

Great Building Activity in Forest Hills

Ground Broken for Community House for Which Very Attractive Plans Have Been Completed, Many Beautiful and Comfortable Homes in Course of Construction

BUILDING is very active in Forest Hills. There will be no need to worry about the unkempt appearance of vacant lots next summer; apparently, like the core of the selfish little boy's apple, "There ain't goin' to be none."

In the Gardens, J. F. Musil has the foundation laid for a large stucco house on Exeter Street near Continental Avenue, Colton & Ayers being the architects. Across the street an addition which is really a second house is being built to the residence of George B. Hanavan. On Groton Street near Continental Avenue, a spacious residence of lovely lines is growing for William E. Woodard, Douglas Fitch, architect. On Continental Avenue and Exeter Street, the Sage Foundation Homes Company is finishing the beautiful marble-stucco house of Nathaniel Wilkes. The same company has also nearly completed a fine house of Colonial design on Greenway South and Groton Street for P. J. Maloney; and is building two groups of three houses each, either side of Middlemay Circle, six houses in all, which will be for sale.

On the southwest corner of Greenway Terrace and Middlemay Circle, the quaintly beautiful home for H. Hunter is nearly ready for occupancy, Grosvenor Atterbury, architect; and on the southwest corner of Greenway North and Ascan Avenue an exquisite gray stucco and field-stone house, designed for John Allen King by Douglas Fitch, forms a delightful companion for the Church-in-the-Gardens.

On the east side of Ascan Avenue near Burns Street, William T. Anderson, Inc., has nearly completed four stucco houses, two detached, two semi-detached, which are for sale; and across the avenue, on the corner of Ascan and Burns the same builder is having the cellar excavated for a four-story apartment house, which is promised to be of most attractive design.

Around the corner, on a plot bounded by Slocum Crescent, Burns Street and Middlemay Circle, Guyon L. C. Earle, owner of the Tennis Place and Gardens Apartments, is erecting nine three-story dwellings which will be unique, comfortable and pleasing.

On the northwest corner of Ascan Avenue and Russell Place, L. Gallucci is building for his own occupancy a tapestry brick house, Charles M. Lobejayer being the architect; and diagonally across on Ascan Avenue and Winter Street, William Woodin & Son have nearly finished a commodious

home for H. B. Evans. The Woodins are also building a residence for George A. Powell on Greenway South near Puritan Avenue, and have recently completed a two-family house for Dr. Eugene Christian, on the southwest corner of Winter and Summer Streets.

On the northeast corner of Ascan Avenue and Greenway South, a very handsome residence is almost completed for the occupancy of Mrs. Louise Sammis, William S. Moore, architect; and next to it, on Ascan Avenue, a house is being built for William Plate.

For Philip A. Armour a fine house is going up on the southeast corner of Greenway North and Puritan Avenue, John J. Hutchins, architect; and nearby on Seasongood Road and Summer Street a quaint dwelling is being built by E. Englehardt, who is his own architect. Further along on Greenway North and Wendover Road, a double house, combining comfort and good style, is almost ready for E. Gilman, L. Faganni being the architect. On Wendover Road, Curtis Kloetzer has the foundation laid and retaining wall of field stone ready for the house to be built in the spring.

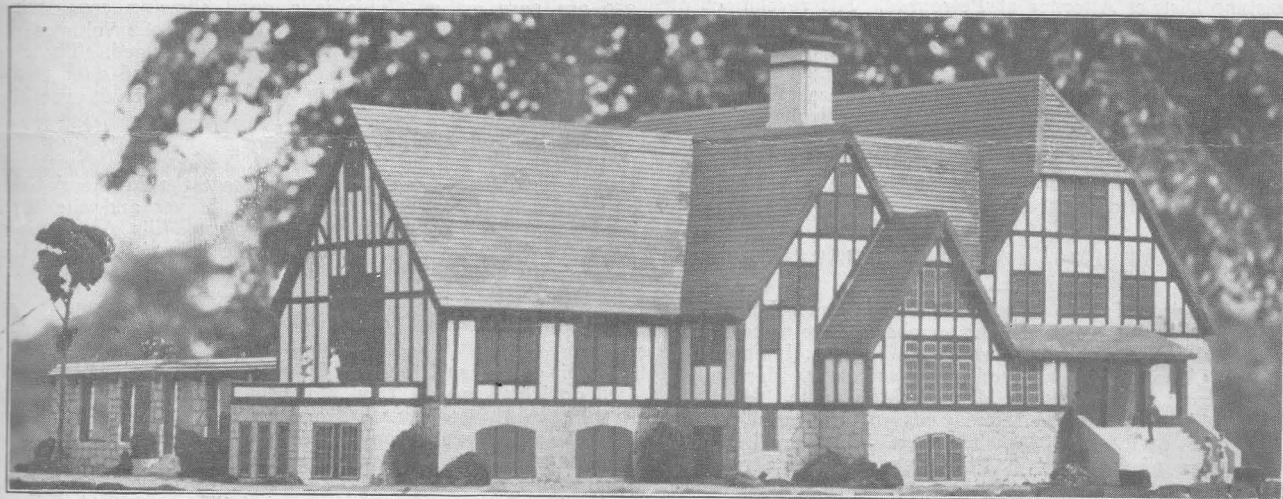
On Markwood Road and Rockrose Place, in keeping with the handsome residences of that locality, George H. Wickes is having erected a spacious home, Erik Hadgaard & Burnham are the architects. At Greenway South and Shorthill Road, a very attractive house is well under way for G. F. Batcheller, the Sage Foundation Homes Company being architect and builder.

The Forest Hills Gardens Home Company, of which S. W. Eckman is president, has made fine progress on Whitson Street, with a group of twelve houses approaching completion on the north side, the foundations almost ready for a similar group on the south side, and the cellar excavations made for nine houses on Ascan Avenue between Ingram and Whitson Streets.

In the Cord Meyer Development, a handsome brick house has been recently completed on Chittenden Street for Mrs. J. Casey, Herman Spiker, architect. On Fife Street, east of Seminole Avenue, Zeron Brothers, architects and builders, have under construction two handsome detached residences which are for sale.

L. W. Baechle expects to move before long into his at-

(Continued in Supplement, Page 2)



Model of the Community House

Made after the Plans of Grosvenor Atterbury, by John Almy Tompkins and George H. Merrill

The Forest Hills Bulletin

FOREST HILLS, LONG ISLAND

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CORD MEYER DEVELOPMENT COMPANY
FOREST HILLS GARDENS HOMES COMPANY
FOREST HILLS INN

Local news notes and other items of interest for publication should reach the Editor of the BULLETIN not later than Tuesday morning of the week of publication.

COMMUNITY GIVING.

IT IS hard to believe that Christmas Eve will be here in fifteen days! Both in Forest Hills and in the Gardens, plans for the annual celebration are well under way. In Forest Hills the festivities center around the children and will take place in the Seminole Avenue Clubhouse. There the children not only receive their gifts but bring gifts which later are distributed among unfortunate children.

On the Gardens side the pageant of torch bearers, carol singers and Santa Claus and his assistants pass up and down the winding streets carrying the message of "Peace on Earth, Good Will to Men." Then in Station Square the choral singing of mixed voices furnishes a fitting climax for the evening.

The people of this community are so comfortable and happy that it would not be in harmony with the spirit of the season unless very substantially they remembered those outside of the community who suffer and have never had a chance. Consequently, gifts of toys and books will be brought to the Square by our well-cared-for children and the adults will bring money gifts for the Society for the Prevention of Cruelty to Children in Queens.

There is something unifying and entirely altruistic about this plan which will help to make the Merriest of Christmases for ourselves and a happier one for others.

THE BALANCE SHEET OF SOVIETISM

Only a native Russian can interpret for the outside world the awful conditions in his country after four years of Communistic terror. Others are deliberately deceived by Bolshevistic propaganda. Lt. Boris Brasol, who addressed the Men's Club on Nov. 24, is a former officer of the Imperial Russian Army, an attorney by profession, who served for a time as Assistant District Attorney at Petrograd. His revelations of Soviet misrule were intensely interesting as a record of total failure. Lt. Brasol predicts increasing famine, pestilence and death for millions of his unfortunate countrymen in spite of efforts for relief from this country and elsewhere. He believes the remedy to be in counter-revolution, a difficult project to initiate under the present tyrannical oligarchy.

The Men's Club will meet this year on the last Friday of each month. The host for the first meeting was the President, Lyman Beecher Stowe.

AMERICAN LEGION AUXILIARY

The American Legion Auxiliary of the Forest Hills Post has organized with twelve charter members. The officers are: Mrs. Charles Pope Caldwell, president; Mrs. M. J. Folsenbee and Mrs. Alec Wier, vice-presidents; secretary, Mrs. Ward J. Mac Neal; and treasurer, Mrs. H. Mandeville. Meetings will be held on the second Monday afternoon of each month at the homes of the members. The next meeting will be held at the home of Mrs. M. J. Folsenbee, 55 Bow Street, on Monday afternoon, two o'clock, Dec. 11. Any woman whose immediate relatives are members of any American Legion Post is eligible. The members are working for the Veterans Mountain Camp.

CHRISTMAS EVE CELEBRATION

All singers, whether members of the Choral Club or not, who will help in the Christmas Eve celebration, are urged to attend rehearsals which will be held in the social room of the Church-in-the-Gardens every Tuesday evening from now until Christmas.

All volunteers for the part of Santa Claus and those who are willing to march and carry torches are asked to give their names to Miss Mary E. Taylor, of the Forest Hills Gardens Homes Company, Boulevard, 6872.

There will be the usual little gifts which Santa Claus will distribute to the little children of the Gardens. The executive committee of the Celebrations Associations has accepted the suggestion of a member that the Gardens celebration express itself in gifts for those in great need. There will be a chimney chest in the Station Square in which will be placed the money gifts of the people of the Gardens. It has been suggested that this part of the Christmas offering should go to the Society for the Prevention of Cruelty to Children in Queens. This is a most worthy organization, non-sectarian, undenominational, and ought to appeal to every one in the Gardens at this season when all children of the Gardens are so beautifully cared for. The plan is also to have the Gardens children bring or send their gifts of toys, dolls, books, etc., to the Square on Christmas Eve and these gifts will be distributed among needy and sick children.

OPENING OF MOVING PICTURE HOUSE

With a capacity house of invited and appreciative guests the handsome new Forest Hills Theatre was formally opened on Tuesday evening, Dec. 5. The Sheers' Amusement Enterprises, Inc., are the owners and Nelson C. Lung is managing director, with Albert F. Brown as director of music.

With many and beautiful floral gifts from friends and well wishers helping to enhance the rose tinted interior, the theatre made a charming impression on the first nighters. Taking the place of the borough president, B. M. Patten spoke of the owners of the enterprise and the high grade theatres which they conduct. He is sure that the management will secure for Forest Hills the best pictures that can be found.

Up to the minute International News pictures were shown and a Prizma Review called "Time" was a reel showing how the hours have been recorded from the beginning. A musical program consisting of songs by Harold Taft Wright, a lyric tenor of fine quality of voice, an organ recital by the gifted Albert F. Brown and splendid orchestra music from the women's orchestra lead by Rita Mario was received with applause. Charles Ray in "A Tailor Made Man" was the long picture shown.

Matinees will be given daily at 2:30 and an evening performance at 7 and 9. Sundays and holidays the show will be continuous from 2 to 11 P. M.

CONDITIONS IN THE LIBRARY

The local Library Station has 797 subscribers, of whom 250 are very active. This is a good showing considering the population of Forest Hills. There are 982 volumes on the shelves and these are being constantly changed. The circulation for October was 958, an increase of 316 over October, 1921, and the record that year was doubled over the year before.

Since the last publication of the committees working for the Library Station, Mrs. Hulbert A. Yerkes and Mrs. Mary Hoppe have been appointed to represent the Mothers' Club of Public School 3, and William C. Mayer and the Rev. Albert Sheppard to represent the Forest Hills Association. Albert Farjeon has been added to the committee from the Community Council.

DEATH OF ALFRED C. WESSMANN

At his home, 22 Greenway Terraces, Alfred C. Wessmann died on Thanksgiving Day, Nov. 30. Services were held in Brooklyn with the Rev. R. Meier in charge. Mr. Wessmann and his family were among the earliest settlers of the Gardens and for a number of years he was exceedingly active in the affairs of the community. He was the president of the J. F. Tapley Company, manufacturer of books at Long Island City. He is survived by Mrs. Wessmann and their children, Tapley, Robert, Mrs. R. E. Peters, Alfred, Jr., and Henry.

THE INN



The Joan of Arc Club of Jamaica held its annual informal dance in the ballroom. Buffet supper was served in the sun porch. Two hundred people attended.

On Saturday, Nov. 25, Harry Woods gave a dinner to eight of his friends in the sun parlor. The table was very prettily decorated with autumn leaves and pom-poms.

The Medical Society of the County of Queens held its monthly meeting in the ballroom on Tuesday, Nov. 28. Topics of interest to the society were illustrated on a screen erected for this purpose. A buffet dinner was served in the dining room after the meeting adjourned. This society will hold its annual dinner at the Inn on Dec. 18.

The Thanksgiving festivities were well attended, especially the barn dance on Wednesday evening. The ballroom, blueroom and lounge were uniquely transformed into a veritable barn; even to the barn yard animals. The mule was a great cause of amusement to the kiddies of the community on Thanksgiving Day, also the goat and the three pigs. It was quite amusing to hear the rooster crow, the ducks quack and the turkeys gobble. The party terminated with an informal dance on Thanksgiving night in the barn.

There were several private parties given on Thanksgiving Day by the guests and residents of the Gardens.

Mrs. Harold Henderson gave a dinner party in the sun parlor on Saturday, Dec. 2. Covers were set for five and dancing was enjoyed after the dinner.

Mrs. H. G. Bauer gave a dinner party for six on Sunday.

Among the recent arrivals at the Inn are: Mrs. Emma Springs of Berkeley, Calif.; Mrs. G. V. Kerwin of Manhattan; Mr. and Mrs. M. H. Grape and son of Baltimore.

Lt. Commander and Mrs. G. W. Hewlett returned to the Inn after a months' vacation in the south.

E. F. Eaton spent the Thanksgiving holiday with his parents.

GARDENS PLAYERS

At a recent meeting of the officers and directors of the Gardens Players it was considered that the best interests of the Players would be served by postponing the first bill of plays until after the first of the year. This is the bill which was scheduled for December 11 and 12, as announced in the last BULLETIN. This means, of course, that all three bills of the subscription series will be given during the winter and spring, but even under this arrangement it will be possible to present one or two interesting added attractions during the season, as the Players will then have available their own theatre and workshop facilities.

In the meanwhile, on Sunday evening, Dec. 17, the Players will hold an informal meeting at the home of Mrs. Frederick W. Kiendl, 69 Greenway Terraces, which will serve as a reception to new members and to those guests of the Players who are interested in its activities. It is expected that one or two successful playwrights of the professional stage will be present as guests of honor, whose informal talks can be counted upon as a source of great interest. Members will receive further announcement regarding this.

A fourth theatre party occurred Monday night, Dec. 4, when about thirty members of the Players attended the performance of "Liza." These frequent parties will be continued from time to time, bringing the benefit of reduced prices to those members who wish to take advantage of the unusual things that are being done on Broadway.

DR. FRANK E. MILLER TO LECTURE

The members of the Forest Hills Choral Club are looking forward to a treat on Tuesday evening, Jan. 2, at 8:15 P. M., when Dr. Frank E. Miller will give a stereopticon lecture which will be of interest to all singers and all who care to hear singing. Active and associate members, as well as new members who will join for the second term will be welcome to this lecture.

EXHIBITS FROM INDIA

Samuel Ernest Deva-Lal conducted an exhibit and sale of prints, embroideries, shawls, ivories and brass from his native country, India, at the Inn all day Monday, Dec. 4. All who let pass this opportunity to buy may reach Mr. Ernest at the home of Raymond P. Kaighn, Seasongood Road.

WILL H. HAYS ADDRESSES CLUB

Forest Hills Women Also Hear "Operalogue" by Havrah Hubbard

At a meeting of the Women's Club on Dec. 4 at the Inn, Mrs. E. D. Sealy, chairman of the moving picture committee, sprang a surprise on the members when Will H. Hays was introduced. In very clear, forceful English he spoke of the business which is so absorbing to him and so important to the whole country. He said that certain standards of decency must be maintained in moving pictures. Admitting that to maintain a standard is hard, he continued: "Anything that is do-able can be done." He asked for the co-operation of all thinking people, and then expressed his faith in the future of the movies.

The musical authority and dramatic speaker, Havrah Hubbard, assisted by Edgar Bowman at the piano, gave the "operalogue" founded on the opera "Mona Lisa," of Max Schilling, the German composer, the libretto of which was written by a Viennese poet. In introducing Mr. Hubbard, Mrs. E. M. Guyon said: "Mr. Hubbard is one of the American geniuses who have arrived," and the members of the club agreed with her as Mr. Hubbard progressed through the prologue, acts one and two and the epilogue of this powerful and moving opera of the reincarnation of the Mona Lisa of Leonardo da Vinci's great portrait. Now every member wants to hear Bertha Kemp and others with her singing the opera at the Metropolitan for the first time in February. Mr. Hubbard's dramatic power, the modulation of his voice and his intelligent interpretation were thoroughly enjoyed.

Mrs. Virgil W. Miller reported for the civic committee in its various departments. The food stores have received letters of praise and blame according to their deserts. She made a plea for keeping the station platform clean.

The club voted \$25 for the philanthropic committee with which to buy gingham to make bibs and aprons for the children of the Jamaica Day Nursery. Mrs. Augustine J. Wilson, chairman of the chapter, made a plea for more members of the Jamaica Day Nursery—fifteen women of Forest Hills are already contributing and more would be welcome. Vernon Kellogg, the scholarship boy of the club attending Newtown High School, will receive the first installment of his \$100 on Dec. 22. The \$13 anonymous gift was used to buy him a suit of clothes. There will be no meeting of the philanthropic chapter in December. The next meeting will be held the third Wednesday of January at Mrs. Wilson's home, 80 Ascan Avenue.

New members elected are: Mrs. William P. Anderson, Mrs. Harold R. Bayley, Mrs. James A. Brook, Mrs. C. E. Burton, Mrs. Clairborn W. Godwin, Mrs. A. C. Humphreys, Mrs. Don Marquis, Mrs. Ray Russum, Mrs. D. M. Sarkisian and Mrs. Dales D. Tripp.

MUSIC MADE ATTRACTIVE

Miss Christina V. Rose has opened a music studio in Forest Hills and is teaching at the home of Mrs. D. G. Clark, Markwood Road. Miss Rose is a teacher of long experience and has made children's work her specialty. She has also devoted much time to the training of teachers in foundational harmony and eurythmics. She has studied both in America and abroad; her principal work has been done under Swayne, Moskowski and Genss. Any one wishing further information, please telephone Mrs. Clark or Mrs. R. E. Renaud.

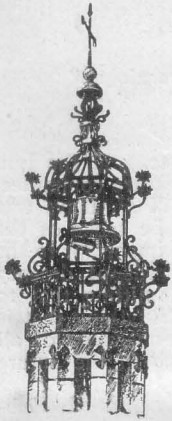
JAMAICA HOSPITAL AUXILIARY

In order to aid the new Jamaica Hospital, which will be located only one mile and a half from Forest Hills, a Jamaica Hospital Auxiliary has been organized here and has secured 50 new members. The officers hope to secure 500 members in Forest Hills. The dues are \$1 a year, and men and women are urged to join by sending names and dues to Mrs. L. R. Blackhurst, 104 Ascan Avenue, Boulevard 6887 R.

SALE OF ORIENTAL ART OBJECTS

Chinese, Japanese and Russian brocades, embroideries and vases are offered for immediate sale from the collection of Mrs. Claude Milton Nankivel. Telephone to Boulevard 8046 for private appointment or call at Apartment 215 Tennis Place Apartments, daily from 10 A. M. to 9 P. M.

CHURCH-IN-THE-GARDENS



The Rev. Charles L. Goodell, secretary of Evangelism in the Federal Council of Churches of Christ in America, will preach on Sunday, Dec. 10. Dr. Goodell is one of the leading ministers of New York and we cordially invite our friends to hear him.

On Sunday, Dec. 17, the Rev. John W. R. Sumwalt, a former presiding elder of the Washington District of the Methodist Episcopal Church, will preach.

We were very glad to welcome the following as new members of our church last Sunday: Mr. and Mrs. E. G. Tracy and Mrs. Emma J. Armstrong Zinberg.

On Dec. 24 at 9:45 A. M., the regular Church School hour, the school will present a play entitled: "The Messenger—A Pageant of Christmas." Each member of the Church School is asked to bring a gift suitable for a child, consisting either of a toy or wearing apparel, which gifts will go to the children under the protection of the Children's Aid Society of Brooklyn. Each package should be marked as to whether it is for a boy or girl and indicating the possible age.

At the home of Mrs. H. C. Bixler, 36 Continental Avenue, with Mrs. W. S. Ortgies assisting hostess, the Women's Guild met yesterday afternoon. There was music and a talk on "Christmas in Buenos Aires," by Mrs. Bertram A. Shuman, a resident of that country. Gifts of groceries were brought for the Home for the Aged.

FAKE COLLECTORS HAVE WATER BILLS

EDITOR, FOREST HILLS BULLETIN:

This office has been informed that attempts have been made by pseudo-city collectors to collect water charges or demand payments on water bills now being rendered by the City of New York in the territory formerly supplied by the Citizens Water Supply Co., and which company formerly served practically the entire Second Ward of the Borough of Queens, viz.: Ridgewood, Glendale, Evergreen, Maspeth, Kew Gardens, Forest Hills, etc., and it was the practise of the Citizens Water Co., when required, to send their accredited collectors to collect payments due on water bills, it is possible that some unscrupulous man, knowing of this practise, is attempting, in the same manner to unlawfully obtain monies now due the City of New York.

In view of the above, I would thank you, in a spirit of co-operation, to warn your readers that the City of New York does not send out any collectors whatsoever in the Borough of Queens, for the collection of charges due on water bills and if any consumer should be broached by a personal demand to make payment on city water bills, this department would consider it a favor if the consumer would detain the sham collector and notify the police and this department. This department would then gladly prosecute the offender.

Each City Inspector, when making surveys or inspections, is required to wear his badge so that it is visible and householders should insist that the badge be shown before they permit access to the premises, and if in doubt, should at once phone this office, Hunters Point 3500.

JAMES BUTLER,
Deputy Commissioner,
Borough of Queens.

A MUSICAL OF CHARM

At the home of Mr. and Mrs. Eugene Schoen, Olive Place, on Sunday night, Nov. 26, a most delightful and beautiful musical program was given by Mr. and Mrs. Alexander Bloch, violinist and pianist, and Mrs. Carl Ruggles, contralto. They were assisted by Mr. Ruggles, a composer and performer on the viola. The most difficult music was rendered by all of them with intelligence and sympathy. Mrs. Ruggles' voice and personality completely won her audience. In writing to a friend here this week, Dorothy Canfield says: "Mrs. Ruggles is one of the most thoroughly and disinterestedly musicianly musicians I ever knew. She is deeply learned in music, but entirely unpretentious." The Ruggles home for this winter is at 159 West 74 Street.

EDUCATION MASS MEETING

At the mass meeting held in the Masonic Temple last Sunday evening, Associate Superintendent Shimer, of the City Schools, stressed the great changes that had taken place during forty-eight years, the years of his professional association with New York city schools. In a very inspiring and practical address, he made the audience feel the close contact that the home had with the school; and how impossible it is to bring the real fruits of education to the child unless the home influence is of such a nature as to co-operate with the school, and the teachers in their efforts. Mr. Sheppard gave an outline address on the Towner-Sterling bill now before Congress, and answered questions in respect to it. At the conclusion of the address, it was unanimously resolved to request the local representatives in Congress to lend their support to an early passage of the bill.

THE PRESBYTERIAN CHURCH

The seating arrangements of The Presbyterian Church are being changed, a new heating system is being installed and the church is also to be redecorated. Rev. Albert Sheppard, minister of the Presbyterian Church, will review "The Americanization of Edward Bok," on Sunday evening at 8 p. m. A cordial invitation is extended to all.

The Executive Committee of the Forest Hills Association met on Wednesday evening under the chairmanship of D. McKenzie, to perfect arrangements for the Christmas festivity.

The annual meeting for the election of officers will be held next Tuesday evening, by the Masons, in their Temple.

PERSONALS

Mr. and Mrs. John G. Jones and son, of Washington, D. C. and Mrs. William Burton North, of Providence, R. I., have returned home after visiting over the holiday with Mr. and Mrs. E. Henderson, of Ingram Street.

Mr. and Mrs. George Ellinwood Batcheller, Whitson Street, announce the birth of a daughter, Elizabeth Ellinwood, on Nov. 27.

Mr. and Mrs. Homer Croy, Standish Road, are happy over the arrival of a baby daughter, Carrol, on Dec. 5.

CHURCH SERVICES

- St. Luke's Episcopal—Rev. Wm. P. S. Lander.
Sundays—Holy Communion, 8 A. M., Church School, 9:30 A. M. Service and sermon, 11 A. M. —
Holy Days—Holy Communion, 7:30 A. M.
- Church-in-the-Gardens—Sunday services; Sunday School 9:45 A. M.; sermon, 11 A. M.; Christian Endeavor, 7:45 P. M.
- Presbyterian Church of Forest Hills—Rev. Albert Sheppard, M. A., minister. Church services, Sunday: 10 A. M. Sabbath School; 11 A. M. Public Worship. Wednesday, 8 P. M. Bible Study. Semingle Avenue and Gown Street.
- First Church of Christ, Scientist, of Forest Hills—Services Sunday at 11 A. M. Sunday School, 9:45 A. M., Wednesday evening at 8. Reading room open Tuesday, Wednesday and Thursday, except holidays, from 2 to 4 P. M. Masonic Temple.
- Roman Catholic—Sunday mornings at 6:45, 8 and 11 o'clock. Ascan Avenue near Queens Boulevard.

COMING EVENTS

- Monday and Friday, 3 to 5:30 P. M. Library Open—Sales Office.
- First and third Tuesday evening of each month, 8 o'clock—Forest Hills Lodge, 946. F. & A. M.—Masonic Temple.
- Tuesday, 8 P. M.—Choral Club Rehearsal, Church-in-the-Gardens.
- Monday, Dec. 11, 2 P. M.—Meeting of American Legion Auxiliary, Forest Hills Post, 55 Bow Street.
- Tuesday, Dec. 12, 2:30 P. M.—Current Readings Chapter Women's Club, 145 Greenway South.
- Sunday, Dec. 17, 8:30 P. M.—Gardens Players, 69 Greenway Terraces.
- Sunday, Dec. 24.—Christmas Eve Celebration, Forest Hills and Forest Hills Gardens.
- Tuesday, Jan. 2, 8:15 P. M.—Dr. Frank E. Miller's Stereopticon Lecture before the Choral Club, Church-in-the-Gardens.
- Wednesday, Jan. 3, 2 P. M.—Women's Club, Inn.

The Forest Hills Bulletin

Supplement to the Edition of December 9, 1922

Community Council Committee Plan Is Adopted

Large Meeting of Property Holders of the Gardens Unanimously Approves Forming of Corporation to Take Over Maintenance, Restrictions and Architectural Supervision

A UNANIMOUS decision which promises to result in a thoroughly satisfactory method of maintaining the high standards of Forest Hills Gardens as an ideal place of homes was reached Thursday evening, Dec. 7, at a meeting in the Church-in-the-Gardens, attended by a large number of property holders. The meeting was characterized by a neighborly spirit and an earnest desire to promote the welfare of the community in the best possible way. Searching questions were freely asked by various citizens and fully answered by members of the committee. Announcement made by John M. Demarest, president of the Sage Foundation Homes Co., that the lots fronting on Union Turnpike had been sold with restrictions against apartment houses was received with hearty applause.

The meeting was presided over by Lawrence F. Abbott, at the request of Edgar D. Sealy, president of the Community Council. Mr. Abbott showed in a few introductory remarks that the meeting was the outgrowth of a movement among the citizens. He referred to the work of a legal committee of the Community Council last spring, a meeting at his home in the interest of architectural supervision and the other pending problems, the meeting of Oct. 24 at the Inn, and the work of the enlarged committee.

The report of the committee had been printed and was distributed at the meeting. It was read by George B. Hanavan.

After a very full discussion, the report was unanimously adopted.

Mr. Abbott then called upon Mr. Demarest, who thanked the people for taking over the maintenance. He spoke of 54 lots on the Turnpike with modified restrictions, 84 lots on Burns Street, 40 of which are entirely unrestricted, and Block 12 with modified restrictions. He said that the lots on the Turnpike for apartment houses would be worth \$200,000—"but," said he, "I have today sold them all to a man who will erect private dwellings on them." It was this remark which brought the hearty applause.

On Burns Street, where the factory now is, Mr. Demarest announced that there would be four-story apartments.

As to Block 12 Mr. Demarest spoke with feeling and conviction that a building should be erected there which would be in architectural harmony with the Inn and Greenway Terraces and that the head of the Green should have mass and character in the structure as a fitting completion of the whole plan. He offered to sell the lots to the people if they could find any better plan for building there.

Committee's Report

The resolution passed at the meeting of the Community Council held October 24 continued the committee of five which then reported, and instructed it to prepare definite plans for the incorporation of a membership corporation of property owners within the Gardens, and to report those plans at a further meeting to be called by the president.

We understood that the instructions given us at the meeting of October 24, and embodied in Judge Davies' motion then adopted, required these three things as essentials of the plan of incorporation:

1. That the membership corporation should have power to take over from the Sage Foundation Homes Company and administer the maintenance fund, and propose ways of increasing it as needed.
2. That the membership corporation should have power to take over from the Homes Company, so far as the Homes Company would grant them, powers over the restrictions, including power of architectural supervision, and all future powers of modification or annulment.
3. That the residents should be left free to challenge the validity of any past attempted modifications of restrictions which would permit the erection of apartment houses, especially as to Block 12.

The committee enlarged itself by the election of Judge Davies, Judge Boyce and Mr. Stowe and has held many meetings, going, with the greatest care, over the successive drafts of the various legal papers, and has now unanimously agreed in recommending the incorporation papers submitted at this meeting, consisting of:

1. A certificate of incorporation.
2. By-laws.
3. An application for membership.
4. An assignment of powers from Sage Foundation Homes Company.

These papers we will briefly comment on:

1. *The Certificate of Incorporation*

This is a purely formal document drawn according to the requirements of the statute. When filed it will give the new membership corporation wide powers to do all that is contemplated. The certificate of incorporation must be signed by at least five persons who will be the first members. As drawn it provides for eleven directors who must be named in it to serve until the first annual meeting of the members. We have suggested holding that first meeting in about a month, at which time the members may elect any directors they choose. In order to get the incorporation started by persons who are already familiar with the facts and legal requirements, we suggest that the eleven directors to be named in

the certificate of incorporation include the names of your committee as follows:

Judge John R. Davies
George B. Hanavan
Lawrence F. Abbott
Edgar D. Sealy
Dr. William A. Hume
Lyman B. Stowe
Judge George H. Boyce
Louis Dean Speir

And, as much of the work of the new organization can be done better by women than by men, that the three additional directors be, we suggest:

Mrs. Donald G. Clark
Mrs. Augustine J. Wilson
Mrs. Edward H. Mays

The certificate of incorporation must be approved by a Justice of the Supreme Court and filed with the Secretary of State and County Clerk. The Secretary of State often raises objections to the form of incorporation certificates sent to him for filing. To obviate this difficulty we have submitted the form of the certificate to the Secretary of State in advance and it has his approval as now submitted, including the name, "Gardens Corporation."

2. The By-Laws

These are our own rules which we as members will be able to change at any time.

Besides providing for routine things like holding of meetings, they contain these principal provisions:

(a) The membership is confined to owners of land in the Gardens; but land held by either husband or wife will qualify both, and together will they have one vote. Land held by corporations can qualify one of its officers as a member to represent it.

(b) The annual dues are fixed at the same amount as the annual maintenance charge, except that something extra shall be paid by the owners of the Inn and the present Gardens Apartments, and we have committed that matter to the Board of Directors.

So if, as we expect, and as is essential to the success of the undertaking, substantially all property owners join as members, the new membership corporation will have an enlarged maintenance fund of about \$20,000, as compared to the insufficient \$10,000 fund of the past.

3. The Applications for Membership

We have had these printed and will distribute them at this meeting. If our plans are approved, we ask all those who approve to sign and hand in these applications at this meeting. The membership dues will then be payable in January with the maintenance charges. Signing commits the signer only to the payment of these dues, while he continues a member. He can resign at any time.

4. The Assignment of Rights and Powers from the Sage Foundation Homes Company to the Gardens Corporation.

We drew a form in accordance with the instructions of the mass meeting of October 24 and submitted it to the Sage Foundation Homes Company on October 30. Mr. Demarest was away for several weeks, and consequent delay followed.

After he got back, we were told that the form was unsatisfactory and would not be signed. Finally on November 29 we received from Mr. De Forest's office a form which the Sage Foundation Homes Company and the Russell Sage Foundation are ready to sign. We have gone over this form with great care and have since agreed with the other side upon several amendments. The committee as enlarged is now unanimous in recommending that this assignment as amended by your committee be accepted. We summarize its principal provisions as follows:

(a) It assigns to our new membership corporation the future administration of the maintenance fund, free from past debt.

(b) It assigns to us all rights over restrictions, architectural or otherwise, over about 90% of the land in the Gardens, including all powers of modification over that 90%.

(c) It conveys to us the streets and parks and sewer system.

(d) It does not assign to us control of the restrictions over the other 10% of the land, viz.: The Eckman tract, the Union Turnpike Frontage, Block 12, and the land between Burns Street and the railroad. But it takes from us no rights we now have.

(e) It preserves to individual property owners or groups of property owners all their present rights to apply for injunctions against apartment houses or other things which may be in violation of the restrictions.

We have these papers open to inspection by every one at this meeting. They seem to us too long and technical to read aloud in their entirety at the meeting, but the members of the committee will be glad to answer any questions about them, and to read any parts that those present wish read.

Concretely we recommend:

(a) The incorporation of Gardens Corporation;

(b) The adoption by it when formed of the by-laws submitted;

(c) The acceptance by it when formed of all qualified property owners who apply, as members.

(d) The acceptance by Gardens Corporation when formed of the assignment of rights from the Sage Foundation Homes Company and the Russell Sage Foundation.

To this end we submit the following resolution:

RESOLVED, that this meeting approves the report of the committee and its recommendations, and instructs the committee to take the necessary legal steps to carry those recommendations into effect.

Dated; Forest Hills, December 4th, 1922.

Respectfully submitted,

JOHN R. DAVIES,
GEORGE B. HANAVAN,
LAWRENCE F. ABBOTT,
EDGAR D. SEALY,
WM. A. HUME,
LYMAN BEECHER STOWE,
GEORGE H. BOYCE,
LOUIS DEAN SPEIR,

Committee.

Great Building Activity in Forest Hills

(Continued from BULLETIN Page 1)

tractive brick-and-stucco home on Harvest Street between Seminole and Colonial Avenues, M. Winters, architect. On Jewel Street, between 51st Street and Colonial Avenue, the Cord Meyer Development Company is building two handsome houses for sale, and in the same locality Mrs. Catherine Sullivan is having a pleasing home built.

On Ibis and Colonial Avenues, Curtis Woodruff is erecting a very handsome residence for H. Kleefeld, and on Livingston Street east of Seminole Avenue, the Cord Meyer Company is building an attractive house of brick for A. S. Coppel. The same company is also building for sale a stucco house on Meteor Street between 50 and 51 Streets, and another on the northeast corner of Nome Street and Seminole Avenue. On Occident Street, this same company is constructing between 51 Street and Colonial Avenue two brick and one frame house for sale, and in the same locality an English stucco house for Carl H. Behre.

BUILDING OF THE COMMUNITY HOUSE STARTED

Excavating for the Community House, corner of Greenway North and Borage Place, has begun! The work of removing the top soil was started on Dec 4, and the work has been progressing all week.

Very attractive and suitable plans have been drawn by Grosvenor Atterbury. There will be a large assembly room with a stage and this room will also be a gymnasium. The plans show a swimming pool with men's and women's lockers nearby. A smaller assembly room will furnish a meeting place for many meetings that do not need the larger room. Adjoining this smaller room is a most delightful sun room. There will be an adequate kitchen. A number of class rooms will be used on Sunday by the Church-in-the-Gardens in connection with the work in religious education and these same rooms will furnish various clubs of boys and girls with meeting places during the week.