

[Smadbeck, Warren]

PIONEER DEVELOPER DIES AT L.C. HOME

Dr. Warren Smadbeck, a pioneer in suburban real estate development and who developed Lake Carmel, Putnam Lake and Roaring Brook, all in Putnam county, died Thursday, July 29, 1965, at his summer home on Gray Oaks road, Lake Carmel. He was 80 years old.

Dr. Smadbeck, together with his brother, Arthur, president of the New York Coliseum, formed the firm of Warren and Arthur Smadbeck, a partnership that has continued successfully for almost 60 years.

They were the first suburban developers to conceive the idea of offering low-cost suburban homesites to the general public. In the early 1900's they bought and developed tracts close to suburban railroad stations. Later, as the public took to the highways, they created developments in the suburbs adjoining main roads, building lakes and recreation facilities which the purchasers could enjoy.

Over the period, the firm of Warren and Arthur Smadbeck, which Dr. Smadbeck headed until his death, created 60 developments throughout this country and Canada, housing a permanent population of over 500,000 people.

It has been said that the team of Warren and Arthur Smadbeck played the same role in the real estate field that Henry Ford did in the automotive field—to offer a needed product at prices the public could afford to pay.

The business continues actively at present and includes suburban development projects and residential and commercial holdings in the New York area.

Born in New York city on January 13, 1885, Dr. Smadbeck attended the New York public schools and graduated at the age of 19 from the New York University School of Dentistry, Class of 1904.

In addition to his business activities, he was an ardent and knowledgeable art patron and collector for over 50 years, and rarely missed a Park Bernet showing. He had an early and continuing interest in the welfare of children and was appointed by Governor Alfred E. Smith to the first Child Welfare committee, headed by Sophie Irene Loeb.

At his death, he was a Life Member of the New York Athletic Club, where he played hand tennis until the age of 70; of the Winged Foot Golf Club, where he had golfed regularly until several months ago; and was for many years a trustee of the Church of the Divine Paternity [Fourth Universalist].

He is survived by his wife, Violetta; and six children, Jane, Warren, Jr., Ann, Mrs. Caryl Phillips, Mrs. Doris Taussig, Mrs. Evelyn Jones; five grandchildren; and his brother, Arthur, of New York and Carmel.

Funeral services were held Saturday at 2:30 p.m. at the Universalist church, 76th St. and Central Park West. Interment was private.

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