

**From:** Richard Thomas  
**Sent:** Saturday, January 09, 2010 7:29 PM  
**To:** 'Martin VanLith'  
**Cc:** Deitz, John; Ludlow, Eben; Ron Kinsella  
**Subject:** "Wertheim bought refuge land piecemeal"

Hi Marty,

Regarding the *NY Times* article you sent me of June 1947 that stated that Maurice Wertheim had acquired the property he donated to the United States "piecemeal."

It is true that he acquired the land "piecemeal," but many of the pieces had already been assembled for him by the **Carman River Corporation**.

Date	Liber	Pg	Property conveyed from, Grantor	Property conveyed to, Grantee
27 May 1938	1986	441	Carman River Corporation	Maurice Wertheim
23 Oct 1939	2069	353	Eugenie A. T. Smith	Maurice Wertheim
25 Oct 1939	2070	4	Eugenie A. T. Smith	Maurice Wertheim
23 Oct 1939	2070	574	Fenton R. Brydle and Mary M., his wife; Westport, CT	Maurice Wertheim
18 Jan 1944	2307	146	Pearl Marion Knowles, niece of Harriet Turner	Maurice Wertheim
18 Jan 1944			Pearl Marion Knowles	Maurice Wertheim
05 Oct 1944	2395	338	Harriet Turner Hohenhausen	Maurice Wertheim
07 Jun 1947	2714	336	Maurice and Cecile B. Wertheim	United States of America

In my visit to Riverhead on 30 Dec 2009, I found out a lot more about the Carman River Corporation.

I had hoped to complete looking up the list of deeds I had made from the index regarding Carman River Corporation transfers when I went back this week on 05 Jan 2010, but I got side-tracked by all the deeds for Hugh Hanson and Nancy W. Harrison. Their deeds are in those deed books that were handwritten in an ink that has turned a brownish red. It is not hard to read (unlike the brownish red and *faded* ink of the deeds of the 1840s), but is nearly invisible to copying machines. So after I made copies on the darkest setting, I had to go fill in the missing pen strokes in the copies. I should find out if I can photograph them instead. I think the pages would show up fine in a photograph.

Maurice Wertheim was not the first Manhattan business magnate to buy up properties along the southern part of the Carmans River.

The deed for the parcels that Maurice Wertheim conveyed to the USA in 1947 contains a 23-page list of separate parcels, *but a very large number of those parcels had already been "assembled."* About 12 pages of parcels had already been acquired and were held by a *single entity*, the **Carman River Corporation**.

[I should go to Riverhead and put the books for Deed L1986 P441 and Deed L2714 P336 side-by-side to find out which of the many parcels in the deed to the USA, which are listed separately, came to Maurice Wertheim through a single purchase. The identical wording is used in both deeds for the separate parcels so it shouldn't be hard to do. I have to do it at Riverhead because the two deeds are very long --- too long and expensive to copy in their entirety, so I only copied the beginning and ending pages. --- Those big and heavy deed books are cumbersome to maneuver on a copying machine.]

The deeds I examined on 30 Dec 2009 indicate fairly clearly that the Carman River Corporation is not the same as the Carmans River Club, Incorporated.

The few Carmans River Club deeds I have examined are not conveyances of property; they are instead three-year leases, beginning in March 1896, between the Carman's River Club and William E. T. Smith and others. The last deed is one dated 01 Apr **1925** between Clarence G. T. Smith and the Carmans River Club.

The Carmans River Club was made up of "prominent men of Greater New York," such as Colonel Alfred Wagstaff, William J. Meyers, Joseph P. Knapp, Peter B. Acker, and Henry C. Wilson. They leased not only the part of the Carmans River south of Montauk Highway, they also leased "club grounds" which they laid out as "a park for the purpose of **propagating** and protecting the fish, birds and game." (They should have added "quadrupeds.") It was incorporated in Suffolk County in 1895, with a life of fifty years, and with an address of "Brookhaven, NY."

The other corporation, the **Carman River Corporation**, first appears in **1924**. (So the periods of existence of the two similarly-named corporations do appear to have overlapped.)

That property along the west bank of the river south of Phillips Dock, the one acquired by the house mover, James I. Davis of Blue Point in 1917, is sold to two millionaires. One is an industrialist and the other is one of the most prominent individuals in the history of advertising.

It is they who create the Carman River Corporation. The original address of the corporation is given as Setauket, NY, which is the location of the summer home of the industrialist. Later the address is 17 Battery St., New York, which is the location of his business. The corporation must have originally been incorporated for a short lifetime, since in 1933, a bill was presented in the New York State legislature "to revive and extend the corporate existence of the Carman River Corporation and to annul all proceedings taken for the dissolution thereof." (I wish I could find out more about that bill, but it is in one of those books for which Google Books shows only "snippets.")

The Carman River Corporation was a creation of Eversley Childs and Alfred W. Erickson.

### Who was Eversley Childs?

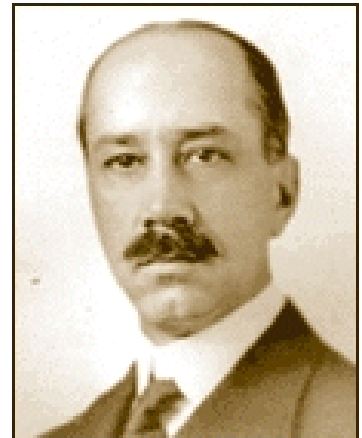


**Eversley Childs**  
c. 1890

Here's what I found out by Googling his name.

Eversley Childs was the son of William Henry Harrison Childs and Maria (Eversley) Childs. He was born 05 Feb 1867 in Brooklyn and died 20 Dec 1953 in New York City.

His father, William H. H. Childs, was born in Nunda, Livingston County, NY, in 1840, and came to NYC at the age of 18. He was in the coal tar business. Then he organized the Mica Roofing Company, which made products from coal tar and oil tar, by-products of coal gas production.



William H. H. Childs's cousin, William Hamlin Childs, came to New York from Connecticut, and with William H. H. Childs established the *Childs and Childs Soap Company* in 1890, which, in 1896, was renamed the **Bon Ami Company**. William H. H. Childs was a member of the Lafayette Avenue Presbyterian Church, Brooklyn. He died 25 Apr 1898.

*How did the cousins, William H. H. Childs and William Hamlin Childs, come up with the formula for Bon Ami?*

According to the *New York Times*, 03 Nov 1928, p. 14 (with some information added from the official history):

After high school, William Hamlin Childs became a hay and seed merchant in Manchester, Connecticut. He used his father's (Gurdon Hicks Childs) abandoned grist mill for his business. The place was bigger than he needed, so he rented out half of it to Mr. J. T. Robertson, who had gone into the business of making soap. Mr. Robertson was unable to pay his rent and had to vacate. He left behind a formula, some labels, some empty cans and a quantity of white powder for which Mr. Childs had no use.

Soon afterward Mr. Childs began to receive inquiries from housewives in different parts of the country, who wrote that they were disappointed at not receiving a cleansing powder they liked to use. At that point Mr. Childs turned his energies from hay and seed to the powder business, answered the letters and resumed production of the powder on the basis of the formula he found among his former tenant's effects.



[One problem with this *NY Times* story is that Mr. Robertson sold his product, Bon Ami, in cakes, not as a powder. You can read a sanitized official version of the Bon Ami story at the official web site: <http://www.bonami.com/history/> ]

William H. H. Childs coal tar and roofing businesses also did very well. (Although he had acquired patents for his roofing products and was president of the company, in the Census, his occupation is shown as "roofer.") When he died in 1898, he left an estate of \$1.5 million to his wife and two sons, Eversley and Irving W. Childs.

Irving was 19 years younger than Eversley, and a playboy, but his older brother Eversley had control of his trust until he was 25. Irving took him to court. He got \$500,000 of his money without having to wait until he was 25, spent much of it quickly, and was dead at age 26. In his will, Irving stipulated that \$50,000 of his estate was to be used to continue the legal battle with his brother Eversley.

In 1906, Eversley Childs was serving on the board of directors of a financial institution, the Hamilton Trust Company of 191 Montague Street, Brooklyn. Hamilton Trust had, by 1922, become a branch of Chase Bank. Eversley Childs was then appointed to the Advisory Committee of Chase.

Eversley Childs became chairman of the board of the Barrett Company and William Hamlin Childs became the company's president. In an article entitled "Our Kings of Chemistry" in the February 1921 issue of *The World's Work*, Samuel Crowther wrote of Eversley and William H. Childs, "**They have done more things with coal tar than any one suspected could be done.**" (p. 351) He notes that coal tar was a by-product of the manufacture of coal gas "**and generally considered an infernal nuisance. It polluted everything it touched.**" The Barrett Company used it in slag roofing, congoleum, roads, creosote oil for wood preservation, paints, ammonia, dyes, carbolic acid, etc. "The list of their products would fill a page, and all of them start from coal tar."

In March 1913, the company was charged with violating the Sherman Antitrust act of 1890 through collusion with the American Coal Tar Company and the National Coal Tar Company to control the market for coal tar. The counselor for the companies admitted that the three companies were actually acting in collusion, and in September 1913, the agreements between the companies were dissolved.

It didn't hurt business much, since in 1915, the Barrett Company reported a dividend of 21.4%. In 1920, the Barrett Company merged with four other chemical companies to become **Allied Chemical**. Eversley resigned as chairman of the board of Barrett and took a position on the board of directors of Allied Chemical.

The address for the Carman River Corporation on the earliest deed appears as Setauket, NY, but in a later deed appears as 17 Battery Place. 17 Battery Place was also the address of the Barrett Company and the Bon Ami Company. See images of the beautiful Whitehall Building (erected 1902-1904) at 17 Battery Place at <http://www.startsandfits.com/hardenbergh/whitehall.html> .

William Hamlin and Eversley Childs were large contributors to the National Security League. Other supporters of the league included J. P. Morgan, Rockefeller, Frick, the Guggenheims, Cleveland Dodge, W. K. and P. W. Vanderbilt, and T. Coleman Dupont. The purpose of the league was to sway public opinion and gain public support for the United States entering the war, and also to work to defeat members of Congress who were opposed to doing so.

The League promoted:

Compulsory military training of all boys, increasing the strength of the Army, and immediate measures to bring the Navy to *second place* among the sea forces of the world.

The league sent literature to newspapers throughout the U.S., and when a piece of their literature was published, league officials would issue press releases quoting the articles and claim these articles in distant newspapers showed broad public support for its position. (Do you think that tactic would work for the Fire Place History Club? We could try sending literature to newspapers at Sayville, Mastic, Port Jefferson, Rocky Point and Patchogue.)

A Congressional committee called the League "a menace to representative government" "conceived in London." Many felt the motives of those who funded the activities of the League were less than pure, and that the "profits of war" were what enticed those who supported it more than an interest in national defense and the support of our European allies. You can read the proceedings of one of their events, "The Congress of Constructive Patriotism," held in Washington, D.C., on January 25-27, 1917, at Google Books.

[http://books.google.com/books?id=BiwuAAAAYAAJ&pg=PA392&dq=%22Eversley+Childs%22&lr=&as\\_brr=3&cd=57#](http://books.google.com/books?id=BiwuAAAAYAAJ&pg=PA392&dq=%22Eversley+Childs%22&lr=&as_brr=3&cd=57#)

Eversley and William Hamlin Childs contributed \$7,500 to the League, ten times what W. K. and P. W. Vanderbilt contributed. Simon, Murray, and Daniel Guggenheim contributed only \$3,750.

Before World War I, Eversley and William Hamlin Childs bought up a large number of leather companies, United States Leather Co., Union Tannery Co., Central Leather Co., Argentine Central Leather Co., etc. Their companies then became the sole-source of many leather products needed by the military. The companies made \$12 million more in profits during the war than they had in the prewar period (\$15.5 million as compared to \$3.5 million before the war). That's patriotism for you.

Eversley Childs was also a director of the an old stationery firm, Boorum & Pease of Brooklyn -- founded 1868, which manufactured bound blank books, loose leaf ledgers, and columnar pads.

He held directorships in the Congoleum Company and in Technicolor, Inc., and the Technicolor Motion Picture Corporation.

Technicolor required the investment of a large amount of capital with no prospect of any quick return. The original attempts at color motion pictures used *successive* exposures, one through a red filter immediately followed by one through a green filter. This could result in a horse with two tails, a red one and a green one. The Technicolor method used instead two *simultaneous* exposures from an identical point of view onto two separate reels of film.

As originally conceived, Technicolor produced two rolls of black and white film that would be projected simultaneously through red and green filters when the movie was shown. This required a projectionist "who was a cross between a college professor and an acrobat." The additive-projection method was soon abandoned.

By 1919, they had hit upon the idea of using two layers of celluloid glued together, with each containing different dyes that made each layer respond to different colors, and which, when exposed and developed would absorb light of the desired color. This method produced two-component subtractive prints. William H. and Eversley Childs coal tar products company produced dyes, thus their interest in Technicolor.

An investment of \$2.5 million over six years was required before the first full-length (silent) movie came out (Douglas Fairbanks in *The Black Pirate* in 1926.) And that was in two-component color on a thick film that tended to "cup" and go out of focus. It was also easily scratched. The original product left much to be desired.

In addition to Eversley and William Hamlin Childs, Harrison McCann and Alfred W. Erickson, two prominent advertising men, were early investors in the Technicolor process.

Eversley's uncle, William Hamlin Childs was 17 years younger than his cousin, William H. H. Childs (Eversley's father), and outlived him by 30 years. W. Hamlin Childs remained Chairman of the Board of Directors of the Bon Ami Company, Inc. until his death from acute appendicitis at age 71 on 04 Nov 1928. Eversley then became both president and chairman of Bon Ami.

Eversley Childs' salary, as president and chairman, was \$25,680 in 1935. On 09 July 1940, at age 73, he relinquished his position as president, but remained chairman of the board.

In 1901, he established a 500-acre estate at Old Field (Setauket) which he named Crane Neck Farms. A large house was already on the property. Parts of the building had been erected before 1797, and there were major additions through 1836. The Childs then did extensive renovation and rebuilding of the mansion after they acquired it.

It has been owned by Stony Brook University since 1958.

In 1937, Eversley Childs was a director of the **Long Island Lighting Company**. He and another director and the President of LILCO owned two-thirds of common shares of the company.

Eversley Childs Sr. married Mary "Minnie" C. Lockwood, the daughter of Dr. Charles E. and Leila Shubrick Lockwood, on 04 Dec 1889 in Norwalk, Connecticut, at the First Congregational Church. The *NY Times* reported that nearly one thousand guests were present. "The floral decorations were profuse and elaborate," and included a bower of tropical plants.

Eversley and Mary's daughter, Dorothy, married Archibald McLaren, a marriage that ended in divorce. She was the first of their three children to die. After an illness of two years, she died on 07 Dec 1934 in Watsonville, California.



*Childs' Home, Setauket, NY*

Eversley and Mary Lockwood Childs had a son who was named for his grandfather, William H. H. Childs. He was gassed during his service in an ambulance unit in World War I and, afterward, suffered from heart, throat, and lung problems. He spent most of his time fishing. On 04 May 1936, he died of a self-inflicted gun shot wound.

Mrs. Childs pre-deceased her husband, dying on 17 Nov 1944.

Eversley Childs Sr. had a namesake, Eversley Child Jr. who was involved in real estate and also had a position on the board of directors of Bon Ami and Technicolor, Inc. He died before his father at age 58 on 29 Oct 1952.

Eversley outlived his first wife and his children, dying on 20 Dec 1953. (His second wife was Alice Barnard.)

Today he is remembered for funding the construction and operation of the Eversley Childs Sanitarium for the treatment of leprosy in Cebu, Philippines. It was (and is to this day) an important center for medical research on leprosy and skin diseases.

Eversley's father, W. H. H. Childs was also a philanthropist. At Easter, in 1892, William H. H. Childs, presented houses and land adjacent to the Brooklyn Nursery for use as an Infants Hospital in memory of his wife, Maria Eversley Childs. The land and buildings were valued at \$15,000. "This gift did not satisfy his generous heart, for year by year came timely checks, with the simple words, 'Don't let the little sick babies want for anything in winter's cold or summer's heat.' "

Both Eversley and his uncle were members and supporters of the **New York Zoological Society** in 1906. In 1916, Eversley was a Life Member of the **American Museum of Natural History**, and in 1918, both were Life Members of the **Brooklyn Institute of Arts and Sciences**.

In 1911, Eversley and Mary S. Childs both became Life Members of the **Suffolk County Historical Society**.

Eversley Childs also contributed to the **Permanent Wild Life Protection Fund** and, in 1912, he was a sustaining member of the **Audubon Society**.

In 1917 or 1918, Eversley and Minne Childs purchased the property next to Melville Mill Pond in Setauket (the Lake House) and presented it to the community, along with an endowment. They also added a Ballroom to the structure.

Eversley Childs gave \$12,500 to the Setauket library as an endowment in 1922. He also donated West Meadow Beach, part of his Crane Neck estate to the town.



He contributed generously to the Salvation Army, and in 1942 he gave his mansion on Flax Pond at Crane's Neck and 34 acres surrounding it, to the Salvation Army to establish a children's home.

**Who was Alfred W. Erickson, the other person involved in creating the Carman River Corporation?**



A. W. Erickson started the Erickson Advertising Agency in 1902. (It became McCann Erickson after a merger in 1930.) Before 1910, A. W. Erickson started doing the advertising for Bon Ami. He persuaded Eversley and William Hamlin Childs to do full-page display ads in leading women's magazines, and later, to do them in full color. I haven't determined whether Erickson's company came up with the chick and the motto "Hasn't scratched yet."

He was also a founder of the Audit Bureau of Circulation. He was one of the first ten individuals named to the **Advertising Hall of Fame**. (The first ten were named upon the creation of the Advertising Hall of Fame in 1949.)

He helped organize the Congoleum Company and was serving as chairman of its board at the time of his death on 02 Nov 1936. (His funeral was at Central Presbyterian Church in Manhattan.) He had also served as a director of the Bon Ami Company, the Barrett Company, and Technicolor Inc.

He left a net estate of \$5,005,131. The Ericksons had no children; nearly all of his estate went to his wife, Mrs. Anna E. Erickson.

You can get some idea of A. W. Erickson's fabulous wealth by the paintings he owned. Mrs. Anna Erickson kept the art collection together during her lifetime. She died 07 February 1961, and the paintings were sold in an auction the following November.

One of A. W. Erickson's paintings was **Aristotle Contemplating the Bust of Homer by Rembrandt**. It was purchased by the Metropolitan Museum of Art for \$2.3 million. It was the first painting in history to get an opening bid of more than \$1 million, and sold for three times the previous record price. The entire collection brought in \$4.68 million.

### Did Maurice Wertheim know Eversley Childs or Alfred W. Erickson?



I haven't found any evidence that they knew each other. In 1913, William Hamlin Childs had a home in Greenwich, Connecticut, which is immediately west of Cos Cob, where Maurice Wertheim lived.

In any case, on 27 May 1938, Maurice Wertheim acquired a large number of the parcels along the Carmans River for \$34,000 that had been first been purchased by the Carman River Corporation.

So although Wertheim may have acquired his properties "piecemeal," many of the pieces were obtained all at once in a single purchase from the Carman River Corporation.

Richard

