Hampton Manor

The Hampton Manor neighborhood surrounding this part of the Albany-Hudson Electric Trail is an example of the automobile-era subdivision of farmland for residential development that was part of Albany's suburbanization in the 1920s. Hampton Manor occupies part of an area that once included the Greenbush Cantonment, military barracks built to ready US troops for the War of 1812. Hathorn McCulloch purchased these lands from the US government in 1831 and established his "Cantonment Farm," living in a former officers' quarters. He gave a southern portion of his land to his son William, who built a mansion called Hathornden. Both historic homes still stand nearby today.

▲ **TROLLEY STOP**
An Albany-bound trolley stops at Clinton Heights crossing by the Hathornden estate gates, about 1912. The trolley line shut down in 1929, replaced by a parallel Albany-Nassau bus line. Source: Schodack Town Historian.

Suburban Subdivision

In 1925, the Veeder Realty Company bought the former Hathornden lands to develop its 187-acre "Hampton Manor" subdivision. Albany real estate promoter Harold Veeder hoped to attract city dwellers to relocate to the suburbs, an exodus supported by the increasing availability of the automobile. Veeder's advertisements touted Hampton Manor's ten-minute commute to Albany, pure springwater, beautiful artificial lake, good neighbors, and fine environment for children.

SUBDIVISION PLAN ▶
A Veeder Realty Company map of Hampton Manor house lots. The first houses were built in "Hampton Manor South" in the Maryland Avenue area, near the Albany-Hudson Electric Trail parking lot. Source: East Greenbush Historian.

Kit Homes and Improvements

New Hampton Manor homeowners purchased house lots from Veeder and contracted to have their choice of two- or three-bedroom "kit" houses built in one of several styles within a price range of $7,400 to $8,900. The Hampton Manor Improvement Association made sure the streets and sidewalks were paved and lighted, and banned commercial development. Hampton Manor filled out with over six hundred houses by the early 1950s. Hampton Manor and surrounding residential subdivisions made East Greenbush one of the growing Capital District's first major suburban areas.

▲ **SUBURB BEAUTIFUL**
Veeder Realty Company advertisements for Hampton Manor claimed that "people who make their homes outside the city are quite apt to be healthier, wealthier and wiser." Source: East Greenbush Historian.

▲ **LAKE RECREATION**
Veeder Realty dammed a small creek to form the 14.5-acre Hampton Lake, East Greenbush's largest body of water. Hampton Manor residents enjoyed boating, fishing, swimming, ice skating, and miniature sailboat regattas. Source: East Greenbush Historian.

▲ **KIT HOUSES**
Hampton Manor's houses included prefabricated Sears, Roebuck & Co. "kit" houses like this example. Kits were delivered to a house site by truck within four weeks of being ordered. Source: John Carl D'Annibale / Albany Times Union.

EMPIRE STATE TRAIL

NEW YORK
STATE OF
OPPORTUNITY.