

The Forest Hills Bulletin

Forest Hills, Long Island

Vol. 8

Saturday, August 25, 1923

Nos. 22 and 23

Citizens Propose To Develop Block Twelve

Group of Property Holders, Headed by A. K. Hanks, Plan to Buy Land and Build Single Residences at Head of Green

A. K. Hanks submits the following communication to property owners of Forest Hills:

"Residents of the Gardens will be delighted to know that a community movement has been started to take over the entire undeveloped portion of Block 12 and to improve it with one-family private residences. This movement can only be successful by a 100 per cent co-operation on the part of the present property owners. The advantage of permanently disposing of the apartment house question on this block is too great to warrant further mention. Block 12 is truly the 'Heart of the Gardens'. The entire frontage facing 'Flagpole Green' makes it without doubt the finest suburban residential location within New York City. It deserves the best possible development. The suggested plan is as follows:—

"A temporary New York State corporation composed of property owners and residents of Forest Hills will be formed. The corporation will then issue 150 shares of stock at \$1000. per share; this will be sufficient for the purchase and development of the property. There are about 54000 square feet of land, the option price of which is \$105.000. or less than \$2.00 per square foot on the average. As soon as possible the corporation will begin the erection of single-family private residences on the property. The financing, as above, would enable the new corporation to borrow up to 60 per cent of the total cost of the house and plot, on first mortgage, at attractive interest rates. Upon completion of the development, which it is estimated should not exceed two years, the corporation would be liquidated, each share-holder receiving his prorata interest and profit.

"It has been suggested that the sales price of the developed plots be just enough above cost to return interest at 6 to 8 per cent to shareholders, plus actual overhead costs, including brokerage fee. No executive salaries or fees are to be paid.

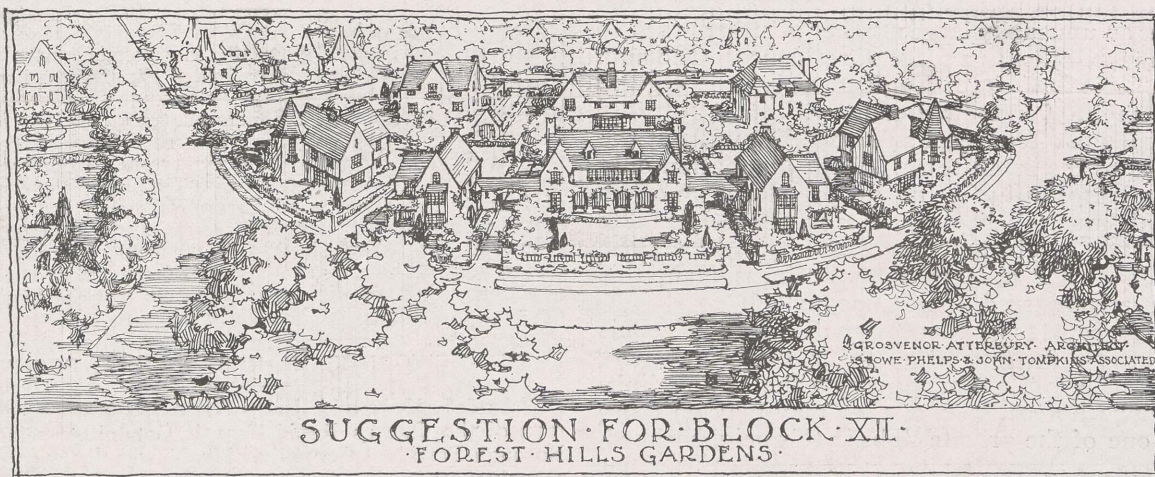
"Fourteen property owners have already agreed to support the proposition and to become shareholders. The name probably will be 'Block Twelve Corporation.' As a matter of keen community interest residents of Forest Hills are requested to promptly advise of their willingness to participate. Subscriptions for one or more shares, preferably five or more, are especially needed. Anyone interested in buying a plot in Block 12 or in acquiring a plot and building a house in this block, will find it to his advantage to consider the matter at once, while any reasonable subdivision may be considered. A definite, written option on the entire undeveloped portion of Block 12 has been obtained, which expires Oct. 1. Prompt action, by personal responses by every one willing to subscribe to shares of \$1000 each, and by all who are able to tell of those desiring to buy plots in this block, is urgently requested. Only prompt co-operation will insure the success of the proposed plan.

"Personal attention will be gladly given. Telephone or address,

AUSTIN K. HANKS,
101 Slocum Crescent,
Forest Hills Gardens, L. I.
Boulevard 6548 Gardens."

List of Subscribers to Stock

As the BULLETIN goes to press Mr. Hanks reports that the following have taken one or more shares of stock in the proposed Block Twelve Corporation: Miss C. Berrian, 101 Slocum Crescent; George H. Boyce, 62 Greenway Terraces; Homer Croy, 10 Standish Road; G. L. C. Earle, Greenway South; Thomas Halloran, Greenway South; Horace Hume, Seasongood Road; L. J. Hunter, 43 Greenway Terraces; E. C. Ketcham, 65 Greenway Terraces; Dr. J. B. Ogden, Seasongood Road; J. Russell Parker, 21 Russell Place; Adam Reinhardt, 52 Bow Street; Frank Richards, 160 Jamaica Ave., Brooklyn; Eugene Schoen, 30 Olive Place; E. Blake Wylie, 41 Shorthill Road.



AN AEROPLANE VIEW

To one looking down from the Flag Pole on the Green, this is the way Block 12 will appear if Mr. Hanks' plan goes through

The Forest Hills Bulletin

FOREST HILLS, LONG ISLAND

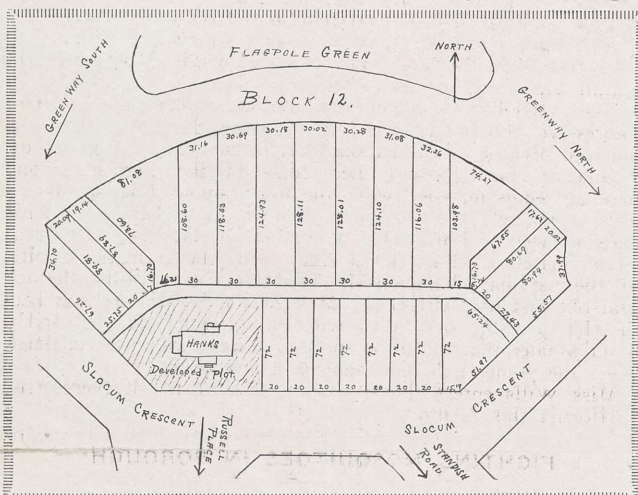
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by

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

REGISTER YOUR POSITION

MR. HANKS' article in this number of the BULLETIN shows that a way has been found by which single one-family houses may be built on Block 12. In another article the president of the Sage Foundation Homes Company states clearly the position of his company. In what way this strategic



THE PLAN OF BLOCK 12

location in the Gardens is to be developed will be determined by the action of the readers of the BULLETIN before Oct. 1. This is a most important question and, from all the discussion of it, one might reasonably suppose that it is of universal interest. It is imperative that every property holder register his position on this question, and that he do so at once.

WHY SPEND SUMMER HERE?

ALL through the year there are many visitors to Forest Hills from all over this country and from abroad, and universally these guests express delight over the charm and beauty of the village. This summer an unusually large number of strangers have complimented this as a place of residence. One man said: "This is a bit of England, only it is a great improvement over the old country."

The village offers ideal suburban life without the littleness of the small town. With Manhattan only fifteen minutes away, we may enjoy all that it offers in social, musical, literary, art or educational life and yet not live in the congested city. As a place of residence for a New York business man, this town is unsurpassed, if not unequalled.

The Inn courts and those of the West Side Tennis Club furnish the opportunity for that sport near at hand. The golfers may play on the 18-hole links of spacious Forest Park, or they may play on those of any one of the private clubs in this neighborhood. Motoring on Long Island is a constant summer delight of the residents here.

For a change of scene one may take a short vacation away from Forest Hills in the summer, but

there is no necessity for leaving this rarely beautiful place for a long period. While Forest Hills is always cooler than Manhattan, this has been a particularly comfortable summer and many have found the village an ideal vacation place.

PLAYERS TO REVIVE "THE ROMANCERS"

The theatrical season in Forest Hills will open Saturday evening, Sept. 15, when the Gardens Players will put on the charming fantasy, "The Romancers," by Edmond Rostand. This play was the one with which the Players started their career in the Tea Garden of the Inn seven years ago. A revival has been called for several times, but it was impossible to bring it about until this season. It will be the first subscription performance for the 1923-24 season.

The principals are: Pasquin, Teddy Moir; Sylvette, his daughter, Mrs. Albert Howson; Blaise, a gardener, Clarence Perry; Bergamien, Frederick E. Smith; Percinet, his son, Ordway Tead; Straforel, a bravo, Walter Hartwig.

The play will be directed by Walter Hartwig and Albert Howson. Mrs. Howson, who is to play the lead, is a well-known actress with the Sothern-Marlow company. Mr. Howson is also with the same company. These two are now residents of Forest Hills.

The Gardens Players have lost three presidents—one to the far South, one to the Middle West, and one to Broadway. The work and responsibility of conducting the Players is now on the capable shoulders of Miss Maude Marren.

Here is a little poem that went with the first production, and it might well now be repeated:

Said Percinet to Sweet Sylvette,
"Surely, my love, they won't forget
To see us play." "Why, Percinet,
They simply couldn't stay away!"

—H. C.

THE HOMES COMPANY STATES ITS POSITION

John M. Demarest, president of the Sage Foundation Homes Company, makes the following statement:

"In another part of the BULLETIN appears an article referring to a movement by a number of the residents of the Gardens to purchase and develop what is known as Block 12. The Sage Foundation Homes Company considers it proper and desirable, at this time, to make a statement concerning the proposition.

"The Homes Company believes that an apartment house could be erected on this site, and in its judgment this would be the proper architectural development for the property. The Homes Company has refused an offer of \$100,000 cash for the property. The Homes Company believes that the property, for private dwellings, is reasonable at the price given the corporation. If sold for apartment house purposes the property would be worth considerably more than twice as much as the price fixed for the community. However, the Homes Company has decided that if the people of the community desire to purchase this block in order to develop it along lines which, in their judgment, is in the best interests of the community as a whole, the Homes Company is then willing to sell at a price less than it would otherwise consider."

THE "HILL TRIBES OF FOREST HILLS" DESCRIBED

Simeon Strunsky in the *New York Evening Post* of a recent issue tried to write up Forest Hills in a facetious way, describing what he called the "hill tribes" of the town and made an unfortunate line of demarcation between the two parts of the village on each side of the railroad track. F. M. Knowles answered Mr. Strunsky, in a subsequent issue of the same paper, calling attention to the many errors of observation on the part of the *Post* writer, showing that much the same kind of folks live in all parts of Forest Hills and that the people of the village working together are making new discoveries in communal life. "That, in fact, is the kind of experiment we are trying out here, on both sides of the track, one of the most interesting and difficult experiments that the human race ever makes," concluded Mr. Knowles.

MR. NEWCOMBE IN RESPONSIBLE POSITION

Richard S. Newcombe, Burns Street, has been elected chairman of the Queens Rapid Transit Committee selected by Borough President Connolly. Mr. Newcombs says that the committee will aim to serve the interests of the greatest number of people of Queens.

Mr. Newcombe will be the Democratic candidate for district attorney.

THE INN



An exceptionally heavy season is recorded. Aside from the numerous arrivals from various southern states, the Inn has also received the patronage of practically all the women participants in the women's tournament, as well as the different teams competing for the Davis Cup.

Prominent among those registered during the tennis season were Miss Helen Wills, of Berkeley, California, and her mother, Mrs. C. A. Wills.

The English Team, captained by H. A. Sabelle, Secretary of the English Lawn Tennis Association, were guests. Mrs. Sabelle accompanied her husband and with them were the famous English stars, Mrs. A. E. Beamish and Mrs. R. C. Clayton. Miss Kathleen McKane and her friend Mrs. C. B. Covell, also with the English Team now playing in this country, arrived on Aug. 6, remained until after the women's tournament.

J. O. Anderson of Sydney, Australia, captain of the Australian tennis team, and Mrs. Anderson, have with them at the Inn the well-known players, Ian D. McInnes, Jack B. Hawkes and R. E. Schlesinger. After an afternoon of golf, the entire party was entertained a few evenings ago at the Pomonok Club by Mr. and Mrs. W. W. Dunklin, resident guests.

The popular members of the visiting teams and their captains, friends and guests enjoyed the very delightful dance which was given at the Inn on the evening of Wednesday, the 15th. The dance, which commenced at eight-thirty, and was attended by about two hundred, was voted a great success by all. It was suggested that the affair be held regularly each year during the tennis matches.

Mrs. George W. Wightman of Brookline, Mass., who donated the handsome trophy for the women's international tennis match has taken, with her friend Mrs. W. M. Johnston of San Francisco, the studio suite at the Inn.

The dining rooms of the Inn have had a very heavy patronage since the tennis matches have been in progress, not only for luncheon but for dinners as well. On Aug. 17, approximately, one hundred extra covers were laid, and from all indications it seems that the Inn is becoming more and more popular with the tennis fans since the erection of the stadium.

The management of the Inn has recently been most highly commended on the excellent condition of its culinary department, following a thorough inspection by the Board of Health, and those in authority will be glad to show the kitchen as well as the sub-departments to any interested parties during working hours. Of particular interest is the matchless Auto-San dishwashing machine, which has been installed at a cost of \$3,000.00. This machine is the acme of perfection in handling china and tableware in the most sanitary and expeditious manner.

The tennis courts of the Inn, which have been frequently used by members of the visiting teams, have been pronounced by them as most excellent in every way, and far superior to many on which they have played in the different cities where they have played since coming to the country.

Among recent arrivals are Mr. and Mrs. A. E. Cruikshank of New York, who have with them their daughter, Mrs. Helen Cruikshank Davis of Houston, Texas. Mrs. Davis has on exhibition a collection of her miniatures which have received most favorable comment. A number of pictures in the collection received the grande prix at the Paris salon where they were shown.

An increasing number of guests are availing themselves of the privileges of the fine eighteen-hole course of the Hillcrest Golf Club, which they declare most excellent in every way.

There is a heavy demand for accommodations beginning with September, particularly for family suites as well as for single rooms and bachelor quarters.

After a very delightful sojourn at Sarenac Inn, Mr. and Mrs. William Adair have again taken their permanent apartment in company with Miss Emily Logan, their niece.

Mrs. Gertrude H. Freeman and daughter, Miss Orra, old residents of the Gardens, have taken accommodations here.

Mr. and Mrs. O. C. Harn are here for a few days, previous to continuing on an extensive motor trip.

E. Stanley Peck had as his guests Miss E. C. Peck and Miss Elizabeth F. Peck of Schenectady during the week of Aug. 12.

Mr. and Mrs. H. H. Dettinger, former guests have returned after an extensive trip through the West.

Mr. and Mrs. H. T. Smethurst have taken an apartment before joining friends in Connecticut.

Miss Rosamond Newton, a well known tennis player of Boston, is registered. Another tennis fan, Miss Sybil Grey Seon, has taken accommodations and is contemplating making this her permanent home.

Mr. and Mrs. Edward Spahr of Forest Hills Gardens, have taken permanently an apartment.

Mr. and Mrs. John D. Ferguson were week-end guests of Mr. and Mrs. William Adair.

Mrs. W. W. Crawford recently paid a flying visit, welcomed by her many friends.

BIG CROWDS WILL SEE DAVIS CUP MATCHES

Australia is again challenger for the Davis Cup. The eyes of the tennis world will be turned towards the courts near the wonderful new concrete stadium of the West Side Tennis Club, in Forest Hills, when the great Davis Cup tennis matches will be held from Aug. 31 to Sept. 3. This will be the fifteenth time since 1905 that the team from Australia has tried to capture this most coveted sport trophy, the Davis Cup. The stadium will seat 13,000, and the capacity can be increased to 21,000 when the large crowds come to this village over the Labor Day holiday to see the matches.

The partially completed stadium was dedicated by most impressive ceremonies on Aug. 11—one day later than announced because of the national day of mourning, Aug. 10, for President Harding—and then followed the women's international tennis matches, when the four famous English players were completely defeated by the United States players. These matches were followed for a number of days by the United States matches, which closed Aug. 18 by the dramatic winning of the national championship by Miss Helen Wills, the 17-year-old girl of California. Mrs. Molla B. Mallory has held the championship since 1915, with the exception of 1919, and it is no wonder that the 6,000 spectators were wild with applause when the young girl won against the veteran.

Miss Wills enters the freshman class of the University of California this month.

FIGHTING MOSQUITOES IN BOROUGH

The *New York Times* of Aug. 12 and the July-August number of *Queensborough*, published by the Chamber of Commerce of Queensborough, set forth at length the anti-mosquito fight which started at the 1915 July Fourth celebration in Forest Hills Gardens, when the mosquitoes were a pest and will end only when this nuisance is eliminated from this borough.

S. W. Eckman has been the Forest Hills chairman of the anti-mosquito work since 1915, and for some time he has been chairman of the borough. Through the committee's efforts the city appropriated \$150,000 for ditching the meadows on Jamaica and Flushing Bays, and this work, begun in 1916, has brought definite results. The committee feels that if the Department of Health of the city would spend annually \$25,000 that the mosquitoes would soon be eliminated from Brooklyn and Queens. Whether the city will do its part or whether the committee will be compelled to go to the Legislature to secure the passage of a bill similar to the one which created the Nassau County Anti-Mosquito Commission is the problem before Mr. Eckman and his borough committee.

WHITSON STREET DEVELOPED

The Forest Hills Gardens Homes Company is rapidly pushing to completion the group of twelve houses on the south side of Whitson Street, which the company is planning to have ready for fall occupancy. This group is practically a duplication of the group which the same company built on the north side of the street, with the exception of some changes in the floor plan. The same high type of construction has been followed and the many unusual and excellent features incorporated in the first group have been repeated. Whitson Street is about to be paved, and with the completion of this improvement this street will be one of the most attractive in the Gardens.

This company offers six, seven, eight and ten room houses for immediate and fall occupancy.

Frederick D. Moore, a woolen merchant doing business in Manhattan, has moved into his new home on Whitson Street, recently purchased from the Forest Hills Gardens Homes Company. Fred Roeder, who is connected with the firm of George Borgfeldt & Company, will occupy his new home in the same group on Oct. 1. Mr. and Mrs. Roeder have been spending the summer in Europe.

A RESIDENT

THE CHURCH-IN-THE-GARDENS



Sunday morning services have been conducted throughout the summer at the Church-in-the-Gardens with unusually good attendances. Mr. Silcox will continue to preach at the union services. The music has been provided by a chorus, assisted by tenor and soprano soloists.

The most significant event of the month was the memorial service held on Friday evening, Aug. 10, for ex-President Warren G. Harding. Before the service, the chimes played Mr. Harding's favorite hymns, which were later sung in the church by the congregation that completely filled the building. The musical numbers consisted of the tenor solo: "Be thou faithful unto death" from Mendelssohn's "St. Paul" and the anthem "The Souls of the Righteous," by Foster. The minister of the church gave a discriminating estimate of the sources of Mr. Harding's eminence, basing his address in part on the words of Bernard Shaw: "Life levels all men; death reveals the eminent", (The Revolutionist's Handbook). The solemn and impressive service concluded with the prayer of Cardinal Newman "O Lord, support us all the day long of this mortal life", his more famous hymn "Lead, kindly light" and the benediction.

The Minister of the church conducted funeral services on Saturday, Aug. 18, at the residence of Mr. and Mrs. Claude F. M. Barrett, 21 Kew Gardens Road, and later at the Maple Grove Cemetery, for Mrs. Annie Lines, aged 61 mother of Mrs. Barrett, and on Monday, Aug. 20, at the residence of Mr. and Mrs. John Enquist, 116 Quentin Street, Kew, and later at the Greenwood Cemetery, Brooklyn, for their young son, John Theodore, aged 11.

Mrs. Lines had lived with Mr. and Mrs. Barrett for a time in the Gardens Apartment, but had moved with them to a house in Kew, continuing, however, to attend the services in the Church-in-the-Gardens regularly.

John Enquist had attended Public School No. 3 in Forest Hills, and had won a gold pin for his faithful attendance at the Church School of the Church-in-the-Gardens where he was a member of the class taught by Kenneth Judson.

The sympathy of the parishioners goes out to both of these bereaved families. C. E. S.

NEWS OF THE NEIGHBORS

Mr. and Mrs. Don Marquis and their little daughter, of Wendover Road, have sailed for a holiday abroad. It is rumored that "The Old Soak," "Archie," and others of the Marquis entourage are to enjoy the holiday also.

Mrs. E. M. Guyon and her daughters, Burns Street, report a happy summer in their bungalow near Fort George, on Lake George.

Mr. and Mrs. F. M. Knowles have returned from a trip to New England.

Dr. and Mrs. Eugene Christian, Bow Street, have motored through Maine, parts of Canada and the Adirondacks.

Miss Evelyn Enola Rockwell, the pastel-crayon portrait artist, her mother and sister have purchased the house on Deepdene Road, formerly owned by Frederic W. Goudy. After completing some alterations, the Rockwells will make this house their home. Miss Rockwell has exhibited her work at the Ainslee and other New York galleries. Among the Forest Hills people of whom she has made portraits are Louise Brion, Alice, Grace and Junior Eckman, and Junior Sarkisian.

Mr. and Mrs. N. B. Pope and children, Rockrose Place, are spending the summer at Northport, L. I. Mrs. Harvey Warren and children are occupying the Pope home for the summer months.

Mr. and Mrs. E. H. Mays, Jane and Judith, Slocum Crescent, are home after a holiday in the Adirondacks. Joy Mays is at Aloha Camp, Fairlee, Vt. Mr. Mays will sail for Japan from Seattle on Sept. 11. He goes on a business trip and will be away from home six months.

Mr. and Mrs. Charles B. Sias, Whitson Street, are spending the month of August at Stamford, New York.

Mr. and Mrs. Edward S. Swazey and children, Slocum Crescent will soon make Cleveland, Ohio, their home, where Mr. Swazey accepted a position and began his work two weeks ago. Mr. Swazey has been president of the Gardens Players and his wife has been active in the Women's Club.

BUILDING GOES ON APACE

Cord Meyer Development Company Erects Dwellings, Stores and Apartment Houses.

Due to the exceptional demand for houses within the past two or three weeks the Cord Meyer Development Company now has only two completed houses unsold. Four houses are being built to sell and three are being built to order.

As a general plan, the company endeavors to have at least ten houses for sale at all times, either in course of construction or completed. These are in addition to any houses being built to order. The company is, therefore, starting construction of five or six additional houses, and has engaged Robert Tappan to prepare the necessary plans. These houses will be located on Pilgrim Street, which is now being graded, and it is intended that other houses to be built on this street are to be designed by Mr. Tappan, in order that he may have the opportunity of carrying out harmonious ideas for the treatment of the block as a whole.

The new stores on Continental Avenue are nearing completion. One is to be occupied by Miss Winifred McDonald's restaurant, one by the Bohack Company, and the other by Arthur Favreau, who will conduct a hardware business.

The apartment house of the No. 2 Roman Avenue Corporation is progressing rapidly and should be ready for occupancy about Oct. 1. It will contain twenty apartments, the rents varying from \$35 to \$40 per room.

Plans are being prepared for a six-story elevator apartment costing about \$325,000. This will be located on Austin Street, and should be ready for tenants some time during the early part of next spring.

The contract for the physical widening of Queens Boulevard has been let by the borough authorities and the work is to be completed within one year.

The following is a list of people who have recently bought houses from the Cord Meyer Development Company.

T. E. Donovan, 252 Fifty-first Street; Francis Gorman, 232 Nome Street; Patrick Bennett, 243 Jewel Street; Harold Fuller, 242 Meteor Street; Mortimer Hoffman, 244 Jewel Street; Louis C. Pedlar, 248 Colonial Avenue; Arthur C. Mayer, 253 Nome Street.

Charles A. Gall has purchased two lots on Colonial Avenue for the erection of a house.

CAR OWNERS ARE PLEASED

Automobile owners who have complained of inability to draw up in front of the station because of the congestion of cars at that point when the trains come in have found their trouble remedied within the past two weeks. At the suggestion of one of the taxi men, an agreement has been reached whereby the front of the station is now left free and not used by them for parking purposes. The new arrangement is working out very agreeably to all concerned, the taxi owners showing a most commendable willingness to co-operate with Mrs. F. M. Knowles, chairman of police, Community Council, and the police in bringing this reform about.

CHURCH SERVICES—(Summer Schedule)

CHURCH-IN-THE-GARDENS—Rev. C. E. Silcox, minister. Sunday services: Sermon 11 a. m. Corner Greenway North and Ascan Avenue.

PRESBYTERIAN CHURCH OF FOREST HILLS—Rev. Albert Sheppard, M.A., minister. Church services: During July and August services will be held in the Church-in-the-Gardens.

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 morning at 6:45, 8 and 11 o'clock. Ascan Avenue, near Queens Boulevard.

ST. LUKE'S EPISCOPAL—Rev. William P. S. Lander. Sundays: Holy Communion, 8 a. m.; service and sermon 10:30 a. m. Greenway South, near Ascan Avenue.

COMING EVENTS

Monday, 3 to 5:30 p. m.—Library open. Sales office.

Friday, 3 to 6 p. m.—Library open. Sales office.

First and third Tuesday evenings of each month, 8 o'clock—Forest Hills Lodge, 946, F. & A. M. Masonic Temple.

LOST—Round gold pin between Kew Gardens Inn and Ascan Avenue, corner Burns Street. Finder please communicate with J. A. Bingham, Jr., 32 Kelvin Street.