Queens Borough, and has necessitated the building of these new and larger school structures. The attendance figures for the scholastic year 1915-1916 were as follows: St. Michaels, Flushing 655; St. Fidelis, College Point, 560; St. Lukes, Whitestone, 190; St. Agnes, College Point, 110.

FLUSHING FROM A SANITARY STANDPOINT

By JOHN H. BARRY, M.D., *Ass't Sanitary Superintendent,
Borough of Queens, New York City*

FLUSHING occupies from a public health and sanitary standpoint a rather unique position. It is the centre of well-ordered homes and high-minded public-spirited citizens, living with keen regard for their own healthfulness and a conscientious care for their neighbors' comfort and well-being.

It has at the same time been tributary to some grave health perils all of which, it is most comforting to report, are in the process of effacement or control.

The Brooklyn Ash Removal Company have now been working eight years on filling in the Corona and Flushing meadows, and four-fifths of the work can now be properly said to have been performed. Three hundred acres have been filled with a mean depth of 15 to 18 feet. About eighty acres remain to be filled. And whilst some distress and discomfort to Flushing's people may have been occasioned thereby, much of the graver huge mosquito peril has been eliminated and will within one and one-half years be entirely effaced. The Degnon Contracting Company's work immediately adjoining on the north has been conducted quite free of



nuisance and will contribute a large quota in the matter of eradicating another extensive tract of mosquito-breeding land (278 acres).

The long open, highly offensive, sewer trench at the foot of Grove St. is now happily a thing of the past. It has been changed in its course by the construction of the Nathan Manufacturing Co.'s plant and piped, a distance of 1,015 feet by corrugated 48-inch metal piping down to the Creek outlet, and a branch of 500 feet of 24-inch metal piping.

The boxing of Myrtle Ave. open sewer for part of its length, some few years ago, was a highly



Kissena Lake Views

desirable and efficient piece of work, and its full extension to the Creek outlet is eagerly and expectantly contemplated. Sites are being sought, and appropriation made therefor, for a modern garbage destructor on the outskirts of Flushing, which will relieve the necessity of disposing of garbage in the crude, insanitary way of using same to fill the neighboring lowland.

Thanks to the most assiduous care and thought given to the Gutman Swamp proposition by our Commissioner of Health, Dr. Haven Emerson, contracts have been already awarded for the piping and drainage of these 129 acres of inundated land down to Flushing Creek, well to the rear of the Forest Hills section, and this highly desirable and most important work will be shortly accomplished by assessment upon the benefited property owners. The cost is \$24,000 and the time limit of contract 120 days.

There is every reasonable hope and expectation that Flushing—one of the garden spots of Queens—will go on unfettered and unhampered by the health perils which had surrounded it, a place to live, to thrive, and to glory in.



The Niantic Club



WOMEN'S ORGANIZATIONS OF FLUSHING

By ISABEL S. SMITH, *President, The Good Citizenship League of Flushing*

THE women's organizations of Flushing are numerous—15, irrespective of the many church societies.

The Flushing Female Association was organized February 7, 1814, at the home of Mrs. Elizabeth W. Lawrence, Willowbank, on Lawrence Avenue, by a group of women, most of them in the quaint costume of the Society of Friends. The object was to discuss the situation of the poor children of the neighborhood whose parents were not able to give them an education and who were in danger of being led into vice and immorality. At this home the foundation of the first free school in Flushing was laid. The Association was incorporated in 1884. Industrial classes, sewing, carpentry, chair caning and cooking have been supported for many years. Classes have been conducted for adults during several winter sessions. Two clubs, one for men and one for boys, were organized in the winter of 1912-1913.



The Good Citizenship League Building

The work, begun on the simplest lines when Flushing was a village, has been continued with varied methods to suit circumstances and conditions, but the purpose of the Founders and Testators has been faithfully respected and administered.

The Ladies' Employment Society was organized in 1866—its object to furnish sewing to the needy, worthy women of Flushing during the winter months. The work of this Society has been and is carried on

by the active cooperation of ladies from all Christian denominations in the village. Cloth, bought at the lowest wholesale rates, is cut by the ladies into garments for women and children and sold to the poor at



Skating on
Kissena
Lake—

Shelter
House
(Small Oval)



bare cost of material. For many years garments to be made have been sent to Flushing from various benevolent institutions in New York and other cities, cut out and ready to give to the women. Thousands of garments are made every year and returned to the institutions ready for immediate use.

The Good Citizenship League is a departmental, democratic, civic club with a membership of 275 women. Organized 26 years ago, by a group of earnest and enthusiastic women who met in the old Free Library, its object is to bring together those who earnestly desire to promote the best interests of humanity and by education and cooperation obtain increased power for usefulness. One of its fundamental principles is freedom of speech and freedom of opinion. The League is non-partisan and non-sectarian. It was incorporated in 1891, with 51 charter members, and shortly thereafter all charitable organizations of Flushing united their efforts, and a few months later the United Workers, the League's eldest daughter, was born. Regular meetings are held on alternate Tuesdays. Some of the League's activities include printing and distributing of the law against cigarette smoking, successful establishment of Free Kindergarten for colored children, demand for paid agent to prevent cruelty to animals, preservation of trees, protection of birds, investigation of causes and prevention of mosquito pest, safeguarding purity of water supply, closing

of shops at an early hour, and lecture courses, managed and financed for many years, of great value to the community.

The League early joined the General Federation of Women's Clubs, and in 1895 assisted in forming the New York State Federation. In the League's second year a nucleus was created for a Building Fund, and in the third year a



Residence Wm. H. Walker



A New Residence



Reflections at Oakland Lake

Committee was appointed to consider ways and means. On the 10th of December, 1901, the League held its first meeting in its own handsome building.

Forming of a Historical Society, Study of and financial assistance to Child Labor Movement, endorsement of work of Consumers' League, help given Young Men's Christian Association in its work for sol-

diers, nursing aid rendered in Spanish War, prompt and generous assistance to San Francisco Relief Work and originating plans for a Public Playground in Flushing—these are all a part of the League's record.

During the past 6 years the League has continued to grow and broaden in usefulness and power, giving its generous support and cooperation to all charitable, philanthropic and civic organizations of Flushing and loyal service to the community. The League Building is given free on Tuesday nights for Community dances, under proper chaperonage, for the young people of Flushing. The Good Citizenship League members are responding to the many calls of duty and service made necessary by the war and have revealed their splendid spirit of cooperation and loyalty. The Club House is given free for all patriotic meetings when needed. League members purchased over \$24,000 of Liberty Bonds, and nearly all are working in the Red Cross Society.

The United Workers, organized in 1892, is supported by voluntary contributions, gifts, and members dues. Their motto is "to help the poor to help themselves," "not a charity, just a helping hand." It is non-sectarian and the committees are composed of representatives from all the churches. The various departments under the head of the United Workers are: Day Nursery, Friendly Visitors, Carpet and Rug Industry and Clothing Sales. A very comfortable home has been provided at 30 Monroe Street through the generosity of one of its members. The Day Nursery accomplishes a wonderful work. Every morning scores of little



Residence Walter I. Willis,
Secretary Queens Chamber of Commerce

children are brought to the Nursery and are nourished and cared for all day by competent women while their mothers are employed outside. The mothers pay 5 cents per day for each child. The Nursery is immaculate and in perfect order.

OTHER CLUBS.—The Green Twigs is a society of young women deservedly popular for their many good deeds and splendid work accomplished. For a number of years the Flushing Hospital has been very materially helped by their generous contributions.

The Flushing Committee of the Women's League for National Service is well organized and efficient.

The Park Garden Club and the Mothers' Club are doing wonderful work. Also the Neighborhood Club, Equal Franchise Society, Girls' Community Club, and others of equal importance. There is work in abundance for each to do.

Flushing is indeed an ideal place for the ideal home and offers unusual opportunities for willing active service and a useful helpful life.



Broadway Country Club

THE FUTURE OF THE THIRD WARD OF THE BOROUGH OF QUEENS

By MAURICE E. CONNOLLY, *President of the Borough of Queens,
City of New York*

NO one can question the wonderful future of the Borough of Queens. Within the greatest city in the world, and composing one-third of the entire territory, it is only a question of days when the flood of settlement will turn this way, and the gain in population will be enormous. The Third Ward of the Borough of Queens is in the infancy of its development, and although the progress of the last ten years has been great, it can hardly be in keeping with the progress that must come when all our many plans begin to bear fruition. The great problem confronting us to-day is to provide homes, factory sites and the many improvements necessary to meet the requirements of the great inrush of population which is about to take place. This moment in the Borough's development may be called—"The Dawn of Rapid Transit." The Subway-"L" trains are now running almost to the doors of Flushing. The Public Service Commission is at present drawing up an agreement with the railroad. Before another year rapid transit trains should be operated through Flushing over the tracks of the Long Island Railroad, one branch to Whitestone, the other to Little Neck.

The meadowland on the westerly shore of Flushing Bay is being filled, and along both shores of the Flushing Bay and River there will soon be located many large industries and factories. The site offers almost ideal conditions, there being rail and boat connections, and a large local population from which to draw labor. This will result in a tremendous increase in population, for the people who work in the factories will undoubtedly reside in the territory immediately back of the waterfront.

What this industrial development means for Flushing is already conspicuously shown by the recently constructed large plant of the Nathan Manufacturing Company, which employs about 2,000 operatives.

The Zoning Plan extends to Flushing and vicinity. This Act confines the location of industrial development. No interference with the existing high-class developments of the Village of Flushing or of any of the other villages in the Third Ward can take place.

Local organizations have succeeded in persuading the Legislature to enact a Law permitting the acquisition of title to lands needed for

widening and straightening Flushing River. This will permit the Government to proceed with its plans for dredging the entire river.

The Third Ward, with its 125 miles of improved roads, many of them lined with large shade trees, has become a veritable paradise for motorists. These roads connect with the excellent highways of the rest of Queens and Nassau County.

Realizing the necessity of further connecting the old Village of Flushing with that of Whitestone, proceedings have been instituted to extend Central Avenue, Flushing, to join Seventh Avenue, White-stone. Actual construction of this much needed street may soon be initiated.

The completion of the Topographical Maps is of considerable importance to Flushing and the Third Ward. This will be appreciated, when it is realized that no public improvements can be installed prior to the adoption of the Final Maps of the section.

Although Flushing is well provided with sewers for present use, it is necessary to look forward into the future, and drainage plans have been prepared to take care of the 6,400 acres of outlying farmland, allowing for the extensive growth in the older sections where existing sewers will become inadequate.

In order to meet the future growth of the Third Ward it is proposed to construct a new garbage and refuse incinerator.

At the present time the policy of the Board of Estimate and Apportionment is to go slow with public improvements, with which policy I am in thorough accord, so far as public improvements which are not vitally necessary to the health, welfare, and convenience of the community are concerned, for at the present time construction costs are extremely high. However, there are some things which are so urgently needed for the health of the people, or the proper development of the Borough, that the advantages derived outweigh the excessive costs. The construction of sewers is pre-eminently a case in point, and I shall at all times urge the advancement of sewer construction as rapidly as the necessary authorization of funds can be obtained from the Board of Estimate and Apportionment.

The Third Ward may well feel proud over its future, and I hope that I will not be considered improvident if I urge that, discounting its prosperity, we handle our civic problems in such a way as to foster and not strangle the natural growth that should follow.

“TO KNOW FLUSHING’S TREES IS TO LOVE THEM”

Says JOHN E. WEIER, *Commissioner of Parks, Borough of Queens,
New York City*

NO city in the United States has more, or more beautiful, or a greater variety of trees than Flushing. The site of the first tree nursery established in America before the Revolution, this early effort is to-day still bearing fruit and will continue to be reflected in years to come.

Lovers of trees from all over the United States visit Flushing for a sight of some of the more famous specimens. Of these, the giant Cedar of Lebanon, one of the few of its kind in the country, is the most widely known. Of this wonderful specimen, no less an authority than Dr. Britten of the Botanical Gardens in the Bronx has said: “It alone is worth a trip to Flushing from any distance.” A seedling obtained from beneath it is now being raised in the Botanical Gardens in the Bronx.

In no other city so far north is to be found the Southern Cypress,



Residence and Lawn of James A. Macdonald

withstanding the climate of the Eastern seacoast in this latitude and thriving about as well as in the land farther south. The finest specimens of giant elms are to be found both in the streets and upon private grounds, according to the United States Government authorities. The great weeping beech in Washington Place, under whose sheltering shade a lawn party can be held and a hundred tables placed, is another wonderful tree known to foresters throughout the land.

A sample of the primeval oak which has withstood the storms of a thousand years, is to be found on the grounds of the home of Ellis Parker Butler. Years ago its companion was destroyed. Those who endeavored to ascertain its age grew tired when they had counted eight hundred and forty rings. The record of its long life was revealed only when the trunk had been sawed through.

To attempt to tell of the beauties of Flushing's trees in a few hundred words is akin to endeavoring to describe the glorious golden sunset of an autumn day in a single phrase. To know Flushing's trees is to love them. One has to be among them and each day brings a new joy to the tree lover who has this privilege.



A Flushing War Garden

1,000 ACRES IN FLUSHING BAY RECLAIMED FOR FACTORY SITES

APARTMENT HOUSES IN FLUSHING PROFITABLE

By JOHN J. HALLERAN, *Commissioner of Taxes, City of New York*

THE New Zoning Law, recently adopted by the city, is a permanent guarantee that Flushing will retain its reputation as one of New York City's oldest and most highly developed residential communities and grow in the favor of those who seek the right place to reside or secure substantial investment in suburban real estate.

The geographical location and transit facilities, together with the low land values, are Flushing's best assets. By comparison with a given center—say 34th Street, 42nd Street or 59th Street, Manhattan, I know of no other section of Greater New York that offers the same opportunities to the home seeker, builder and investor that Flushing offers. The varying prices at which land can be bought will suit every purse. Suitable sites for modest homes can be bought as low as \$300 a lot. This land is high and dry and within reasonable distance by train and trolley to Manhattan. There are other plots better located that can be bought for \$500 and \$600 a lot. Plots in the restricted sections of Flushing run to value as high as \$3,500 per lot.

These plots are now available for a new use—for the erection of apartment houses. This type of building will, in my opinion, show a new and profitable use for suburban lands for residential purposes.

It will, without doubt, show a new earning power for the land. This has been well demonstrated by the erection of a few apartment houses in Flushing, where the rent per room is equivalent in return to that of similar buildings in other parts of the city on land that costs, in some cases, three or four times the price at which Flushing plots can now be had.

Many such plots are to be had in the old and new parts of Flushing, adjacent to the stations of the Long Island Railroad, with electric trains to Pennsylvania Station.



Type of New Apartment House in Flushing



Part of 1,000 Acres of Meadows Reclaimed for Factory Sites.

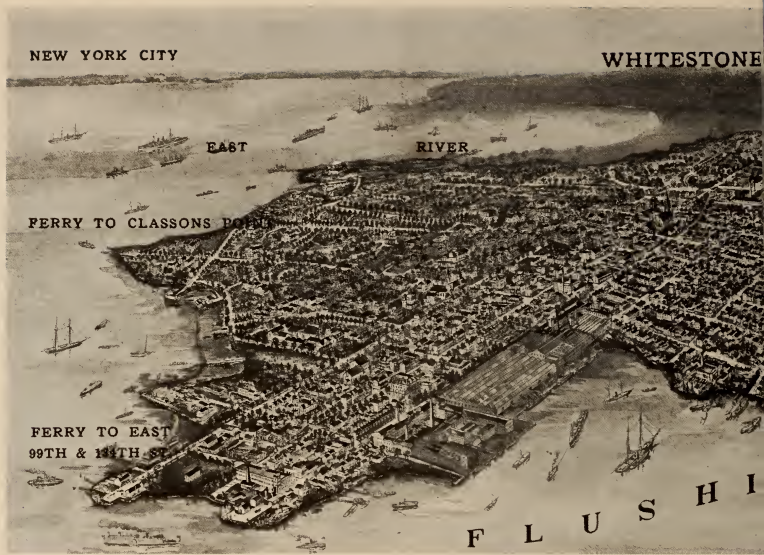
FACTORIES ON FLUSHING BAY

Flushing has the most promising future of any section in Greater New York from a commercial standpoint. It is one of the few land-locked harbors in the Greater City. Available for commercial uses are about 1,000 acres of land surrounding and fronting on Flushing Bay and Flushing River. When it is considered that this great body of water is within 10 miles of City Hall and about 5 miles over the Queensboro Bridge to the heart of Manhattan, that it is supported by the great Pennsylvania-Long Island-New York connecting railroad system and the Terminal of the new State Barge Canal, one may easily picture a great commercial future for the Flushing water front.

The bed of Flushing Bay is now being deepened for the Degnon Contracting Company, which owns most of the adjoining lands. It is the Degnon intention to deepen the Bay to give 35 feet of water and to develop the surrounding lands for factory purposes with water and rail connections with the great railroads of the country.

Recent legislation enacted permits the City and Federal governments to widen and deepen Flushing River to its headwaters. These improvements will give water transportation through Flushing, Corona, Forest Hills, Richmond Hill and Jamaica, and incidentally will increase the frontage of Flushing River in the Flushing section about two miles. Flushing and vicinity enjoy the same freight rate as New York City.

Immediate improvement of the Barge Terminal on Flushing Bay is being urged by the Queens Chamber of Commerce, to relieve the freight congestion of the Port of New York. Plans for the Flushing Bay Terminal are being prepared by Frank M. Williams, State Engineer and Surveyor, and it is hoped the Flushing Terminal will be ready in the Summer of 1918, when the State Barge Canal System is to be in operation.



BIRD'S-EYE VIEW OF COLLEGE POINT

THE INDUSTRIAL-MANUFACTURING

COLLEGE POINT is essentially a manufacturing town—the industrial center of the Flushing District. It is an old settlement like Flushing and Whitestone, both of which it immediately adjoins on Flushing Bay, and like both it is rich in its possession of old trees and old houses. It has many fine modern residences, too; and even the

proximity of its scores of factories doesn't seem to spoil its charm as one of New York City's pretty home suburbs. Here Mac Neil, the sculptor, pursues his art; nearby, at Malba, John McGraw, of baseball fame, is erecting a costly edifice in which to spend his declining years enjoying the trophies and emoluments he has earned by his mastery of the great American game. Many men important in the affairs of the Greater City live here and like it. In fact, something like 15,000 happy and contented substantial American citizens make up the sum total of its population. Its factories employ between five and six thousand persons,



One of the Public Schools



COLLEGE POINT—FLUSHING

CENTER OF THE FLUSHING DISTRICT

most of whom live here, though a good many come each day from the Bronx and other nearby points.

College Point-Flushing—thus the old town is beginning to be called, owing to the fact that the space of less than a mile between the two villages is a part of each claiming immediate industrial development, and also because of a certain community of interest between these two chief centers of the Third Ward of Queens Borough.

By studying the above bird's-eye-view illustration one sees why College Point-Flushing should be an excellent place to live and do business in. Nearly surrounded by water, on high rolling land, the residence portion is from 50 to 100 feet above sea level and affords superb views and cooling summer breezes, while the lower lands are strategically located for successful manufacturing. The 550 acres shown on the map are destined within a few years to become covered with industrial and distributing plants such as now line the Brooklyn and Jersey water-fronts. The College Point-Flushing water-front is declared to be one of the finest within 100 miles of New York City.



Public Library



First Avenue, College Point—Flushing

College Point derives its name from the establishment of a college here in 1826. There was quite a settlement at this time, and manufacturers noting the many facilities offered them located their plants here. Here Goodyear, the discoverer of the process of making hard rubber, began his experiments with Conrad Poppenhusen, who is commonly known as the founder of College Point—which continues to be the home of the hard rubber industry of the United States.

Conrad Poppenhusen was a man of marked ability and of distinguished humanitarian impulse. A worthy disciple of Peter Cooper, whom he sought to emulate, this hard-working, broad-minded, progressive German by an endowment for a substantial sum founded a technical school for training in the commercial arts and trades—Poppenhusen Institute. The Institute occupies a commodious building and has developed and trained many thousands of young men and women in useful pursuits. Its yearly roster of students numbers nearly 500, and its curriculum embraces free-hand drawing and design, life drawing, mechanical drawing, architectural drawing, algebra and shop mathematics, woodworking, cabinet-making, bookkeeping and penmanship, shorthand and typewriting, civil service training, gymnastics, dressmaking and embroidery. Its miscellaneous activities comprise singing and dancing classes, modern playground with instructor, Boy Scouts Troop and Students Clubs and Committees. Poppenhusen, in whose memory the citizens of College Point have erected an imposing monument in the Park named in his honor, was a man of many civic achievements. He laid out the wide, beautiful streets of College Point, paved them, built water and gas mains and sewers; and to-day these public utilities are second to none in the Borough of Queens. For a fact, College Point has

more improvements to the square block than has any other outlying section of Greater New York to the square mile. Poppenhusen also founded the local Savings Bank, which has deposits exceeding one and a half million dollars.

College Point has churches of all denominations, and its educational advantages are many. In addition to its own splendid public and Catholic schools and the Poppenhusen Institute, the Flushing High School is only 15 minutes by trolley.

In transportation — freight and passenger — College Point is well served. The Pennsylvania-Long Island Railroad enters into its heart; the New York and Queens trolley line runs through the town double-tracked all the way to 59th Street and Second Avenue, Manhattan, direct without change in 45 minutes for a five-cent fare; the Dual Subway System, as stated on page 5 in the opening article of this book, is to be extended in 1918 from Corona, where it now ends in Queens Borough, through Flushing to College Point, Malba, Whitestone and Beechurst, and will run from Times Square, or down-town, New York, to College Point in less time than to the Bronx or Washington Heights; the fast, clean electric service of the Long Island Railroad now takes one to Pennsylvania Station, Manhattan, in less than half an hour many times a day on a monthly commutation of \$7.40; and two ferries operate to Manhattan and one to the Bronx. In addition to rail freight via the Pennsylvania - Long Island, under the Metropolitan Freight Rates, Flushing Bay affords a depth of from 20 to 35 feet of water for sea-

going vessels, and the State Barge Terminal of the Erie Canal is to be constructed at the town's very doors.

Location of the State Barge Canal Terminal on Flushing Bay is going to



College Point Park



Poppenhusen Monument

be of material advantage to College Point-Flushing. It will enable shippers to deliver at College Point, without breaking bulk or rehandling, all

FLUSHING AND VICINITY

tonnage carried by the great Erie Canal System—things vital to a manufacturing community, such as the raw products of the field, the forest and the mine. The Erie Canal will bring to College Point direct brick, lumber, building and construction materials, steel, grain—in fact, whatever may be loaded at the Great Lakes ports or en route on the 1,000-ton barges of the Erie Canal System. And when College Point gets all these raw materials at the lowest possible transportation charge it will refine and manufacture many of them into commodities that it can send forth at the lowest rates to other less favored Eastern communities.

The pay-rolls of the College Point factories are said to total a sum larger than that for any other section of Greater New York, based on population. One reason is that labor conditions here are excellent; that wages paid are fair; that strikes and lockouts are unknown, and that workers are satisfied both with home life and factory job. Typical of the College Point manufacturers'-workingmen's mutuality of interest is the record of the American Hard Rubber Company. This concern has been established here over sixty years, employs over 1,000 and has never had a single strike or lockout. Some record! The big reason, besides the spirit of fairness shown by employers, is simply that the factory people of College Point have nice, comfortable homes, enjoy them, are congenial, get along with their employers and with themselves, are well paid—in short, are satisfied with their lot.

There are few vacant houses in College Point, or for that matter in any part of the Flushing District. Herein lies an opportunity for the investor or housebuilder. Of course, owing to condi-



Dutch Reformed Church
and Sunday School

tions resultant from the War, building costs at the moment are comparatively high, but statistics for this section of Queens Borough show steady construction and increases over previous years.



St. Fredel's Catholic Church



Residence of John W. Rapp, President of Empire Art Metal Co.

Houses are sold or satisfactorily rented as soon as put up. The present need is for moderate-priced detached houses, two- and three-family houses and modern housekeeping walk-up flats. Any or all of these types of houses will pay the builder or investor, and necessary land favorably located may be had at reasonable figures. What Commissioner of Taxes John J. Halleran has to say in his article in another part of this book applies to College Point just as much as it does

to Flushing—perhaps more so on account of the much larger number of factory workers at College Point.

Manufacturing at College Point is varied. Many rubber companies operate plants here; the Mynepho Silk Mills is one of the oldest of its kind in the country; the Empire Art Metal Works make the fireproof doors and other trim that are used in buildings like the Woolworth; Kleinert has produced millions of the dress shields one sees pictured in street-car advertisements; paints, dyes and chemicals are mixed and developed here; and now whirrs the recently constructed L. W. F. Engineering Company's aeroplane plant, where six hundred men are building standardized craft to help win the world's air battles for the U. S. A.

College Point is a busy place—a very, very busy place just now. But immense as its industries would seem to Goodyear and Poppenhusen, could those old pioneers be alive to see, College Point as a factory center to-day will seem trifling a dozen years



Residence of Wm. B. Baumert, the Cheese Manufacturer

hence, when its 550 acres of meadow lands on Flushing Bay have been built over with plants of the kind that more and more are inevitably finding their way to the metropolis of the American continent. College Point is an integral part of this great world-city of New York, $7\frac{1}{2}$ miles from Manhattan, with an unrivalled portion of New York's limited water-front, with unexcelled residential facilities, equitable labor



Residence of Edward J. Mordant

conditions and ample sources of labor supply, freight and passenger transportation now satisfactory and soon to be unsurpassed. Its commercial destiny will be achieved shortly and made manifest, simply because it cannot be ignored or avoided. Manhattan, Brooklyn, the Bronx and the Jersey shore are commercially over-crowded. Practically, only Staten Island—isolated—and College Point-Flushing and one or two other Long Island points—accessible—remain to be developed for water-front manufacturing locations that will size-up to metropolitan and national requirements.

As a bit of prophecy, the reader is asked to lay aside this book for ten years and then compare this portrayal of College Point-Flushing



Residence of Louis Denes, the Silk Manufacturer

conditions as they now exist with those of a decade hence. It is pretty safe to say that the two old mansions, pictures of which are printed with this article—the Stratton and Graham homesteads—that to-day stand as landmarks on the trolley line between College Point and Flushing will long since have disappeared, and in their places and on their surrounding acres will have risen many beautiful, modern residences and apartment



Residence of Jacob Cohen, Supt., Empire Art Metal Co.

houses, and that the meadows some distance away will have been covered with manufacturing plants all the way from the hills to the waters of Flushing Bay.

Walking from one part of College Point to another one is agreeably astonished at the fact that all streets are of asphalt—splendidly graded, smooth as glass and clean as those of the proverbial Spotless Town.

At noon time, till the one o'clock whistle blows, the different avenues are alive with men and women workers from the factories, many of whom go to their homes for lunch. The factory operatives of College Point-Flushing are happy, contented and thrifty. The buildings they work in are roomy and airy. Vital statistics for College Point show a low death rate and a remarkably fine state of public health.

The unusually large deposits of the Savings and other banks bear silent, yet most eloquent, testimony to the thrift of the people and their remunerative work.

THEIR WELL APPOINTED HOMES.

Mr. Harry Kleinert, manager of the I. B. Kleinert Rubber Company, employing over 700 persons, states that his company in over thirty years of existence has never had a strike, but that on the contrary he has found great pleasure and profit in devising and carrying out plans for the bettering of both factory and living conditions for those on his payroll. And this is true of practically all employers.

Mr. John W. Rapp, President of the Empire Art Metal Company, is, perhaps, en-



Residence of Morris Straus, the Lawyer

titled to be called the "live wire" manufacturer and booster of College Point-Flushing. He is dynamic—physically and mentally. Alert, vigorous, broad-minded and public-spirited, he has led in the successful campaigns to secure for College Point-Flushing the State Barge Canal Terminal, Subway Extension, deepening of the harbor, improved public utilities and other progressive works. His faith in



Residence of Wm. W. Weitling, Treasurer of American Hard Rubber Co.



The Stratton Homestead—
Flushing Bay in Background

ness here. Mr. Rapp has also given much thought and study to the question of future building of homes for not only his own 800 factory employees but for those of other concerns also, so that Col-

the future of the College Point-Flushing water front is founded on years of careful study of New York's port facilities and needs, and a number of years ago he backed up his judgment by locating his own large busi-



The Graham Homestead—over 200 years old

FLUSHING AND VICINITY

lege Point-Flushing may continue to be known as a beautiful home town of contented workers that keeps abreast of modern ways of living.

The following table gives a list of factories now operating at College Point-Flushing, their chief products and the numbers of their employees:

Manufacturer	Product	No. of Employees
American and Rubber Co.....	Hard Rubber Goods.....	1,000
Autopress Co.....	Printing Presses.....	300
Julius Brandes Manf. Co.....	Silk Ribbons.....	150
R. A. Weber Dye Works.....	Dyestuffs	150
Empire Art Metal Co.....	Metal Doors, Sash & Trim . . .	800
I. B. Kleinert Rubber Co.....	Dress Shields, etc.....	700
Traun Rubber Co.....	Rubber Goods.....	400
L. W. F. Eng Co.....	Aeroplanes	600
Beacon Falls Rubber Shoe Co.....	Tennis Shoes.....	500
Rainier Motor Truck Co.....	Auto Trucks.....	350
Frankan & Co.....	Smoking Pipes.....	50
Chilton Paint Works.....	Paints and Varnishes.....	100
Kraemer Bros.....	Woodworkers	50
College Point Boat Works.....	Boat Builders.....	400
Mynepho Silk Mills.....	Silk Ribbons.....	350
Hunter Illum'd Car Sign Co.....	Car Signs.....	100
Ventilation Co., Inc.....	Ventilators, etc.....	25
J. H. Gerlach Co.....	Blank Books.....	25
Eureka Rubber Co.....	Raincoats, etc.....	100
College Point Engineering Co.....	Machine Shop.....	50
National Chain Co.....	Chains, etc.....	350
Harmon Color Works.....	Dyestuffs	10
British-American Chem. Co.....	Medical Chemicals.....	250
International Oxygen Co.....	Oxygen	50
12 Small Factories.....	Printers, Clothiers, etc.....	200

Full information as to manufacturing possibilities, residential features and extensive water front properties in College Point-Flushing may be had by writing or telephoning Mr. E. E. Suydam, Second Avenue and Ninth Street, College Point-Flushing, New York City. Telephone, Flushing 1,000.

OUTDOOR SPORTS—FLUSHING ATHLETES

By *FRED. J. V. DELANY, A. A. U. Commissioner for Long Island*

FLUSHING has always been noted athletically for its ability to turn champions. Since 1900, when Maxwell W. Long flashed his light upon the horizon, the old town has sent them right along spotlight careers. Among the world stars are: Long, who holds many records for distances from 100 yards to quarter mile; Ike Messer, running on the Irish A. A's Cross-Country Team, won the Metropolitan Championship in 1914; Howard Valentine, now athletic writer for the N. Y. Globe, half mile champion of America in 1903-'04; Robert Crawford, 18 years old, Flushing High School, greatest high school runner in the Interscholastic world and U. S. champion at cross-country; Donald J. Gleason, Newton High School, all around athlete and sprinter; George Hughes, now letter-man at Cornell, champion hurdler and the stroke of Wahnetah Boat Club; and Robert Crawford, Captain of Flushing High Track Team, won every race he entered in 1916-'17, including meets with Cornell, Pennsylvania and Columbia Universities.

Two other boys, now prominent in business and politics, William T. Yale, real estate operator, and Charles U. Powell, Chief Engineer, Topographical Bureau, Borough of Queens, were champions in their day,—the former being Cornell University's champion hurdler, and the latter Captain of the Cornell Track Team in 1898 and Intercollegiate, American, Metropolitan and Canadian High Jump Champion.

On Washington's Birthday, 1917, the 5 mile run championship of Long Island, under the auspices of the Shinnecock Club of Flushing, was won by Charlie Pores of College Point, who has since added to his long-distance laurels.

The greatest athletic event ever held in Flushing was the Decoration Day Games of the Shinnecock Club in 1915. The program comprised hurdling, javelin throwing and running, etc., and brought together about 300 of the best known athletes of America—such as Kiviat, McGrath, Eller and Baker the half mile champion runner of the U. S. and England. More than 10,000 people saw the contests.



Wahnetah Boat Club Champion Eight. Won American Henley at Philadelphia, 1910
Photograph Taken on Flushing Bay

The clubs that are most prominent in sports are the Triangle of Flushing, Wahnetaah Boat Club of Flushing, Flushing Boat Club, Malba Field and Marine Club, Warlow of Whitestone, College Point Lyceum, Broadway Country Club, Broadway-on-the-Hill Tennis Club, and the Shinnecock Club. These are all taking up athletics in various directions, but the real representative club of the Amateur Athletic Union is the Shinnecock which, since joining the A. A. U. in 1915, has from time to time promoted road races and cross-country runs open to the A. A. U.

THE WAHNETAH BOAT CLUB succeeded the old Nerius organization in 1897. It is recognized as one of the best rowing associations in the country. In 1910 its eight crew won the American Henley on the Skullkill River (Phila.) against the country's finest crews, and on Decoration Day, 1910, Wahnetaah eight won again at the Harlem River Course. Among the Club's coaches have been such famous oarsmen as John Morrissey and John Fitzpatrick, now assistant coach at Princeton University. More recently the trainer of the eight crew has been David Roach, Champion Single Sculler of the U. S.

Thomas F. Cleary was Captain of the Crew for 14 years, and to him much credit is due for the club's rowing pre-eminence.

The Brooklyn Daily Eagle every year at the event of the Long Island Rowing Association donates a large silver cup to be competed for, by Long Island crews only, in a four shell race. Wahnetaah, by winning the races in 1910-'11-'12, now owns the trophy.



Shinnecock Club Meet
Ike Messer, Winning One-Mile Run Handicap
Jack Eller, World's Champion Hurdler

FLUSHING BIRTHPLACE OF BOY SCOUT IDEA

By *DANIEL CARTER BEARD, National Scout Commissioner*

UNDER the shade of the wonderful Flushing trees, here in the old town of Flushing, the Boy Scout idea was originated and was born.

It was in 1905 that the late William Annis of Flushing, business manager of the Recreation Magazine went to his editor, also a Flushing man, with the request that he get up some scheme to interest the boys. The result was the birth of the Boy Scout idea, and the first Boy Scout in the world is the son of the gentleman who was acting as assistant editor at that time, Mr. Carl Ackerman, now with the Frank Seaman Advertising Company of New York.



Boy Scouts of Flushing—Under Command of the Late City Magistrate Joseph Fitch

It was not until 1908 that the famous English General Baden-Powell started the English Boy Scouts. But a year previous to that time, in 1907 Colonel Theodore Roosevelt, also a Long Island man, and at that time President of the United States, endorsed the Boy Scout Movement started by the editor of Recreation.

At the suggestions of the President of the United States, Admiral Dewey, Major-General Bell and Gifford Pinchot also endorsed the Movement. With these distinguished men backing the infant society was the late Colonel Cody, John Muir and John Burroughs. This was one year previous to the organization of the English Boy Scouts and two years after the Boy Scouts had been started here in America. To Flushing,

quaint old Flushing, conservative Flushing, belongs the honor and the credit of originating and launching the greatest boys crusade ever launched in the history of the world.

The Boy Scouts local organization of Flushing was organized in the National Scout Commissioner's studio on Bowne Ave. by Mr. C. A. Worden, Mr. Boardman of the National headquarters, Park Commissioner Weier and the late Judge Fitch, assisted by Scout Commissioners Clinton Smith and A. H. Spence. In this work and the work of selecting a council from Flushing people they were greatly assisted by suggestions from Mrs. D. C. Beard.

The Flushing scouts were a success from the start. Judge Fitch became so enthusiastic over his boys that he declined all high offices in the scout movement, because he said he wanted to be a scoutmaster and "be next to the boys themselves", whom he loved so well. We now have in Flushing 200 splendid troops, including a Jewish troop and the colored troop of which Scoutmaster Hicks is the leader.

The success of the Flushing Boy Scouts is due to the splendid enthusiasm, vigorous and conscientious work of the fine men we have in the positions of commissioners and scoutmasters. The Boy Scouts of Flushing is something in which the business men of Flushing take just pride. They form a group of boys of which Long Island may well be proud.

Hon. G. Howland Leavitt is President and Albert H. Spence District Commissioner.



THE CAMP FIRE GIRLS OF FLUSHING

By Miss CAROLYN A. FREEMAN, *Guardian*

CAMP Fire Girls is an organization of girls and women to develop the home spirit and make it dominate the entire community.

It is a means of organizing a girl's daily home life. It shows that romance, beauty and adventure are to be found on every hand and in wholesome way; that the daily drudgery may be made to contribute to this beauty of living. It gives girls interesting and wholesome things to do together. It deliberately intends to promote happy social life. It uses beautiful ceremonies, has an appealing ritual and bases rank and honor upon personal attainment. There are attractive ceremonial costumes, honor beads and decorations. It interprets daily things in terms of poetry, symbolism, color and imagination. Each group of girls over twelve years old is called a Camp Fire. The responsible head of a Camp Fire is called Guardian of the Fire. She is appointed by the National



A Council of the Camp Fire Girls in Flushing Woods

Board. The Camp Fire Girls have three ranks: Wood Gatherer, Fire Maker and Torch Bearer. Ceremonial meetings are held monthly. At this meeting honors are awarded, rank is conferred and new members are received. Weekly meetings are held to help the girls formulate their daily work. Often these meetings are held in conjunction with a hike and the study of nature lore.

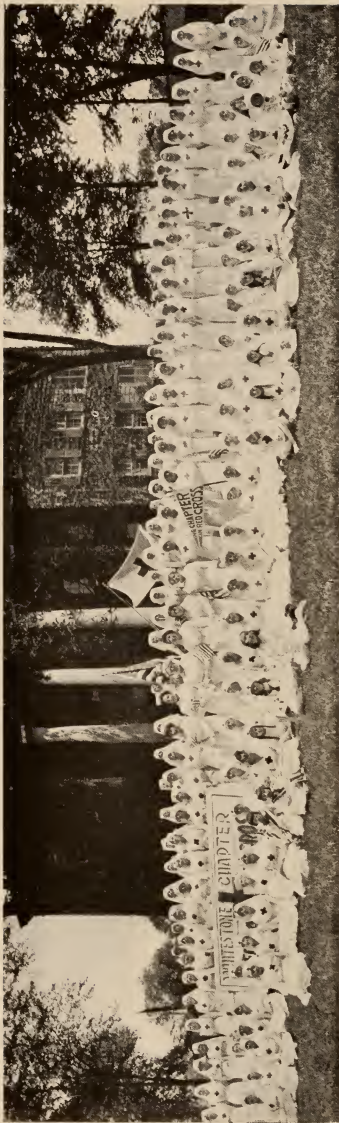
Camp Fire stands not only for the home, but also for the genuineness and simplicity of the out-of-doors.

The Camp Fire movement was started in Flushing in May, 1915, by a few girls who asked Miss Carolyn A. Freeman to be their Guardian. A group of ten girls formed and called themselves the Matinicoe Camp Fire, named after the Matinicoe Indians who settled on Long Island in the early days.

During November of 1915 an open Council Fire was held in the chapel of the First Methodist Church, the idea being to give the general public an outline of what the work was. Nearly 100 people attended this Council Fire. About this time Miss Beatrice Kennedy was asked to start a group with 12 girls—the Seawanhaka Camp Fire. At present there are seven groups with about 75 girl members in Flushing.

The local organization participates in all local patriotic parades and demonstrations held in Flushing, and has done a great deal of charitable work. Fifty dollars has just been raised for the Flushing Chapter of the American Red Cross by a moving-picture show given by all the little groups; another time an individual group raised money for the Company I fund that was gotten up while this Flushing National Guard Regiment was at Camp Whitman. And recently this same group made Baby Kits, which were given to the needy families of Flushing.





Flushing Chapter American Red Cross

Photo by Caulkins-Mather Studios



Flushing and Bayside Girl Pioneers of America

Photo by Caulkins-Mather Studios

THE GIRL PIONEERS OF AMERICA

By Miss LINA BEARD

FOUNDED in Flushing by Miss Lina Beard in 1912, the Girl Pioneers of America has become National in its scope and a true sister to the Boy Scouts of America. Its inspiration and name are derived from the early settlers of America. The pioneer attributes of sturdy independence, staunch uprightness and indomitable courage are being taught and developed in its members.

The Girl Pioneer is always patriotic, and now in this time of stress and war she has qualified to render active service and give practical first aid for her Country. She knows how to do hospital and home sewing invalid, camp and home cooking; plants and raises vegetables; cares for infants and little children; gives all necessary local information such as where to find hospitals, drug relief in cases of famine, earthquake, floods, fires, or other disasters.



Girl Pioneers on an Outing

*The watch word of the Girl Pioneer is I CAN.
Her pledge, "I will speak the truth at all times,
I will be honest in all things.
I will obey the Pioneer law."*

The Girl Pioneers have their banners, Pioneer sign, ceremony of initiation and membership certificate; their rallies, field days and other general meetings indoor and out. They have their official cheer and song, and each Band and each group has a cheer of its own.

The principles of the Girl Pioneers are not merely lip-practice precepts, but are realized in real work and in the delightful activities of the movement.

The Girl Pioneers of America is governed by an Executive Board, of which Miss Beard is the head, and there is a National Council made up of prominent men and women. The ranks are open to all girls.

For those with children who contemplate moving to Flushing, the Girl Pioneers, together with the Camp Fire Girls and the Boy Scouts elsewhere described, offer free courses of beneficial training and a lot of good fun and play for boys and girls.

THE FLUSHING HOSPITAL AND DISPENSARY

By *A. DOUGLAS NASH, Secretary*

FLUSHING is justly proud of its Hospital. Its equipment is equal to the best in New York. Its foundation is due to the work of The Art Class of Flushing and other prominent Flushing women. The Hospital conducts a Training School for Nurses, and over 125 have graduated from the Institution. Living accommodations for pupil nurses was solved in 1908 by the erection of the Nurses' Home.

By 1912 the growth of the Hospital, which serves not only Flushing but the neighboring villages, necessitated a new building. A whirlwind campaign netted \$109,349 and was a supreme test of the friendship of the people of Flushing and Allied Towns for the Hospital. This sum was insufficient, and \$30,000 were obtained on mortgage to complete the present Hospital. One hundred and twenty patients were accommodated, and there are thirteen private rooms.

With the expansion of the Hospital came increased expenses, so in 1913 the Aid Association held a Circus and Carnival, in 1914 a Campaign for Annual Subscriptions was conducted, and in 1916 another money-raising effort to provide needed funds for operation.

An institution of this character must be supported by the community. No hospital ever existed which could get along without such support. Still the books show that the Flushing Hospital earned \$53,590, in 1916, but the expenses for that year were \$81,288.

Plans for the coming years are upon a scale commensurate with the rapid growth of the Flushing district, but large sums will be required and the money will no doubt be loyally contributed by the community which is so well served in times of illness and accidents.



The Flushing Hospital

THE MEN'S CLUBS OF FLUSHING

By *MAYNARD H. SPEAR*

THE MEN'S SOCIETY OF THE FIRST CONGREGATIONAL CHURCH of Flushing was organized December 15, 1908. Its purpose is "to make the church more effective by undertaking such responsibilities in the work of the church, for the community, and for the world, as may appear appropriate." The membership is 150.

The Society's activities have comprised a Social Survey of Flushing; initiating movements for suppression of evil dance-halls and for opening of Public Library on Sunday afternoons; cataloguing and photographing Flushing's trees and presenting these photographs, together with photographs of unsightly spots needing attention before a mass meeting of the civic associations and public schools; support of public playground in Murray Hill section; conduct of public meetings on civic matters. The Society is a member of and special contributor to the Associated Charities. It has been addressed by New York's Mayor and City department heads, by General Wood, Ex-President Taft and other celebrities. One of its best works was the inauguration of the movement for a Y. M. C. A. in Flushing.

THE MEN'S CLUB OF THE REFORMED CHURCH of Flushing was organized about fourteen years ago and has now more than 200 active members. It is one of the oldest and largest of such organizations in the Borough of Queens and indeed in the City of New York. It has never missed a regular meeting, and has been singularly fortunate in the number of distinguished men who have appeared before it. It includes in its membership men of every communion and of no communion. It is not distinctively a religious organization but places its main emphasis upon fellowship. The idea that it embodies is that one of the best places for forming and cultivating friendships is within the walls of the Church.

ST. GEORGE'S BROTHERHOOD, organized in 1870 and incorporated in 1871, has nearly 50 members. The object of the Brotherhood is quite different from that of most men's clubs organized by churches. It has from the start been a working organization, carrying out its duties through committees. Monthly meetings are held for business purposes. The Brotherhood has taken an active part in missionary operations that have made St. George's the mother of many churches. Its field has extended from College Point to the village of Queens. It supports a mission Chapel on Bowne Avenue and a Club House on Colden Avenue open for men every evening. Members of the Brotherhood also superintend the work among boys that is carried on in the Parish House, and act upon various parochial committees.

PARK GARDEN CLUB OF FLUSHING

By Mrs. JOHN W. PARIS

"The kiss of the sun for pardon,
The song of the birds for mirth,
One is nearer God's heart in a garden
Than anywhere else on earth"
(Inscription on an old garden seat.)

THE Park Garden Club of Flushing was organized in April, 1914, as a neighborhood club, with 30 members.

Within three months after organization inquiries were received from all parts of Flushing and vicinity as to our plan of work and requirements for membership.

The interest has continued growing until now our active membership, limited to one hundred, is closed. Associate membership is unlimited. The object of the club is to help those who love gardens to make them more beautiful; to stimulate interest in cooperative gardening; to aid in the protection of native plants and birds; to encourage civic planting and to study in all its aspects the fine art of gardening.

Quoting from one whose life has been spent among gardens and garden interests, "a garden is as much the expression of an idea as a painting, a symphony, or a poem."

The club gave the first Flower show ever held in Flushing on September 27, 1915, in the Public Library. The interest and attendance exceeded expectations. A Rose Show in June and a Dahlia Show in



September were the features of 1916. In February, 1917, the Garden Club, realizing the seriousness of the food situation and the necessity of reducing the high cost of living, decided to devote its time and energy to directing the Home Garden Movement. Arrangements were made

with the College of Agriculture at Farmingdale, Long Island, for a course of study in Practical Gardening for the Home. Experts on the different subjects were sent us to teach this course.

When the National League for Woman's



A Corner of the Garden of Mrs. John W. Paris



Old Elms on
Jackson Ave.
(Lower)



Service was organized, in March, and Flushing decided to work as a unit, the Garden Club was asked to take charge of the agricultural and gardening part of the work.

This being a community work in which all civic associations should take part, the Flushing Home Gardens Committee was organized to carry on this work.

The committee is composed of all the business and civic organizations, and many individuals.

Hundreds of individual gardens have been planted and many acres planted in potatoes, corn and larger crops.

Vacant lots and waste places of the community have been transformed into Neighborhood Food Gardens where men, women and children are each doing their bit. Lessons on Canning and Preserving Fruits and Vegetables began in June.

Gardens are rapidly becoming as popular and as necessary a part of the home in Flushings as they are in Europe.

Long Island has a very interesting history agriculturally.

Many years ago noted scientists of Europe, after years spent in investigation, reported that there were only two places in the earth where climate conditions were perfect for the growing of vegetation. One of these was the southernmost part of Japan, the other Long Island. Never since the planting of the Orient Point region in 1642 has a crop been wiped out by drought."

Flushing with its great wealth of rare trees, shrubs and plants of all varieties, second to none, has proven this is a veritable garden spot.

A fit setting for the homes of garden lovers and all interested in the beautiful things of life.

IN THE HEART OF OLD FLUSHING

ONE by one the old estates of Flushing have been broken up to make way for modern homes for modern people. The transformation was very slow—the old estates died hard. But the people of New York were destined to have their place in the sun—and in the shade of a mellow old town like Flushing.

One of the last to go was the Wallace homestead of 15 acres, in the very center of Flushing's best residential section. Mr. J. W. Doolittle, who recently developed a fine residential suburb—Douglaston Park near Flushing—out of rough, hilly, wooded Long Island land, secured control of this property. He opened macadamized streets, put in sewers, water, gas and electricity and other city conveniences. He has been successful in disposing of many plots in Waldheim to leading men of Flushing, Long Island City and Manhattan, simply because he "had the goods." And these buyers have built fine homes, some of them shown here.

The "show" streets of Flushing, containing the finest residences, lawns and trees are Bowne Avenue, Sanford Avenue, Parsons Avenue



Ash Street, Waldheim-Flushing



Big Trees Abound in Waldheim

and old Broadway—now Jackson Avenue. Waldheim immediately adjoins the first three avenues named. A glance at the accompanying outline map will show its exact location, arrangement and accessibility to Long Island Railroad station and the trolley lines.

Rather than attempt to word-picture Waldheim as one of the choicest and most charming of Flushing's residential sections for homes for the well-to-do—which it is—I prefer to print herewith the businesslike and truthful statement given to me by Mr. J. W. Doolittle, whose office is in the Woolworth Building, New York:

WALDHEIM FACTS

“Waldheim” means A Home in the Woods, and it is properly so called on account of the immense shade trees on all the lots.

LOCATED between Parsons and Bowne Avenues, extending from Ash Street to Cypress Avenue, inclusive, it is in the very center of Old Flushing, seven minutes walk to Main Street or Murray Hill Station on the L. I. Railroad.

Two lines of trolley, to New York and Jamaica, are within two short blocks.

Churches, schools, shops, etc., nearby, and yet a restricted residential park of the highest type.

Winding paved roads, with all street improvements, including **sewers**, and no future assessments for these improvements as they have been paid for.

Quality assured by careful restrictions and the handsome residences already built, owned and occupied by leading business and professional men of Flushing and New York City.

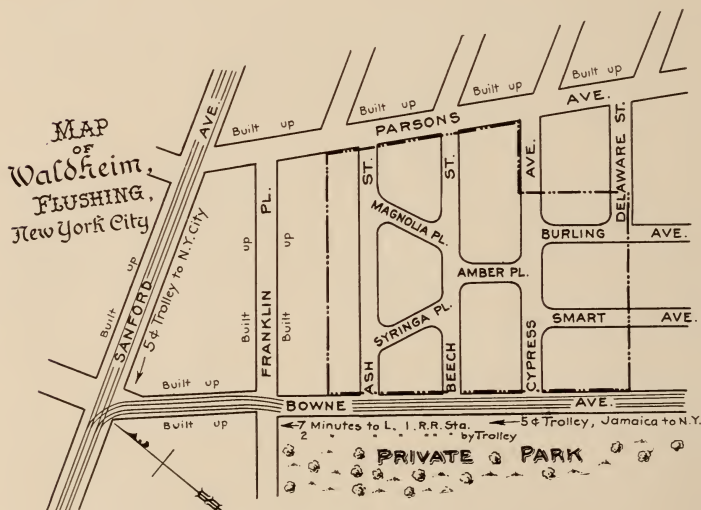
Houses now built range in value, including land, from \$7,500 to \$40,000. Land can still be purchased as low as \$1875 for a lot with fifty feet of street frontage. Houses can be constructed from \$5,000 up.

Every house in Waldheim has been designed to suit its individual location. No speculative building has ever been done there.

The J. W. Doolittle Organization, which controls this property, offers to home seekers an opportunity of securing a home in this beautiful park under

"THE SINGLE CONTRACT PLAN"

which enables the purchaser to choose the site and have a house built according to his individual taste, as this organization is equipped to plan, finance, build and turn the completed property over to the customer under one contract and permits one to enjoy home ownership with but a small cash payment.



The J. W. Doolittle Organization has solved the home problem for many in its properties at Douglaston, L. I., as well as in Waldheim.

SEASHORE AND COUNTRY COMBINED

Once part of old Flushing Township, Malba - on - the - Sound comprises a beautiful section of Long Island shore and wooded land. Malba Station on the Long Island Railroad is reached from Pennsylvania Station, New York, in 26 minutes by electric train.



Malba land is undulating, and golf vies with bathing, boating and yachting in popularity. On the golf course of the Malba Field and Marine Club many tournaments are held.

Natural landlocked harbor with deep water anchorage, a mile of shore front, 700 foot pier with landing dock and pier house, tree-lined drives and avenues winding gracefully between beach and upland, combine to make a strong appeal to those who desire a country home on Long Island Sound within easy reach of the City's business, shopping and theatre centers. Here many prominent New York business men own homes costing from \$7,500 to \$60,000.

Landscape architects have beautified this bit of shore upland, and improvements represent more than \$2,000,000.

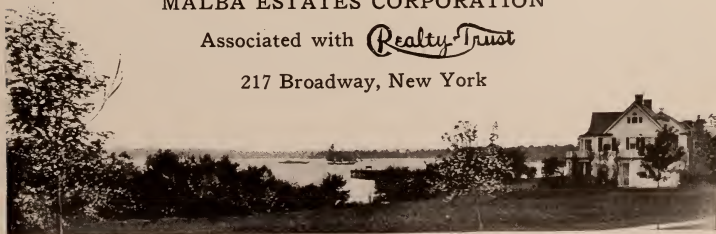
Within the City of New York, Malba enjoys city facilities—sidewalks, macadamized roads, gas, water and electricity, mail delivery and police and fire protection. The stores and schools of Flushing and Whitestone are nearby.

Purchasers of plots will be financed to build their homes according to their own ideas, or houses already constructed may be secured upon monthly payments equivalent to rent and a small initial payment. Malba offices are upon the property and in the Astor Building, 217 Broadway, New York.

MALBA ESTATES CORPORATION

Associated with *Realty Trust*

217 Broadway, New York



GOLF AND COUNTRY CLUBS IN QUEENS BOROUGH

BECAUSE of natural advantages and accessibility the Flushing-Bayside-Little Neck-Great Neck district has been carefully considered and chosen as the home and playing ground of a number of New York's leading golf and country clubs, among them being the Oakland Golf and the Bayside Golf clubs at Bayside, the Great Neck Golf Club at Great Neck and the Flushing Country Club at Flushing. These and the other clubs here have proved very successful. Their memberships comprise men prominent in society and business, in the professions and in finance and politics. Each has its authorized membership filled, and the waiting lists are long ones. They have become very exclusive organizations. And the same situation exists in other sections of Long Island as in Westchester and New Jersey. There are to-day probably more persons of Greater New York playing golf by courtesy arrangement on the well-known private and public courses and in the city's parks who are not members of any club owning its own grounds than there are members of such ownership clubs. Various associations, perhaps, a score or more, such as the Hardware Club, the Advertising Men's Club, the Traffic Club,



Oakland Country Club—Bayside

etc., are alien players by special privilege. Recently the Engineers Golf Club of New York became an ownership playing club by buying its own land on Long Island at Roslyn, a few miles from Flushing.

In these times of financial and business uncertainty, when security of investment is the prime requisite, the attention of capitalists and large operators and promoters is directed to the possibilities of certain large bodies of land exceptionally located and suitable for Golf and Country Clubs in the Flushing District of Queens Borough, which the undersigned control, and which will be sold upon terms that will enable the formation of new golf and country clubs, or which will be leased therefor upon attractive terms, or which may be secured by option to purchase for a term of years hence.

The opportunity now exists to organize groups of professional men, doctors, lawyers, dentists, and others of sedentary occupation into active members of a Golf and Country Club located in a section that enjoys real rapid transit to Manhattan. That section for the golf players of New York is the Flushing District of Queens Borough.

The undersigned holds, among others, one property of about 200 acres in New York City that a leading golf expert has visited and pronounced an unrivalled site for a golf and country club.



Bayside Yacht Club—Little Neck Bay

FLUSHING AND VICINITY

This property will accommodate an 18-hole course and a 27 if necessary. Another holding of 60 acres is ideal for a limited membership playing 9-hole golf.

Both are 30 minutes from Pennsylvania Station, within the limits of Greater New York. The undersigned will match dollar for dollar any golf-country club proposition to utilize the property in the Flushing District which is offered for that purpose.

Remember that New York City suburban land increases in value each year.

Your principal is not only safe beyond a doubt, but beyond a doubt, also, the yearly increase in value of the land will amount to much more than ordinary interest return on the investment. In addition, all carrying charges should be met by the plan which has been evolved by the undersigned and which will be explained in detail at a personal interview.

HALLERAN AGENCY,

Real Estate—Insurance—Mortgages—Loans
Auctioneers—Expert Appraisers.

63 BROADWAY

Telephone: Flushing 874.

Flushing, New York City.

FLUSHING AND VICINITY



Flushing Houses that sell from \$3,500 to \$8,500 each

FLUSHING BOYS ARE DOING THEIR BIT

Four Companies of Civilian Training Battalion at Ft. Totten, near Flushing

Photos by Caulkins-Mather Studios



Company A



Company B



Company C



Company D

The New York and Queens Gas Company, which supplies the Third Ward, Borough of Queens, has its principal office at 88 Main Street, Flushing, in a handsome office building erected particularly for its own use and has on display all the modern gas appliances to help enlighten the labors of the housewife, to improve the quality of the articles cooked and save money for the housewife. It has always aimed to give the very best possible service and with a special trained corps of men ready to give advice to the housewife, storekeeper or the manufacturer as to the best appliance to install for their particular needs and to use the minimum amount of gas. To hear the commendatory remarks made by its patrons it must have succeeded well.



They have on display in their show-room, besides gas-ranges to suit all places, the handy and indispensable gas-heated irons and the instantaneous automatic water heater which delivers hot water by simply turning on the faucet and makes life worth living.

They try to impress their patrons with the idea that there are new gas appliances coming out all the time and all one has to do is to consult them on their particular needs to get a suggestion as to what is best suited.

The Company was established in 1854 by men living in Flushing and whose names are linked with everything in its development. They were proud of the Gas Company and its connection with the community and this same feeling prevails to-day. This Gas Company is an individual and enters into everything that promotes the interests of Flushing, the same as any other individual.

AT YOUR SERVICE— OUR LITTLE BLUE CHECKS



CITIZENS OF FLUSHING:

For your purpose a bank is exactly as good as the service it can render to you. What your bank can do for you is what interests you most. The Flushing National Bank is first of all a Flushing bank, managed by Flushing citizens, and depending on Flushing patronage for its success. It is not a branch bank. Unless it pleases and satisfies Flushing citizens it has no excuse for being and cannot succeed.

The Flushing National Bank is a success; increasingly so each week. The efficient, satisfactory service we are giving other Flushing citizens we can give you as well and we wish to do so.

We invite you to become a patron of this bank and a user of our little blue checks.

CLARENCE M. LOWES, President

ELLIS PARKER BUTLER	} Vice- } Pres.	HARRY N. RENNER, Cashier
HARRY B. PEACE		CARL MEYER, Asst. Cashier

DIRECTORS

ELLIS PARKER BUTLER	CHARLES U. POWELL
HERBERT S. HARVEY	CHARLES H. ROBERTS
WILLIAM W. KNOWLES	GILBERT W. ROBERTS
CLARENCE M. LOWES	CLINTON T. ROE
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