

MAP
OF CITY OF BROOKLYN
& PELHAM MANOR

S. H. WITHERDEE,
PRESIDENT
C. J. STEPHENS,
SECRETARY

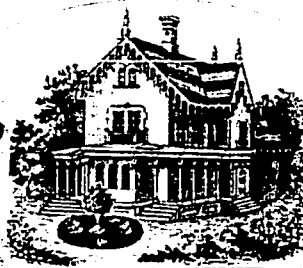
E. G. SPILSBURY,
ENGINEER



R. M. MITCHELL,
SUPERINTENDENT

H. C. STEPHENS,
TREASURER
MORRIS & DILLINGS,
ATTORNEYS

PELHAM
MANOR AND



HUGUENOT
HEIGHTS

NEW YORK OFFICE
187 BROADWAY.

STEPHENS BROS. & CO.
MANAGING AGENTS.

ASSOCIATION.



THIS Association has been formed and legally incorporated for the express purpose of *most effectively* combining capital, skill; and the devotion of many minds and hands, in the control, improvement, and *division* for Villa or Domestic use, of such large body of land, as should be found most advantageous and adaptable in its peculiar characteristics and surroundings, and in **ACCESSIBILITY** from the **GREAT METROPOLITAN CENTRES**, to provide the foundation for

A GENUINE SUBURBAN HOME RETREAT.

As giving assurance of the **COMPLETE FULFILLMENT** of this end, several adjoining tracts in **WESTCHESTER COUNTY**, and in **OUR OWN STATE**, carefully chosen and directed under a large personal devotion to this special object, continued through several years past, have been at last secured, and are now consolidated and being improved as **ONE WHOLE**, [see Map herewith,] under the ownership of this Company,—who, inviting the scrutiny of the intelligent and discriminating, now present to public attention a **NEW SUBURB**, so improved and regulated, as to guarantee to the dwellers therein, not only **EXEMPTION FROM THE UNCONGENIAL AND OFFENSIVE**, but **ENJOYMENT** of such a **COMBINATION OF ADVANTAGES**, as shall prove eligible to **ALL TRUE HOME SEEKERS**, and worthy the adoption of the most cultivated, refined or fastidious.

This Grand Union of lands, so accomplished after much difficulty and labor, comprises about **SIX HUNDRED ACRES**, and has been brought under their original and historic christening of

"PELHAM MANOR AND HUGUENOT HEIGHTS,"

because distinguished so long ago as 1640, and since, as the **CHOICE** for Home Settlement, of **ALL TERRITORY** near New York Seaport, by Lord **PRIULI**, of England, and that wonderfully pure and intelligent people, the Huguenots from France. (See Bulletin's History of Westchester County.)

Of this notable location, it may be emphatically said, that the natural characteristics thereof in the diversified and inspiring landscape, (nearly all of which is beautifully wooded by fine large trees of Hickory, Oak, Chestnut, Maple or Elm,) culminating in a multiplication of **CHARMING VILLA SITES**, and crowned by **HEIGHTS**, commanding views of the Sound and the Hudson Highlands,—its salubrious atmosphere and remarkably pure and abundant spring waters,—its rich soil of sandy loam, **ENTIRELY FREE**, through the natural subsoil drainage, from malarious exhalations,—with a well proven **RECORD THROUGH THE PRESENT CENTURY**, of almost perfect **HEALTH TO THE MANY INHABITANTS** thereon dwelling, as well as of **RESTORATION TO INVALIDS** who have sought and tried this life-nurturing spot,—its south-easterly exposure and proximity to the sheltered Sound, attesting it the year round to the *genial and pleasant*, and so warding off the extremes of **BOTH WINTER AND SUMMER**, as to make it peculiarly favorable for **HOME** to **ALL**—especially the *Delicate or Frail in Organism*—all these, combined with many other natural advantages, together with what human enterprise has added, render "**PELHAM MANOR AND HUGUENOT HEIGHTS**," in grand old Westchester County, of **INDUCEMENTS FOR HOME SETTLEMENT**, second to those of no other New York Suburb.

Situated in the Township of Pelham, eight miles from Harlem River and centre of New York City,—but two miles from and not so far north as the new city limits, and stretching from the New Haven Railroad on the North, to the beautifully winding shores of the Sound on the South,—this locality has been but little occupied hitherto by business men having to visit the City daily—only because of lack of convenient access by steam.

Now, however, through the completion *within sixty days hence* of the **HARLEM RIVER & PORTCHESTER RAILROAD**, having double track, stone ballasted, and with steel rails running through Pelham Manor,—and further, by the **LIBERAL AND PROGRESSIVE** policy of the **NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY**, in the **LARGE ADDITION TO THEIR SUBURBAN SERVICE**, and **GREAT REDUCTION OF FARES, THIS SEASON MADE**,—the magnificent territory controlled by this Association is brought, *at once*, into a **STEAM COMMUNICATION** with the Great Business Centres of New York, which for economy of time and means, convenience and pleasure in experience, is the realization indeed of "**QUICK TRANSIT**,"—so long and laboriously sought by the business toilers of the City,—and which communication, as *can be well proven*, is in all its combinations more advantageous and eligible than that uniting **NEW YORK CITY** with any other **SUBURBAN DISTRICT**.

Consider the following facts for **Transit** between "**PELHAM MANOR or HUGUENOT HEIGHTS**" and **NEW YORK CENTRES**:

First.—A **DEPOT** at the North end of the lands of this Association, now accommodated by the daily stoppage of **twenty-three** trains upon the splendidly equipped **NEW YORK, NEW HAVEN & HARTFORD RAILROAD**, [see Time Table and Map herewith,] giving direct access into the *unrivalled (and truly)*

GRAND CENTRAL DEPOT, and HEART OF THE CITY.

commuting rates, \$70 per year, or 22 cents each way.

Running time, 41 minutes, and soon, by completion of the wonderful Fourth Avenue Improvements, reduced one-third. **EVERY TRAIN** **EXPRESS**, with but one stop between Pelham and 42d Street,—and thus the City is more quickly reached from the **LANDS** of this Association, than from Stations on the Harlem Railroad, *seemingly nearer*.

Second.—The new Railroad, now building, called "**NEW YORK, WESTCHESTER & BOSTON**," which passes between the **MANOR** and **HEIGHTS**, and most favorably therefore in its connection with the proposed **CITY RAPID TRANSIT ROAD**.

Third.—A **DEPOT** on the *Southerly portion* of the lands of this Association, and there embracing the **NEW** and **GRAND AIR LINE** **EXTENSION** of the **NEW HAVEN RAILROAD** (called "**Harlem River & Portchester**,") which, traversing the very picturesque shores of the

SOUND in eight miles or twenty minutes steam ride from PELHAM MANOR DEPOT, connects at North New York with the spacious, swift and elegant BOATS of the MORRISANIA or HARLEM STEAMBOAT COMPANIES, which, starting about every quarter hour, [see Time Table below.] in twenty-five minutes transport their passengers by the East River, (a panorama delightful and varied as a kaleidoscope,) to their landing at "PECK SLIP," the Southerly and Business End of the Great Metropolis,—thereby realizing the coveted **Rapid Transit**—in short, from **PELHAM MANOR** to **FULTON STREET** in **FORTY-FIVE MINUTES**—enabling all who will, to leave Offices and Stores below Canal Street in New York, and **WITHIN ONE HOUR'S TIME**, by this unequalled route, reach

HOMES AT "PELHAM MANOR."

BOATS LEAVE

Peck Slip for Morrisania.	Peck Slip for Harlem.	
7.15 A.M.	7.00 A.M.	EXPRESS.
8.15 "	8.00 "	8.30 "
9.15 "	9.00 "	9.30 "
10.25 "	10.00 "	10.30 "
11.45 "	12.00 "	11.30 "
1.30 P.M.	1.00 P.M.	1.30 P.M.
3.05 "	3.00 "	2.30 "
4.15 "	4.00 "	3.30 "
5.15 "	5.00 "	4.30 "
6.30 "	6.15 "	5.30 "
7.05 "	7.00 "	6.30 "



BOATS LEAVE

Morrisania for Peck Slip.	Harlem for Peck Slip.	
6.05 A.M.	6.00 A.M.	EXPRESS.
7.20 "	7.00 "	7.30 "
8.14 "	8.00 "	8.30 "
9.20 "	9.00 "	9.30 "
10.15 "	10.00 "	10.30 "
11.45 "	11.00 "	12.30 P.M.
1.15 P.M.	2.00 P.M.	1.30 "
2.45 "	3.00 "	2.30 "
4.15 "	4.00 "	3.30 "
5.15 "	5.00 "	4.30 "
6.10 "	6.00 "	5.30 "
	7.15 "	

Let it be specially noted, that the COMMUTER, RESIDENT AT "PELHAM MANOR," using Railroad and Boat, will have the VALUABLE PRIVILEGE of daily ordering and receiving his Family Supplies, *without extra trouble or cost, directly from the famous FULTON MARKET*, in New York;—but should he prefer, he may avail himself of Local Dealers, who now make calls daily, throughout the neighborhood.

Further, the local and carriage drive communications of this excellent Suburb deserve mention, even beside the marked advantages of its triple steam arteries. In addition to the fine Avenues already made or under construction by this Association, running through its lands and centrally intersecting therein, [see Map.] are two great East and West and North and South Highways, namely, the "BOSTON BOULEVARD" and "PELHAMDALE AVENUE," which latter new and well-made Avenue is the direct thoroughfare between the NEAR BY and CAPTIVATING SEA-SHORE and the large and thriving community of MOUNT VERNON, whilst the Boulevard named, affords the straight and splendid drive for several prosperous towns above, to and from the great City.

Of the excellent institutions in the immediate neighborhood is the FAR- AND WORTHY-FAMED "PELHAM PRIORY," (almost encircled by the southerly portion of these lands,) attractive in its School and English Church for both their picturesque and substantial external, and the high-cultured privileges therein afforded;—whilst in the vicinity are several other GOOD CHURCHES and SCHOOLS of various denominations. Also, north-east from and nearly adjoining the lands of this Association, may be found "HUGUENOT PARK," with its beautiful Lakes, Avenues and Villas. Again, half a mile beyond Pelham Manor Lands, along the VERY ROMANTIC SEA-SHORE ROAD, we come to the spacious and well-appointed "NEPTUNE HOUSE," which, under the present able management, is largely patronized by New York's BEST CITIZENS. Connected with this Hotel is a good Steamboat Landing, well served in summer by Excursion Boats to and from the City.

But a circular designedly brief as this, cannot enumerate all the inducements to citizenship in this delightful suburb. Parties interested by the suggestions herein made, are respectfully invited to call at the offices of the undersigned, who will cheerfully furnish all further particulars desired, as well as full facilities for personal inspection of the Company's Lands.

Several of the gentlemen connected with this Association, now make, or are preparing to establish, their own permanent homes in this RISING SUBURB "ON THE SOUND," and the Association can give the fullest proof that its systematic plans, and the vigorous prosecution thereof now going forward under a competent force of Engineers and Workers, are rapidly achieving results, which will show great natural advantages, artistically improved for the enjoyment of all in the community, and ensure a large enhancement in value to the Estates of those who shall purchase and locate on this property.

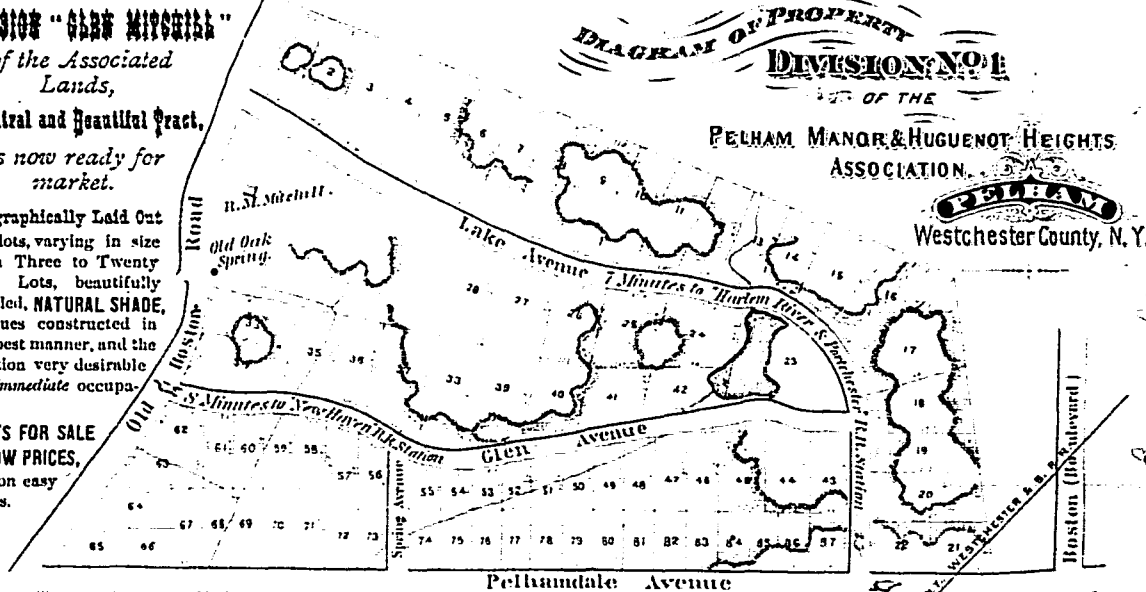
DIVISION "CLARE MITCHELL"

of the Associated Lands,

a Central and Beautiful Tract, is now ready for market.

Topographically Laid Out in Plots, varying in size from Three to Twenty City Lots, beautifully wooded, NATURAL SHADE, avenues constructed in the best manner, and the location very desirable for immediate occupation.

PLOTS FOR SALE at LOW PRICES, and on easy terms.



AN INVESTMENT in these PLOTS, at present prices, through the communications and improvements herein hinted of, as to be immediately established, and through the sure and constant influx of new and well characterized settlers, is certain henceforth to greatly increase in value with each successive year, and probably no sounder or better paying security is to-day accessible than the Offerings of Land by this Company, the Title whereof has been established as PERFECT—of which every proof and guaranty will be given.

3 DIVISIONS "TWO" and "THREE," adjacent to Depots, are in course of active preparation.

August, 1873.

R. M. MITCHELL, Supt.

OFFICE AT RESIDENCE OF HUGUENOT HEIGHTS, PELHAM, N. Y.

STEPHENS BROTHERS & Co.

Managing Agents P. M. and H. H. Association,

(Office) 187 BROADWAY, (First Floor), NEW YORK CITY.

I will send all other
next time or I will soon I want
to know all things

W. L. BUSH

GREENWOOD

CEMETERY

GEORGE
BAY

MASSACHUSETTS

MA

of the

CITY OF BOSTON

Copied from the Census

