



NEWS *of* FOREST HILLS GARDENS CORPORATION

Number 10

Printed in November, 1939

The New Map

The map enclosed with this bulletin is a new copyrighted one prepared by Forest Hills Gardens Corporation, showing this area and its surroundings, including parkway connections, subway stations and about everything else any one might reasonably want to know.

A good map is so much needed that many have tried to make one of the Gardens, which would be universally useful. There were several drafts of the earlier Sage maps and the one adopted was satisfactory at the time when the Long Island Railroad station was the principal connection with the City. Map publishers and even artists have since struggled with the changing problem. There are continuous calls at the Gardens Corporation office for maps for various purposes.

The Board of Directors, accordingly, concluded that the preparation of a new map might be one of our proper chores, and the task was assigned to the Architectural Committee, which is supposed to know how to do anything like that. Months of hard work and many a bead of sweat went into the job. The final product is the result of much trying, and trying to decide, just what to show and in what detail.

Duplicates may be had at the office for ten cents per copy. A smaller size, suitable for mailing, may also be had, with envelope, at five cents each. These prices just about provide for the cost of printing and handling. The Gardens Corporation made no payment for the professional services or the hours of experimenting and investigating required to design the drawings from which the engraver's plates were made.

What's in a Name?

Our good name has become sufficiently distinguished so that others have indicated some disposition to trade on it, or borrow it. Eighteen years ago, when this association was formed, it was customary to speak of

the place where we live as the "Gardens" and the name Gardens Corporation seemed sufficient. But the ever-expanding use of the name, Forest Hills, in connection with other nearby neighborhoods, has created some confusion, and accordingly, appropriate procedure was adopted whereby at the annual meeting, the name was changed to Forest Hills Gardens Corporation. The heading for this bulletin and other papers have been appropriately changed, as all legal requirements have now been completed.

The general outlines of the new map, above mentioned, have been adopted in a redesigned emblem, which is shown on the first page of this bulletin.

The New Tree Work

The trees of the Gardens' streets and parkways are almost priceless. A distinguished garden expert selected them and supervised their planting when the Sage people organized this model home community years ago. Surgical operations on trees so valuable require the supervision of a professional tree expert. We plan employing one during a portion of the year on one street at a time, and the members must not be impatient over the fact that this man can-



not be everywhere at once. The whole job may take several years.

Nature does not always make perfect trees without a little help. When let alone, they may sprout some branches that do more harm than good. Trees have a tendency to overlap and shade each other, too, unless they get attention. For years we have pruned and trimmed the trees in the Gardens parkways with our own men, and down to date have been able to handle the work fairly well.

Now, however, our trees have become somewhat too thick and need extensive pruning and thinning to preserve their individuality, to eliminate hedge like formations and better to insure their health.

To such of our members as may have forgotten, we might again state that one reason we continue owning our own streets is because, if they were taken over by the City, they would be widened and straightened, with resulting destruction of many parkways and trees. Then, of course, the City would also expect to be paid the usual assessment benefit!

The Old Problem With Young Boys

Hallowe'en hilarity regularly takes its toll of Gardens property. This year we had extra guardians of the peace to reduce the usual run of broken lamps, twisted street signs and other customary damage. Nevertheless, 34 lights were put out and one of our iron street lamps posts was demolished, which single item will cost about \$150 to replace. Several boys identified on this riotous business admitted their part in some other destruction than that at the scene of their discovery and they were introduced to their astonished parents by the police. Disciplinary measures included working on the streets, or whatever else their irate fathers thought might be effective.

The Nineteenth Annual Meeting

The Annual Meeting of members of the Corporation held October 30, 1939, was unusually well attended in spite of rather bad weather. Smith Hall at the Community House was filled to standing room and the customary reports of the officers were heard with marked attention.

The lively continuing interest of the residents of this community, and their determination to maintain it, is the reason why Forest Hills Gardens has been so successful in perpetuating the standards established for it over 25 years ago. Results attained are in marked contrast with the rapid changes which have characterized so many other areas in Metropolitan New York.

The President's Report:

Mr. George H. Boyce, President, reviewed the continued development of the community and pointed out how much it had grown up since 1923 when the Sage people transferred the administration of Declaration No. 3 to Gardens Corporation as representatives of the property owners. At that time our numbers were fewer, we nearly all knew each other and most neighbors joined heartily in the Fourth of July and Christmas celebrations, besides struggling side by side for better railroad service.

Since then, however, the place has been growing up and there are subways and parkways, as well as four churches in place of the original one.

Our numbers have increased, but newcomers generally have come because they like the place, and generally they have been disposed to help maintain its original standards.

He asked the cooperation of members in restraining depredations which naturally have somewhat increased along with our neighborhood's having become a little more metropolitan.

Troubles include injuries to parkway grass, street signs, and street lights, disfigurement of newly laid cement sidewalks, carving initials and fastening cleats on trees, etc.

Some of the damage is done by boys from other neighborhoods, but the thing to do, of course, is to encourage our own to protect the property of the community. When our own boys have the right idea they can police the place sufficiently well to stop practically all these depredations.

He also reminded the members that we have a gardens community of national reputation, with many unique and desirable characteristics in which all should take pride. He stated that property owners should not be unreasonably discouraged by property values created by years of depression, because one can travel almost any place and find that the name, Forest Hills Gardens, meets with recognition and respect as an outstanding residence suburb. The intrinsic values of property here should therefore have an assured future.

Other Reports:

The Treasurer, Mr. Frederick W. Kiendl, read the audit report of the certified public accountants, Messrs. Chamberlan, Berger and Welti, dated October 17, 1939, verifying the accounts of the Corporation for the year ended September 30, 1939, and stating that the books were "carefully and accurately kept." Mr. Kiendl gave a detailed report of the income for the year, \$27,205.13, and the disbursements for the year, \$25,269.37.

Mr. Harold P. Daniels, Chairman of the Up-keep Committee, reported 16,394 square yards of street re-surfacing, 850 square yards of tarvalithic paving, 277 street elms sprayed, customary grass seeding on street lawns, treatment for Japanese beetles, much sidewalk and curb repairs, reflector buttons

installed on a formerly dangerous curve on Markwood Road and other housekeeping business supervised by that Committee. He called attention to the new brick and grass installations on certain areas between sidewalks and curbs in places where heavy pedestrian traffic destroys ordinary grass and said these changes had met with wide approval and the work would be still further extended.

Mr. Steward Wagner, Chairman of the Architectural Committee, reported the approval of plans for structures or alterations during the year to the number of twenty-one and also advised that various plans had been considered with the Russell Sage Foundation for an apartment house on Block 12, none of which has as yet been approved.

Mr. George H. Boyce, Chairman of the Law Committee, reported upon collections for lamp post damages, efforts to restrict distribution of advertising circulars in the Gardens, correction of various infringements of restrictions, restraint of infringements by the City of New York in certain cases, some suits necessary for the collection of arrears, action taken in connection with certain real estate operators infringing our name and the tireless efforts necessary to keep omnibus coach routes out of the Gardens area. He stated that the franchise of the Triboro Coach Company at last is being changed so as to eliminate its running through Burns Street.

Mr. John M. McMillin, Chairman of the Membership-Publicity Committee, explained how new members are continually advised of the objects and benefits of this Organization. He described how numerous other contacts, besides those with members, are also maintained with mortgage lending institutions, public authorities, prospective builders, and others, in maintaining the standards of the place, which he said requires personal interest in

individuals, as well as rules and regulations.

He said that the Forest Hills Gardens community has substantially maintained its integrity through many severe tests and changing conditions. First the Sage people carefully sought out a group of congenial people to whom to sell homes. When its supervision was succeeded by that of the community itself, the original standards continued to be maintained. Subsequently a real estate boom brought a second test of the determination of this community to maintain it. Then the depression brought a wholly new set of problems. Then came the parkway, the subway, the World's Fair, and now a revival of real estate activities and new building operations surround the area. But this community has consistently resisted encroachments on its standards from any direction.

One reason is because the Gardens Corporation, in carrying out the wishes of its members, has tried to be personal, rather than institutional, in all its work. He indicated that hundreds of personal interviews were held each year in connection with various phases of Gardens affairs.

General Matters

A change in the By-Laws affecting nominations of directors and a change in name of the Corporation were made, as elsewhere noted.

The meeting approved and ratified all acts of the officers and directors, and also passed a resolution of appreciation for their time and effort in working to uphold the standards of Forest Hills Gardens.

Refreshments were served as usual at the close of the meeting and comment was everywhere heard to the effect that the Annual Meeting of the members of Forest Hills Gardens Corporation is one of the most interesting events of the year.

Change of Method of Nominating Directors

The procedure for selecting directors, which was adopted eighteen years ago, has become outmoded by the growth of the place in the meantime, and an amendment to the By-Laws was ratified at the Annual Meeting which provides that:

At or before the Regular Directors' Meeting in June of each year, the Board shall appoint a Nominating Committee of three (3), none of whom shall be officers or directors. Such Nominating Committee shall, not less than thirty (30) days prior to the Annual Meeting of the members, select the names of candidates for election as directors to succeed the directors whose terms of office expire at such Annual Meeting, and to fill any other vacancies in the Board then existing, and shall report the names of the candidates so selected in writing to the Secretary of the Corporation and shall post such names in a conspicuous place in the office of the Corporation. The Secretary shall enclose a copy of the report of the Nominating Committee with the notice of the Annual Meeting. Other nominations of candidates for directors may be made by posting in the office of the Corporation, not less than twenty (20) days before the Annual Meeting, the name or names of such candidates subscribed by not less than fifteen (15) members in good standing. In case of any vacancies among the nominees for directors, whether nominated by the Nominating Committee or otherwise as aforesaid, nominations may be made from the floor at the Annual Meeting of the members to fill such vacancies in the list of candidates. No candidate for election as director shall be eligible for election unless nominated as in this section provided.

Thank You So Much!

Not to put much salt on the ice when it comes, because it is hard on the grass and bad for cement and mortar.

Not to forget that Cleopatra can't remove the last inch or so of snow from the walks, and you are required by the City of New York to remove the rest of it.

Not to use coarse ashes and clinkers on the slippery walks because they break your Gardens Corporation lawnmower blades. Use only fine stuff.

Not to bundle up papers for the trash wagon without tying them up so they will not blow around.

Not to forget to warn the children that the City has ordinances forbidding bicycle riding on the sidewalks.

Not to forget to ask your boys to help discourage others from musing up the place, or destroying trees, shrubs and other property.

Not to disregard traffic signs installed for your own protection and safety in the Gardens.

Not to call the Gardens Corporation office, but the Sanitation Department of the City, instead, on complaints about the garbage or trash wagon—telephone JAmaica 6-7162.

Not to overlook the fact that bonfires crack the trash boxes, and are also bad for the street pavement by making cracks which may permit water seepage down into the road foundation. Burning leaves or trash in the

gutter is a violation of a City Ordinance anyhow.

Not to paint a house some different color without approval by Gardens Corporation.

Not to disgrace property for sale with signs. They add nothing to what the brokers will try to do anyhow.

Not to encourage any one to try to violate any of the restrictions designed for the protection of all of us.

Not to depend on Gardens Corporation to pave private lanes which are owned by abutting property owners. The Corporation will be glad to advise you and to help you get figures from contractors who can make the needed repairs.

Not to leave it all to the Gardens Board to uphold the standards of the Gardens but to do whatever any member can for the general welfare.

Board Changes

Mr. William Reydel was elected as a Director to replace Mr. John M. Johnson whose term expired and who was unable to reconsider election because of inadequate time available for Gardens problems. Our new Board member is a business executive and every one is grateful to the Nominating Committee—Mr. Frederick H. Stokes, Chairman, Mrs. Clarence Perry, and Mr. James J. Finnigan—for having induced Mr. Reydel to serve on the Board of Directors for a three year term. The other two directors whose terms expired—Messrs. Frederick W. Kiendl and John M. McMillin—were re-elected.

Personnel of Forest Hills Gardens Corporation

Members of the Board of Directors and the year in which the term of each expires, are as follows:

George H. Boyce	1940
Elton W. Clark	1941
Harold P. Daniels	1941
Frederick W. Kiendl	1942
John M. McMillin	1942
Albert V. Moore	1940
William Reydel	1942
Frederic K. Seward	1941
Frank H. Sincerbeaux	1940
Steward Wagner	1940
Horace L. Willson	1941

The Officers and Committees:

<i>President</i>	Judge Boyce
<i>Vice-President</i>	Mr. McMillin
<i>Vice-President</i>	Mr. Seward
<i>Secretary</i>	Mr. Sincerbeaux
<i>Treasurer</i>	Mr. Kiendl
<i>Executive Secretary</i>	Mrs. Green

Up-keep Committee:

Messrs. Daniels, Seward and Willson.

Architectural Committee:

Messrs. Wagner, Teague, Tompkins and Boyce.

Law Committee:

Messrs. Boyce, Seward, Kiendl, Sincerbeaux, Speir.

Membership-Publicity Committee:

Messrs. McMillin, Reydel and Willson.

Office Management Committee:

Judge Boyce.

Special Relations Committee:

Messrs. Moore, Clark, McMillin and Reydel.

NEWS

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GARDENS CORPORATION

Number 9

Printed in November, 1938

At the annual meeting of the members of Gardens Corporation held at the Community House on October 31, 1938, the President, George H. Boyce, described the origin and development of Forest Hills Gardens in the following address which is reprinted for the benefit, particularly, of newcomers. Usual reports of officers and of the proceedings of the meeting were summarized in the Forest Hills-Kew Gardens Post of November 4th.

For the benefit of our new members who are not familiar with Forest Hills Gardens, I should like to sketch briefly the history of the community and especially of Gardens Corporation.

Newcomers buy property here because they admire the uniform architecture, the unique lay-out of the streets, the beautiful trees and street lawns and the generally neat and cared for appearance of the village, or perhaps because they have heard that property here is highly restricted, but nine out of ten take the machinery of the place for granted, little realizing that in purchasing property here and becoming members of Gardens Corporation they have an interest as well as a share in the responsibility of maintaining the streets, parks, sewers and foliage, for in Forest Hills Gardens the streets, parks, sewers, street lamps, traffic lights, street trees and shrubs are owned by Gardens Corporation. The streets have never been dedicated to the City of New York and we are not dependent upon the City for any work on our streets, but do all the paving and repairing and sweeping and pruning of trees and grass cutting ourselves.

You may well ask how it happens that within the limits of the City of New York there should be a little oasis like this with the unique arrangement of owning its own streets and caring for them. It happens because Mrs. Russell Sage and a few of her altruistic followers had a vision. They visualized a Garden City, artistically planned and care-

fully restricted, which might still come within the economic reach of the middle class. We hear old wives' tales that Mrs. Sage's original plan was to accommodate the working class, but the early booklets put out by the Sage Company plainly state that because of the cost of real estate so near the City and the extra expense of masonry construction and tile roofs, Forest Hills Gardens would never be an inexpensive place to live in. How well some of us know this now! The purchase price of homes here was, however, brought within the range of people of modest means in that it allowed a down payment of only 10% and carrying charges that were possible to meet on a moderate income. Thus it was made possible for people to own homes here who could never have accumulated enough money to purchase under the usual requirements.

With this vision of a Garden City in mind, in 1908 Mrs. Sage and her followers purchased 142 acres of land from the Cord Meyer Development Company, and later two other tracts, making now about 175 acres in Forest Hills Gardens.

After the Sage Foundation Homes Company acquired this land it caused several maps of the property to be made, the third one of which was filed in the Queens County Clerk's office. These maps divided the property into blocks and lots, and showed the streets, parkways, interior parks and the physical lay-out of the property.

The Homes Company created three declarations of restrictions, all

filed in the Queens County Clerk's office. The last one, known as Declaration No. 3, made on April 18, 1913, is the declaration of restrictions under which Gardens Corporation functions.

In this Declaration No. 3 of Restrictions there is set forth in detail how the property in the Gardens is restricted. Among other things it requires all plans of buildings to be first approved by the Homes Company, now Gardens Corporation, the manner in which the buildings shall set back from the street and from the inside and rear lot lines; restricts the size and location of porches and steps, bay windows and garages; provides for free spaces at the sides of buildings; provides for maintenance charges to be paid by the property owners; provides for private parks; provides for the modification of some of the restrictions under certain conditions and the right to enter upon the property in violation or breach thereof; and further provides that the property shall be used for *private residence purposes only*. The Homes Company built only one-family dwellings. The only exception is the house on Greenway Terraces and Archway Place, which is a two-family house.

The general policy of the Sage Company with regard to the development of the land was set forth at length in a pamphlet issued by the Homes Company, called "A Forward Movement in Suburban Development." Its purpose was to call the attention of the public to the de-

sirability of being thoroughly acquainted with location, commercial value, restrictions, aesthetic treatment and general livableness of the property in which the investment was contemplated. In this pamphlet the Sage Company stated that "A Forward Movement"

"implies a definite and concrete plan for the whole."

"implies a definite architectural treatment of the house and buildings so that when the whole is completed, there will be harmony and not strife in the close relation which each house must necessarily bear to its neighbor."

"implies carefully thought out restrictions designed to protect the investor and to maintain his home in surroundings, the character of which will not be subject to radical changes."

"Whether large or small, all plots are subject to the building restrictions which are carried out in the interest of all."

The Sage Company, acting upon its experts' advice, made a Declaration setting forth all the restrictions to be imposed upon the land, thereby legally restricting and protecting the future development of the property. Each year has emphasized the wisdom of this policy, for there is permanence and harmony in the execution of the plan and its future is assured. The Gardens is not and never will be a promiscuous neighborhood. Every safeguard has been provided to preserve its integrity.

A group of experts laid out the place. Frederick Law Olmsted planned the winding streets, retaining the original slopes and interesting variations in grade, making a few wide through streets but more narrow, private little side streets through which traffic could never rush, and planted the street trees and shrubs carefully scheduled to give us a succession of blossoming throughout the spring and summer.

In laying out the place provision was made from the first for free space. Four acres were dedicated to open parks for community use, Village Green 1½ acres, Hawthorn Park 1½ acres, Olivia Park 1 acre. Beside this, there were small parks planned in centers of blocks for use of the adjoining property owners. As early as 1911, in speaking of

these community parks, Mr. Olmsted said:

"They cannot be used for active noisy games of large boys, nor will they be open to the general public or to loafers, but will provide places where the smaller children can get room to play instead of being forced out upon the streets."

Grosvenor Atterbury designed the Inn and all the early houses, establishing for the place a precedent of English architecture and red tile roofs and hospitable doorways that gave to the place the intimacy of an old world village. Mr. Atterbury has continued to supervise the architecture in all the years since 1909 and to him belongs the credit for its harmony and charm.

Careful restrictions were placed upon the land forbidding business except at Station Square and arranging for a few apartments, but largely for single family private dwellings. A maintenance tax for the care of community property was provided for in these restrictions.

Building began on the Inn in 1909 and in the same year the first group of attached houses was started in Slocum Crescent between Greenway North and Burns Street. Mrs. Sage gave \$50,000.00 for the building of a community church, which Mr. Atterbury designed in Norman Gothic architecture. So earnest was the desire for harmony that when the Long Island Railroad was ready to build a station here, the Sage Foundation contributed \$20,000, Cord Meyer \$20,000, and with the railroad's \$10,000 a \$50,000 building was erected that is one of the unusual features of this unique village.

From the beginning, careful investigation was made of all purchasers in the new community and every care was used to encourage only quiet, agreeable, educated people who might live together in neighborly friendliness and congeniality.

Although the original inspiration and all the money backing came from the Russell Sage Foundation, (Mrs. Sage's funds, of course) the actual development of the Gardens was put in the hands of a subsid-

iary, the Sage Foundation Homes Company, of which, beginning with 1911, Mr. John M. Demarest was General Manager.

For some twelve years, until 1922, the Sage Foundation Homes Company, backed by the Russell Sage Foundation, developed the property, administered the restrictions, and spent annually on the physical maintenance of the place twice the amount collected in maintenance charges. The Russell Sage Foundation paid the deficit and no one... worried over the fact that \$20,000 was spent where only \$10,000 was collected.

But, finally, having established the character of the place and sold out most of the land that it owned, the Russell Sage Foundation in 1922 sold its stock in the Sage Foundation Homes Company to Mr. Demarest and his associates and retired from its backing of the development. During 1922 the Homes Company carried on, nominally, the administration of the place, but in reality it could and did do only a minimum of maintenance work, little or no street repair, inadequate care of street trees and lawns, etc., and it became evident to even the casual observer that the interest of the development company in the Gardens was at an end and that it would be necessary for the property owners to organize if their property values were to be preserved. Fortunately the original Declaration No. 3 provided that the Homes Company might turn over the community property, with its maintenance and the administration and control over architectural and other restrictions, and the collection of the maintenance tax, to some organization of property owners.

In their anxiety lest the aesthetic standards established by Messrs. Olmsted and Atterbury and the Russell Sage Foundation should be dropped and the place deteriorate, a few of the property owners got together and formed a committee which held frequent meetings and consulted experts in various lines, and spent months of preliminary negotiation with the Homes Company and the Foundation for the

best possible terms. At last this committee presented a plan for the organization of Gardens Corporation which was approved at a largely attended mass meeting of property owners held December 7, 1922. Gardens Corporation was accordingly incorporated in December, 1922 (entirely without expense for legal services) and took over the management and the ownership of the streets, parks, sewers and other community property from the Homes Company January 1, 1923, by a written agreement duly recorded in Queens County Register's office.

Its Set-up

Gardens Corporation is incorporated under the membership laws of the State of New York for non-profit making activities. Its certificate of incorporation states that the particular objects for which the corporation was formed are:

"To promote and to sustain in Forest Hills Gardens and vicinity in all suitable ways the living and aesthetic conditions for which the Gardens was founded, and to act as the common agency of the people of the place toward attaining these ends.

To do all the things deemed by the corporation advisable for promoting and maintaining any restrictions in Forest Hills Gardens and vicinity.

To arrange in any ways with property owners for increasing the maintenance charge provided under the Declaration of Restrictions.

To collect any money or funds and expend them for any of the objects for which the corporation is formed.

To hold any property for community objects including streets, sewers, storm drains, poles, wires, parks and public places and buildings."

Under the by-laws the management of the corporation is in the hands of a Board of eleven directors who are elected by the members at the annual meetings and who serve for three-year terms which so overlap that there are always experienced members of the Board to induct new members into their duties. The Board itself elects the officers and the president appoints commit-

tees. The Board has held 170 directors' meetings and 16 members' annual meetings since and including January 1, 1923.

The first president of Gardens Corporation was Lawrence F. Abbott, who served from January 1, 1923, to December 2, 1927, and then continued as chairman of the Board until October 29, 1928, and a more lovable character was not known. Mr. Lyman Beecher Stowe became the second president and served from December 2, 1927, to November 5, 1930. Mr. Stowe was succeeded by Mr. George Hanavan who served from November 5, 1930, to November 5, 1931, and your last president, Morris M. Davidson, served from November 5, 1931, to March 3, 1938. All of these gentlemen gave unstintedly of their time for the best interests of the Gardens, and I am sure you will all agree with me when I say that Gardens Corporation was indeed fortunate to have had the advice and cooperation of men of their calibre and ability.

We have lost through death only three directors, Mr. Abbott, Mr. Hanavan and Dr. Hume, and from January, 1923, to the present time we have had all told twenty-nine directors.

The work of the corporation is carried on by the Board of Directors through committees, each chairman of a committee being chosen for his particular aptitude in the line of work he is to supervise. As chairman of the Architectural Committee we have an architect, as chairman of the Law Committee a lawyer, as chairman of the Upkeep Committee an engineer who understands problems of paving and sewer laying and construction work. We try to keep chairmen in their own committees as long as possible because naturally they become more valuable to the community as they become experienced in their work. It is a specialized job that is being carried on here and it requires specialists in executive positions.

These directors receive no compensation whatsoever and the work requires an infinite expenditure of time, yet from the beginning of the

corporation we have been fortunate to have as Board members men of large affairs, business executives, heads of firms and professional men, who give evening after evening to this community work, and give it cheerfully and gladly.

No one director, nor two or three directors for that matter, make any decisions. If you ask a question of our office or of any director and are given an immediate ruling without its being referred to the Board of Directors, it does not mean that any decision has been made at the moment personally by the one to whom you are speaking. It means, merely, that your question falls into a classification upon which, over the period of sixteen years of Gardens Corporation's work, a precedent has been established so that there is one answer that is clearly indicated. After all, there are very few questions arising now that have not arisen at least a few times during the sixteen years of our work, and a decision having been given in one instance by the Board of Directors, the same decision can be given you by our office without again referring the question to the Board. If you ask about something new that has never come up before, I can assure you your question will be referred to the Board before a definite answer is given you, for our office is very careful about that. Nor are these decisions by the Board of Directors ever intended to be arbitrary or unreasonable. Please understand our position. We have inherited in Declaration No. 3 a set of restrictions, laws we might almost call them, made not by ourselves but by our predecessor, the Sage Company, after careful thought and the advice of experts, and we are bound by the assignment to enforce these restrictions or laws. We pride ourselves on interpreting and enforcing the rules without prejudice, looking always for the greatest good to the greatest number, and holding before us as our ideal the standard established by the Sage Company. This standard and the conscientious and unprejudiced enforcement of restrictions are the witch's brew that has turned what might have been

just another New York City suburb into what is acknowledged to be the outstanding Garden City of the world.

Because these Directors are out of Forest Hills during business hours and because the work needs constant and detailed supervision, we have an Executive Secretary in charge of the office. She is not only a secretary and office manager but is conversant with building procedure, having been associated for many years with architectural affairs. She attends the directors' and committee meetings and is in constant consultation with the officers and chairmen of committees and carries out the programs they map out and the precedents and regulations they establish. She also gives generously of her evenings' time to this work. Please don't expect our office secretary to come immediately at your call to inspect any work you want done. Please remember she is in charge of an office and keeps regular office hours. If you need an inspection she will come, or send the proper person, at the first possible moment, but it is not often practicable to leave the office during office hours. She is also in direct charge of the laborers in streets and parks. We have a faithful foreman who cheerfully accepts the responsibility of the safety and welfare of the place. The number of laborers varies from three or four in winter to eight or ten in summer.

Its Work

The work done by Gardens Corporation falls into three general classes:

1. Supervising the architecture. This includes passing upon all plans and specifications for buildings or alterations to buildings both in the Gardens and in the Vanderveer Tract to the south, over which Gardens Corporation has architectural supervision only. Grosvenor Atterbury is still our supervising architect, and Steward Wagner is chairman of the Architectural Committee. In the 16 years of Gardens Corporation's services 747 plans have been examined and approved. Some of these took only a few hours work, but in the majority of cases each plan meant consultation and nego-

tiations and adjustments and much supervision. This architectural supervision and control is a matter of vital importance. On it depends the permanent maintenance of the architectural standards established in the past.

2. Physical Upkeep and maintenance of community property. This is in the hands of the Upkeep Committee of which Harold P. Daniels is Chairman. The work includes:

- Cleaning the streets
- Repairing and resurfacing street pavements
- Repair and replacement of sidewalks and curbs.
- Cutting grass on street lawns
- Keeping the sewers and catch basins operative
- Cleaning vacant lots
- Plowing snow from the walks
- Caring for trees and shrubs on streets and in parks
- Maintaining and replacing street lamp posts
- Installing and maintaining traffic lights and street signs
- Paying for electric current in parks, Station Square, under the Archway, and in traffic lights.

Obviously the available funds must be spread thin to do all this work. Yet in addition to the routine work and replacements, in these 16 years Gardens Corporation has made permanent improvements (investments) by:

- Installing two pairs of traffic signals,
- Installing traffic and street signs not originally included in the assignment from Sage,
- Installing a few more street lamps where the City of New York was willing to approve them, and changing from breakable glass in the lanterns to an unbreakable substitute,
- Laying new sewer in Burns Street to connect the lines in the former pumping station with the new Yellowstone Avenue sewer,
- Putting in a number of additional storm water catch basins,
- Putting paved paths in Hawthorn Park and around the flower bed in the Terraces at Middlemay Place,
- Replacing the planting in Olivia Park. A carload of rhododendrons, 2 dozen small dogwood trees, and many honeysuckle vines were planted to the great improvement of this lovely park,
- Putting new evergreens on certain street corners which had been made unattractive by

traffic lights,

And this year by starting the work of laying brick, with grass between, on certain streets or parts of streets where grass cannot be made to thrive.

3. Office administration. This includes sending out bills, keeping accounts, writing letters, filing records, sending notices of meetings, etc. The office is at 12 Station Square. Mrs. Green is in charge and her assistant is Mrs. Adsit.

In Conclusion

It has been quite a task carrying on the work of Gardens Corporation, and yet we cannot but be thankful that the Organization Committee in 1922 had the vision and foresight to plan and bring into existence such an association of property owners as this. Without it we can visualize these streets neglected or turned over to the City with the consequent straightening and widening that would take off our streets grass plots and destroy the charm of Mr. Olmsted's community planning. The architecture would have lost the harmony gained by central supervision and we might even have shops and businesses scattered along our residence streets if these restrictions were not rigidly enforced.

To be sure, the place has grown and the first intimacy has been lost in consequence but the vigilance and interested protection of a central governing body made up of the property owners themselves, who have given us such splendid support during all these years, has preserved the character and standards established so many years ago by those who had vision and foresight to realize the value of a planned and carefully restricted garden suburb close to New York City.

As stated in a published booklet of the Sage Company entitled "A Forward Movement in Suburban Development";

"We came to Forest Hills Gardens because of our desire to live on a road with individual characteristics, with wayside greens and flowers, to have unrestricted views of distant country, trees with birds to sing in them, and space for our own flowers and garden, fresh air and home."

NEWS

— of —

GARDENS CORPORATION

Number 9

Printed in November, 1938

At the annual meeting of the members of Gardens Corporation held at the Community House on October 31, 1938, the President, George H. Boyce, described the origin and development of Forest Hills Gardens in the following address which is reprinted for the benefit, particularly, of newcomers. Usual reports of officers and of the proceedings of the meeting were summarized in the Forest Hills-Kew Gardens Post of November 4th.

For the benefit of our new members who are not familiar with Forest Hills Gardens, I should like to sketch briefly the history of the community and especially of Gardens Corporation.

Newcomers buy property here because they admire the uniform architecture, the unique lay-out of the streets, the beautiful trees and street lawns and the generally neat and cared for appearance of the village, or perhaps because they have heard that property here is highly restricted, but nine out of ten take the machinery of the place for granted, little realizing that in purchasing property here and becoming members of Gardens Corporation they have an interest as well as a share in the responsibility of maintaining the streets, parks, sewers and foliage, for in Forest Hills Gardens the streets, parks, sewers, street lamps, traffic lights, street trees and shrubs are owned by Gardens Corporation. The streets have never been dedicated to the City of New York and we are not dependent upon the City for any work on our streets, but do all the paving and repairing and sweeping and pruning of trees and grass cutting ourselves.

You may well ask how it happens that within the limits of the City of New York there should be a little oasis like this with the unique arrangement of owning its own streets and caring for them. It happens because Mrs. Russell Sage and a few of her altruistic followers had a vision. They visualized a Garden City, artistically planned and care-

fully restricted, which might still come within the economic reach of the middle class. We hear old wives' tales that Mrs. Sage's original plan was to accommodate the working class, but the early booklets put out by the Sage Company plainly state that because of the cost of real estate so near the City and the extra expense of masonry construction and tile roofs, Forest Hills Gardens would never be an inexpensive place to live in. How well some of us know this now! The purchase price of homes here was, however, brought within the range of people of modest means in that it allowed a down payment of only 10% and carrying charges that were possible to meet on a moderate income. Thus it was made possible for people to own homes here who could never have accumulated enough money to purchase under the usual requirements.

With this vision of a Garden City in mind, in 1908 Mrs. Sage and her followers purchased 142 acres of land from the Cord Meyer Development Company, and later two other tracts, making now about 175 acres in Forest Hills Gardens.

After the Sage Foundation Homes Company acquired this land it caused several maps of the property to be made, the third one of which was filed in the Queens County Clerk's office. These maps divided the property into blocks and lots, and showed the streets, parkways, interior parks and the physical layout of the property.

The Homes Company created three declarations of restrictions, all

filed in the Queens County Clerk's office. The last one, known as Declaration No. 3, made on April 18, 1913, is the declaration of restrictions under which Gardens Corporation functions.

In this Declaration No. 3 of Restrictions there is set forth in detail how the property in the Gardens is restricted. Among other things it requires all plans of buildings to be first approved by the Homes Company, now Gardens Corporation, the manner in which the buildings shall set back from the street and from the inside and rear lot lines; restricts the size and location of porches and steps, bay windows and garages; provides for free spaces at the sides of buildings; provides for maintenance charges to be paid by the property owners; provides for private parks; provides for the modification of some of the restrictions under certain conditions and the right to enter upon the property in violation or breach thereof; and further provides that the property shall be used for *private residence purposes only*. The Homes Company built only one-family dwellings. The only exception is the house on Greenway Terraces and Archway Place, which is a two-family house.

The general policy of the Sage Company with regard to the development of the land was set forth at length in a pamphlet issued by the Homes Company, called "A Forward Movement in Suburban Development." Its purpose was to call the attention of the public to the de-

sirability of being thoroughly acquainted with location, commercial value, restrictions, aesthetic treatment and general livableness of the property in which the investment was contemplated. In this pamphlet the Sage Company stated that "A Forward Movement"

"implies a definite and concrete plan for the whole."

"implies a definite architectural treatment of the house and buildings so that when the whole is completed, there will be harmony and not strife in the close relation which each house must necessarily bear to its neighbor."

"implies carefully thought out restrictions designed to protect the investor and to maintain his home in surroundings, the character of which will not be subject to radical changes."

"Whether large or small, all plots are subject to the building restrictions which are carried out in the interest of all."

The Sage Company, acting upon its experts' advice, made a Declaration setting forth all the restrictions to be imposed upon the land, thereby legally restricting and protecting the future development of the property. Each year has emphasized the wisdom of this policy, for there is permanence and harmony in the execution of the plan and its future is assured. The Gardens is not and never will be a promiscuous neighborhood. Every safeguard has been provided to preserve its integrity.

A group of experts laid out the place. Frederick Law Olmsted planned the winding streets, retaining the original slopes and interesting variations in grade, making a few wide through streets but more narrow, private little side streets through which traffic could never rush, and planted the street trees and shrubs carefully scheduled to give us a succession of blossoming throughout the spring and summer.

In laying out the place provision was made from the first for free space. Four acres were dedicated to open parks for community use, Village Green 1½ acres, Hawthorn Park 1½ acres, Olivia Park 1 acre. Beside this, there were small parks planned in centers of blocks for use of the adjoining property owners. As early as 1911, in speaking of

these community parks, Mr. Olmsted said:

"They cannot be used for active noisy games of large boys, nor will they be open to the general public or to loafers, but will provide places where the smaller children can get room to play instead of being forced out upon the streets."

Grosvenor Atterbury designed the Inn and all the early houses, establishing for the place a precedent of English architecture and red tile roofs and hospitable doorways that gave to the place the intimacy of an old world village. Mr. Atterbury has continued to supervise the architecture in all the years since 1909 and to him belongs the credit for its harmony and charm.

Careful restrictions were placed upon the land forbidding business except at Station Square and arranging for a few apartments, but largely for single family private dwellings. A maintenance tax for the care of community property was provided for in these restrictions.

Building began on the Inn in 1909 and in the same year the first group of attached houses was started in Slocum Crescent between Greenway North and Burns Street. Mrs. Sage gave \$50,000.00 for the building of a community church, which Mr. Atterbury designed in Norman Gothic architecture. So earnest was the desire for harmony that when the Long Island Railroad was ready to build a station here, the Sage Foundation contributed \$20,000, Cord Meyer \$20,000, and with the railroad's \$10,000 a \$50,000 building was erected that is one of the unusual features of this unique village.

From the beginning, careful investigation was made of all purchasers in the new community and every care was used to encourage only quiet, agreeable, educated people who might live together in neighborly friendliness and congeniality.

Although the original inspiration and all the money backing came from the Russell Sage Foundation, (Mrs. Sage's funds, of course) the actual development of the Gardens was put in the hands of a subsid-

iary, the Sage Foundation Homes Company, of which, beginning with 1911, Mr. John M. Demarest was General Manager.

For some twelve years, until 1922, the Sage Foundation Homes Company, backed by the Russell Sage Foundation, developed the property, administered the restrictions, and spent annually on the physical maintenance of the place twice the amount collected in maintenance charges. The Russell Sage Foundation paid the deficit and no one worried over the fact that \$20,000 was spent where only \$10,000 was collected.

But, finally, having established the character of the place and sold out most of the land that it owned, the Russell Sage Foundation in 1922 sold its stock in the Sage Foundation Homes Company to Mr. Demarest and his associates and retired from its backing of the development. During 1922 the Homes Company carried on, nominally, the administration of the place, but in reality it could and did do only a minimum of maintenance work, little or no street repair, inadequate care of street trees and lawns, etc., and it became evident to even the casual observer that the interest of the development company in the Gardens was at an end and that it would be necessary for the property owners to organize if their property values were to be preserved. Fortunately the original Declaration No. 3 provided that the Homes Company might turn over the community property, with its maintenance and the administration and control over architectural and other restrictions, and the collection of the maintenance tax, to some organization of property owners.

In their anxiety lest the aesthetic standards established by Messrs. Olmsted and Atterbury and the Russell Sage Foundation should be dropped and the place deteriorate, a few of the property owners got together and formed a committee which held frequent meetings and consulted experts in various lines, and spent months of preliminary negotiation with the Homes Company and the Foundation for the

best possible terms. At last this committee presented a plan for the organization of Gardens Corporation which was approved at a largely attended mass meeting of property owners held December 7, 1922. Gardens Corporation was accordingly incorporated in December, 1922 (entirely without expense for legal services) and took over the management and the ownership of the streets, parks, sewers and other community property from the Homes Company January 1, 1923, by a written agreement duly recorded in Queens County Register's office.

Its Set-up

Gardens Corporation is incorporated under the membership laws of the State of New York for non-profit making activities. Its certificate of incorporation states that the particular objects for which the corporation was formed are:

"To promote and to sustain in Forest Hills Gardens and vicinity in all suitable ways the living and aesthetic conditions for which the Gardens was founded, and to act as the common agency of the people of the place toward attaining these ends.

To do all the things deemed by the corporation advisable for promoting and maintaining any restrictions in Forest Hills Gardens and vicinity.

To arrange in any ways with property owners for increasing the maintenance charge provided under the Declaration of Restrictions.

To collect any money or funds and expend them for any of the objects for which the corporation is formed.

To hold any property for community objects including streets, sewers, storm drains, poles, wires, parks and public places and buildings."

Under the by-laws the management of the corporation is in the hands of a Board of eleven directors who are elected by the members at the annual meetings and who serve for three-year terms which so overlap that there are always experienced members of the Board to induct new members into their duties. The Board itself elects the officers and the president appoints commit-

tees. The Board has held 170 directors' meetings and 16 members' annual meetings since and including January 1, 1923.

The first president of Gardens Corporation was Lawrence F. Abbott, who served from January 1, 1923, to December 2, 1927, and then continued as chairman of the Board until October 29, 1928, and a more lovable character was not known. Mr. Lyman Beecher Stowe became the second president and served from December 2, 1927, to November 5, 1930. Mr. Stowe was succeeded by Mr. George Hanavan who served from November 5, 1930, to November 5, 1931, and your last president, Morris M. Davidson, served from November 5, 1931, to March 3, 1938. All of these gentlemen gave unstintingly of their time for the best interests of the Gardens, and I am sure you will all agree with me when I say that Gardens Corporation was indeed fortunate to have had the advice and cooperation of men of their calibre and ability.

We have lost through death only three directors, Mr. Abbott, Mr. Hanavan and Dr. Hume, and from January, 1923, to the present time we have had all told twenty-nine directors.

The work of the corporation is carried on by the Board of Directors through committees, each chairman of a committee being chosen for his particular aptitude in the line of work he is to supervise. As chairman of the Architectural Committee we have an architect, as chairman of the Law Committee a lawyer, as chairman of the Upkeep Committee an engineer who understands problems of paving and sewer laying and construction work. We try to keep chairmen in their own committees as long as possible because naturally they become more valuable to the community as they become experienced in their work. It is a specialized job that is being carried on here and it requires specialists in executive positions.

These directors receive no compensation whatsoever and the work requires an infinite expenditure of time, yet from the beginning of the

corporation we have been fortunate to have as Board members men of large affairs, business executives, heads of firms and professional men, who give evening after evening to this community work, and give it cheerfully and gladly.

No one director, nor two or three directors for that matter, make any decisions. If you ask a question of our office or of any director and are given an immediate ruling without its being referred to the Board of Directors, it does not mean that any decision has been made at the moment personally by the one to whom you are speaking. It means, merely, that your question falls into a classification upon which, over the period of sixteen years of Gardens Corporation's work, a precedent has been established so that there is one answer that is clearly indicated. After all, there are very few questions arising now that have not arisen at least a few times during the sixteen years of our work, and a decision having been given in one instance by the Board of Directors, the same decision can be given you by our office without again referring the question to the Board. If you ask about something new that has never come up before, I can assure you your question will be referred to the Board before a definite answer is given you, for our office is very careful about that. Nor are these decisions by the Board of Directors ever intended to be arbitrary or unreasonable. Please understand our position. We have inherited in Declaration No. 3 a set of restrictions, laws we might almost call them, made not by ourselves but by our predecessor, the Sage Company, after careful thought and the advice of experts, and we are bound by the assignment to enforce these restrictions or laws. We pride ourselves on interpreting and enforcing the rules without prejudice, looking always for the greatest good to the greatest number, and holding before us as our ideal the standard established by the Sage Company. This standard and the conscientious and unprejudiced enforcement of restrictions are the witch's brew that has turned what might have been

just another New York City suburb into what is acknowledged to be the outstanding Garden City of the world.

Because these Directors are out of Forest Hills during business hours and because the work needs constant and detailed supervision, we have an Executive Secretary in charge of the office. She is not only a secretary and office manager but is conversant with building procedure, having been associated for many years with architectural affairs. She attends the directors' and committee meetings and is in constant consultation with the officers and chairmen of committees and carries out the programs they map out and the precedents and regulations they establish. She also gives generously of her evenings' time to this work. Please don't expect our office secretary to come immediately at your call to inspect any work you want done. Please remember she is in charge of an office and keeps regular office hours. If you need an inspection she will come, or send the proper person, at the first possible moment, but it is not often practicable to leave the office during office hours. She is also in direct charge of the laborers in streets and parks. We have a faithful foreman who cheerfully accepts the responsibility of the safety and welfare of the place. The number of laborers varies from three or four in winter to eight or ten in summer.

Its Work

The work done by Gardens Corporation falls into three general classes:

1. Supervising the architecture. This includes passing upon all plans and specifications for buildings or alterations to buildings both in the Gardens and in the Vanderveer Tract to the south, over which Gardens Corporation has architectural supervision only. Grosvenor Atterbury is still our supervising architect, and Steward Wagner is chairman of the Architectural Committee. In the 16 years of Gardens Corporation's services 747 plans have been examined and approved. Some of these took only a few hours work, but in the majority of cases each plan meant consultation and nego-

tiations and adjustments and much supervision. This architectural supervision and control is a matter of vital importance. On it depends the permanent maintenance of the architectural standards established in the past.

2. Physical Upkeep and maintenance of community property. This is in the hands of the Upkeep Committee of which Harold P. Daniels is Chairman. The work includes:

- Cleaning the streets
- Repairing and resurfacing street pavements
- Repair and replacement of sidewalks and curbs.
- Cutting grass on street lawns
- Keeping the sewers and catch basins operative
- Cleaning vacant lots
- Plowing snow from the walks
- Caring for trees and shrubs on streets and in parks
- Maintaining and replacing street lamp posts
- Installing and maintaining traffic lights and street signs
- Paying for electric current in parks, Station Square, under the Archway, and in traffic lights.

Obviously the available funds must be spread thin to do all this work. Yet in addition to the routine work and replacements, in these 16 years Gardens Corporation has made permanent improvements (investments) by:

- Installing two pairs of traffic signals,
- Installing traffic and street signs not originally included in the assignment from Sage,
- Installing a few more street lamps where the City of New York was willing to approve them, and changing from breakable glass in the lanterns to an unbreakable substitute,
- Laying new sewer in Burns Street to connect the lines in the former pumping station with the new Yellowstone Avenue sewer,
- Putting in a number of additional storm water catch basins,
- Putting paved paths in Hawthorn Park and around the flower bed in the Terraces at Middlemay Place,
- Replacing the planting in Olivia Park. A carload of rhododendrons, 2 dozen small dogwood trees, and many honeysuckle vines were planted to the great improvement of this lovely park,
- Putting new evergreens on certain street corners which had been made unattractive by

traffic lights,

And this year by starting the work of laying brick, with grass between, on certain streets or parts of streets where grass cannot be made to thrive.

3. Office administration. This includes sending out bills, keeping accounts, writing letters, filing records, sending notices of meetings, etc. The office is at 12 Station Square. Mrs. Green is in charge and her assistant is Mrs. Adsit.

In Conclusion

It has been quite a task carrying on the work of Gardens Corporation, and yet we cannot but be thankful that the Organization Committee in 1922 had the vision and foresight to plan and bring into existence such an association of property owners as this. Without it we can visualize these streets neglected or turned over to the City with the consequent straightening and widening that would take off our streets grass plots and destroy the charm of Mr. Olmsted's community planning. The architecture would have lost the harmony gained by central supervision and we might even have shops and businesses scattered along our residence streets if these restrictions were not rigidly enforced.

To be sure, the place has grown and the first intimacy has been lost in consequence but the vigilance and interested protection of a central governing body made up of the property owners themselves, who have given us such splendid support during all these years, has preserved the character and standards established so many years ago by those who had vision and foresight to realize the value of a planned and carefully restricted garden suburb close to New York City.

As stated in a published booklet of the Sage Company entitled "A Forward Movement in Suburban Development";

"We came to Forest Hills Gardens because of our desire to live on a road with individual characteristics, with wayside greens and flowers, to have unrestricted views of distant country, trees with birds to sing in them, and space for our own flowers and garden, fresh air and home."

NEWS

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GARDENS CORPORATION

Number 7

Printed in November, 1936

EDITORIAL

The great City of New York is building up all around us. The World's Fair is coming. The subway is coming. The Charter adopted at the last election provided for new arrangements in city planning. Time marches on!

We have a good thing. It has cost us money, patience and care. We have the finest example of city planning in the whole country.

We have a neighborhood feeling and a community spirit.

We already have the heart's desire of all city planners.

To keep these blessings, requires eternal vigilance. The continuous interest and support of every resident and property owner in the Gardens is essential. Newcomers must be educated in the traditions of Forest Hills Gardens. Older residents sometimes need to have their appreciation of the values we enjoy renewed.

Continuing united in the future as we have for the past twenty-five years, we can keep what we have, if all of us are determined to do so. Every member should recognize his own personal responsibility for the achievement.

Let us not load the whole duty of maintaining the standards of the Gardens upon any particular group or groups of people.

Let us each take part in the job.

THE FIFTEENTH ANNUAL MEETING

The 15th Annual Meeting of the Members of Gardens Corporation was held in Hof Hall of the Community House on Monday, October 26, 1936, at 8:00 P.M. for the consideration of the usual reports of officers and committees and the election of directors to succeed those whose terms were expiring.

Thanks of all members are due to Mmes. Boyce, Daniels, Kiendl, Dartt and Kocher, for acting as hostesses, and to Mlles. Alice Boyce, Winifred Boyce, Joan Stokes and June Wagner, who served refreshments after the meeting.

Architecture

Some interesting facts about garden city planning were given by Mr. Kocher, in connection with his report of the work of the Architectural Committee. Forest Hills Gardens has now been about twenty-five years in the making and the first application of the same idea seems to have been started five years earlier than here at Letchworth, England; but our own accomplishment represents the first completed program of its kind in America. Forest Hills Gardens is internationally known, he said, and inquiries about it continue to be received from far corners of the world.

Dealing with the matter of official acts by Gardens Corporation in approving or rejecting building plans, he explained that the Architectural Committee endeavored more to guide than to prohibit and reported that thirty-four plans had been approved during the year, for construction, alterations, garages, etc.

Membership

Mr. Dartt, reporting for the Membership Committee, advised that thirty-seven new members were elected during the year, bringing the total to 633.

Law

Mr. Boyce, reporting for the Law Committee, invited the co-operation of all members in identifying the origin of broken lamp posts and damages to other property of the Gardens Corporation,

as well as the unlawful distribution of advertising circulars indiscriminately thrown on sidewalks and in doorways. He described the work of the Law Committee in enforcing collection of damages, maintaining zoning restrictions involving the use of residences for business purposes; and reported upon the success of suits, which in some cases had to be instituted, to enforce payment of maintenance liens of Gardens Corporation, which are prior to all mortgages. He advised that Title Companies and other lending institutions now generally recognize the prior obligation of these maintenance liens.

Finances

The report of the Treasurer, included advices that total cash on hand September 30, 1936, was \$16,860.20, which was deemed adequate for snow and other fall expenditures before the receipt of new revenues payable after the turn of the year. The accounts of the Gardens Corporation are regularly reported upon and verified by chartered public accountants.

Upkeep

Mr. Daniels, reporting for the Upkeep Committee, asked for the leniency and sympathy of all members for children whose play space is now becoming limited by the building up of the Gardens. He described the usual work of his Committee in maintaining streets, street lawns, trees, shrubs, parks, street signs, traffic signals, paving and resurfacing, snow removal, sidewalk repairing, street cleaning, etc. He also explained steps taken to eradicate poison ivy, and described the new materials in paths laid in Hawthorn Park, and the

new substitute for glass in the street lanterns. He spoke of the problems involved in caring for the Tennis Tournament automobile traffic, and discussed the tree surgery by our own men and the spraying by Davey Tree Expert Co.

The President's Report

Mr. Davidson in presiding, advised the meeting of the manifold duties which fall upon the Officers and Directors in maintaining the traditions and stability of Forest Hills Gardens and exhibited a large folder of bulletins, newly prepared for use in discussing our affairs with public bodies and officials. He explained that since Gardens Corporation owns its own streets, sewers, street lamps and certain other property, and since it has authority over building matters, and is interested in maintaining the original standards and ideals of the place, an astonishing list of City Departments, Officials and Boards have to be dealt with in maintaining the status quo.

The list included City Departments of Sanitation, Highway, Topography, Building, Parks, Plant & Structures, Police, Traffic, Franchises, etc.; the Boards of Aldermen and of Estimate & Apportionment; the Park Commissioner, Hack Inspector, Police Captains and others, including Investigators and Assistants of, as well as the Borough President of Queens, the Corporation Counsel of the City of New York and the Mayor. He explained that when Gardens Corporation had to go before such public authorities, it was hoped that these new bulletins would make the presentation of our case more effective.

Tribute to Mr. Speir

Mr. Davidson stated that as a tribute to Mr. Louis Dean Speir, who had been obliged for personal reasons, to retire from the Board during the year, the Directors had passed a resolution appointing him Director Emeritus. Mr. Speir was one of the founders of Gardens Corporation in 1923, and the whole community is indebted to him for his continuous service ever since, and for his great labors in behalf of all interested in the welfare of the Gardens.

Election of Directors

The Nominating Committee, consisting of Mr. Hoyt B. Evans, Mrs. C. C. Carstens and Mr. Frederick H. Stokes, placed in nomination for re-election the names of two of the retiring Directors and explained that in place of Mr. Dartt, who had asked not to be considered for renomination, Mr. John M. Johnson was proposed, together with the reelection of Messrs. McMillin and Kiendl. The recommendations of this Committee were approved by the members.

At the close of the meeting a resolution was offered from the floor that a vote of thanks and appreciation of the membership be tendered to the Officers and Directors for their untiring efforts and efficient and successful work during the past year, which motion was adopted by acclamation, after which the meeting was adjourned and the members enjoyed refreshments and viewed the exhibits on display in Smith Hall.

**Personnel
of Gardens Corporation**

Members of the Board of Directors of Gardens Corporation and the year in which the term of each expires, are as follows:

George H. Boyce	1937
Elton W. Clark	1938
Harold P. Daniels	1938
Morris M. Davidson	1938
John M. Johnson	1939
Frederick W. Kiendl	1939
A. Lawrence Kocher	1937
John M. McMillin	1939
Albert V. Moore	1937
Frederic K. Seward	1938
Henry Von Elm	1937

The Officers and Committees:

President,	Mr. Davidson
Vice-Presidents,	Judge Boyce
	Mr. Daniels
Secretary,	Mr. Seward
Treasurer,	Mr. Clark
Exec. Secretary,	Mrs. Green

Upkeep Committee:

Messrs. Daniels, Clark and Seward.

Architectural Committee:

Messrs. Kocher, Teague, Boyce and Tompkins.

Law Committee:

Messrs. Boyce, Seward, Kiendl and Speir.

Membership-Publicity Committee:

Messrs. McMillin, Daniels and Johnson.

Office Management Committee:

Mr. Clark.

Special Relations Committee:

Messrs. Moore, McMillin, Clark and Von Elm.

Finance Committee:

Messrs. Clark, McMillin and Johnson.

Problems Affecting Private Lanes

The private lanes are not owned by Gardens Corporation. Title is held in two ways: Those laid out by the Sage Foundation, which include most of the oldest private lanes, are owned by abutting property owners through an undivided interest therein. Certain later lanes established by general contractors, are owned directly by abutting property owners, who accordingly have a specific share of the passageway instead of an undivided interest in the whole lane, as in the earlier cases. In both cases an easement extends over the property, giving the right of ingress and egress to others along the lane.

The problems arising from this situation are (1) what is the situation as to taxes and (2) what is the situation as to repairs?

On the first point Gardens Corporation is endeavoring, by examination of records, to see in what instances real estate tax liens may lie against any lane property, and it is hoped that appropriate information on this point can soon be supplied to members affected.

On the second point, Gardens Corporation is frequently asked why it does not make necessary repairs to these lanes. The answer is that maintenance charges now being collected by Gardens Corporation are for specific purposes, including maintenance of property owned by the Gardens Corporation; but such funds do not appear to be available for the care of any of the alleyway lanes, because, as above stated, the lanes are owned by abutting property owners, not by the Corporation.

Gardens Corporation would be glad at any time to assist members interested in the maintenance and care of any of these lanes to obtain prices for their improvement and repair, and will be glad to recommend contractors. In each case, it appears that the most practical thing to do is for the members along each lane to take up a collection among themselves for this work. Alternatively, the remedy would appear to be, for each abutting property owner to keep up that portion of the lane contiguous to his property in good condition and hope all his neighbors will do the same.

In either case, members who use and need these lanes should interest themselves in the condition of the pavement, curbing, etc., bearing in mind that every hole or crack permits the intrusion of water, and that neglect of repairs to any pavement results in higher future costs than would be required by present care.

Stop!

The attention of members is called to "School Slow" signs ordered by Gardens Corporation some time ago to be placed on Ascan Avenue at Standish Road and Russell Place, as well as "Stop" signs placed at certain dangerous intersections and other traffic control markings, which are in the interest of all of us who live here. Gardens Corporation wishes publicly to thank the Forest Hills-Kew Gardens Post for its campaign against speeding in the Gardens. Let us all help keep the Gardens safe against motor accidents.

Signs For Sale or To Let

Business is business of course, but is it not true that signs on houses and lawns in Forest Hills Gardens are no more attractive than billboards on a Parkway?

Owners cannot very well pay taxes and mortgage money without revenue, but seriously, what would be the risk of giving up all these signs?

Consider the case of a prospective newcomer. He wants about so many rooms at about so much cost. If he sees a likely looking house with one or more signs on it what does he do? Nothing, probably, outside of what he would do anyway. He asks his broker what properties are available to choose among, for his needs.

Surely he would not be likely to bother much about any house littered up with several signs. Too many signs would be likely to convey the idea that a place was hard to sell or hard to rent for some reason.

One single sign might possibly be good for something, but even that is doubtful. In fact, it may only serve to call out to every passerby that the property is a drug on the market. It might never even be seen by any possible user.

If in doubt about these comments, just ask yourself whether you were moved by a sign to rent or buy the place where you live.

Forest Hills Gardens would undoubtedly look better and all the properties here would be more valuable without any signs at all of for sale or to let. Shall we try it?



Identification Badge worn by
Gardens Corporation
workmen.

Specimens of New Bulletin Exhibited at Annual Meeting

Forest Hills Gardens
comprises—

- 150 acres in area
- 7 miles of streets
- 7 miles of sewers
- 14 miles of parkways
- 177 street lights
- 4 acres of private parks
- 14 miles of sidewalks

A perfect example of the finished product aimed at in all *Federal* and *City Planning* proposals. Completed after a quarter of a century of careful and thoughtful development. A place whose beauty is protected by architectural restriction and supervision. Gardens Corporation passes on all plans and construction.

Reminders

Burning autumn leaves in the gutter is not only a violation of a City Ordinance, but injures our pavements.

When snow comes remember that each property owner is required by City Ordinance to keep his sidewalk safe for pedestrians. Gardens Corporation does all it can with power tractor, but householders must finish the job, especially when the storms are bad.

When using ashes on icy walks, remember that coarse fragments, if allowed to get on the lawns, may wreck lawnmowers when spring comes again.

Never use salt except sparingly, on iced sidewalks and paths, especially on brick, because it is likely to make mortar crumble; and it may kill adjacent grass roots.

If trash wagons are late in the collection of garbage and ashes when the weather gets bad, remember this service is performed by the City, to whom complaints should be referred, instead of to the office of the Gardens Corporation. Call the Corona Garage of the Sanitary Department — Telephone number *Jamaica* 6-7162.

When you write Gardens Corporation always tell us who you are. We scarcely know what else to do with anonymous letters than to put them in the waste basket. Identifiable comments and criticisms are always welcome.

NEWS

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GARDENS CORPORATION

Number 8

Printed in November, 1937

IF YOU PLEASE

Winter is coming, and with it we suppose the usual problem of snow removal. Fortunately last year "Cleopatra," our faithful snow tractor, had little to do, but you can never tell what this year will bring in the form of heavy snows. Anyway, the walks will be plowed of snow as quickly as we can do it but it is never possible to remove the last inch or two of snow by the plow. This means that each property owner should remove from the walk in front of his own property the snow that remains after the plow has gone by. The New York City fathers are getting very particular about this. One thing we must ask you, that is, please do not put salt on the walks to melt the snow. The salt destroys the grass in the adjoining parking, and if you use ashes, please use only fine ones. Large cinders cost us many a lawn mower blade the following summer.

May we ask you to caution your children about riding bicycles on the sidewalks. This is particularly dangerous to pedestrians and besides we find it is against the law in New York City—and we are in New York City.

Before changing the color of paint on your house you should get Gardens Corporation's approval. You can obtain samples of approved colors from our office.

THE SIXTEENTH ANNUAL MEETING

The Annual Meeting of the members of Gardens Corporation was held on October 25th, 1937. If you missed it we are sorry for it is the one time in the year when we can and should all get together and hear the reports of our officers and discuss our community interests. Write the date down now for next year—its *last* Monday in October.

This year we held the business meeting as well as the social hour in Smith Hall of the Community House, which change was welcomed by all present who agreed that the less formal surroundings helped to make it a real Community affair.

Ably serving as hostesses of the evening were, Mmes. Davidson, Boyce, Clark, Johnson, Kiendl and Kocher. Assisting the hostesses were Mlles. Winifred Boyce, June Wagner, Karen and Jean Hasselriis.

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Mr. Clark, the Treasurer, read in full the report of the Certified Public Accountants who audit our books each year, gave the receipts and disbursements for the fiscal year, and showed a balance on hand of \$7,793.89 in checking, and \$10,384.35 in non-checking accounts, which balance is deemed adequate for current expenses and for snow removal and other seasonal work until the receipt of 1938 maintenance charges payable on January 1st. The CPA report included the statement "The books and records have been carefully kept."

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News of Gardens Corporation

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The Board of Directors announced with regret the resignation of Mr. Henry Von Elm as a member of the Board. Much against his wishes he found he

could not give the time to the work as a Director due to outside interests connected with his own business. Mr. Von Elm was a very valuable member of the Board. He generously tells us, however, we can count on his aid and support in any important matters pertaining to the welfare of the Gardens. In his place Mr. Frank H. Sincerbeaux was elected as a Director. Mr. Sincerbeaux is a lawyer of great ability and wide experience and his counsel will be most helpful to your board in its deliberations.

Resolution of Thanks

At the close of the meeting, the acts of the Board of Directors were ratified and approved by the members and a vote of appreciation was tendered the officers and directors for their efficient management through the year of the affairs of the community and for their untiring efforts in its behalf.

New Office

Your Directors at long last have felt that the office of Gardens Corporation has been inadequate to properly serve you and its location inconvenient for our members who wish to consult us in their problems and so we have rented new quarters at 12 Station Square (next door to Acampora's Drug Store.) This office will be opened as soon as redecorating has been completed and office furniture secured. Here you will be able to sit down in comfort and discuss with our able Executive Secretary Mrs. Green anything you may have on your mind. We are sure you will find these new quarters convenient and attractive. New telephone number, BOulevard 8-2420.

Those Ashes and Trashes

With the coming of winter, we may be disturbed from time to time on account of delays in the collection of trash, ashes, garbage, due to heavy snow and ice. The City of New York is doing, in general, a grand job with this problem, but should a collection day be missed, please bear with it, it is beyond anyone's control. Bundle and tie up your papers in a package, and cover your garbage and ash cans so the wind will not scatter their contents. You may be sure the City will collect as fast as possible. If you feel you have been inadvertently overlooked you can make your complaint to the Sanitation Department by calling their Corona Garage, telephone number JAmaica 6-7162.

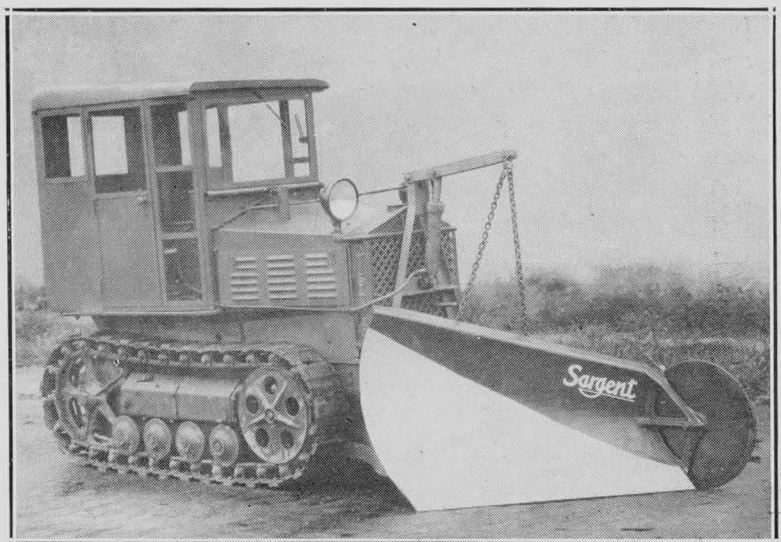
Bone meal scattered over your lawn now is a wonderful tonic for next Spring's grass. Evergreens can be pruned now. Shrubs are best pruned in February or early March.

Meet Mr. Rooney

The Special Officer we had this year to protect our Parks has been a real blessing. Never have we had such fair control of the use of the Parks for the children and maids, as well as for those who desire to enjoy these open spaces for the purpose for which they were designed. Everyone has been loud in praise of the work performed by our Special Guard.

This year we have improved Olivia Park by removing worn out shrubbery and planting hundreds of rhododendrons. If you haven't seen how lovely they are—just take a look next spring.

Each year we do a tremendous lot of pruning of our trees. Our 277 street elm trees are something of which to be proud—we should hate to try to estimate what it would cost to replace them.



Ready and Rearing to Go—Cleopatra

Do You Know That

Forest Hills Gardens is 150 acres in area, and has 7 miles of streets, 7 miles of sewers, 14 miles of sidewalks, 14 miles of parkways, 177 street lights, 4 acres of private parks.

Burning leaves in the street melts the surface tar and causes fine pin cracks to appear so that dampness gets under this protective cover. Very soon a hole develops where your bonfire was.

We are busy as bees trying to keep ahead of the falling leaves. It is a great battle, so please be patient until we clear them all up. By-the-way, leaves make a wonderful protection around the roots of your shrubs. Especially are they advantageous to rhododendrons, but please see that they are "battened" down right when you so use them. A little loose top soil thrown over them will keep them from scattering.

For years Gardens Corporation has been hammering away trying to rid this community of the nuisance of advertising circulars. Hundreds of letters are written every year, merchants and business executives are interviewed and distributing agencies expostulated with. We thought we were all alone in our fight but behold! the Allied Civics is with us! They too object to the disfiguring blowing papers, the littered porches, the clogged mail boxes, and they too have inaugurated a campaign against this practice. More power to Allied Civics, say we.



Identification Badge Worn By
Gardens Corporation's Men.

Declaration No. 3 requires that:

"No building, fence, wall or other structure shall be erected or maintained nor any change or alteration made therein unless the plans and specifications therefor showing the nature, kind, shape, height, material, color-scheme and location of such structure and the grading plans of the lot or plot to be built upon shall have been submitted to, approved in writing by, and a copy thereof, as finally approved, lodged permanently with the Homes Company (now Gardens Corporation)."

Elkton, Maryland—or Forest Hills Gardens! One Sunday morning our long-suffering Executive Secretary was roused out of her special Sunday morning nap by a voice speaking from New York City which asked whether there was any Minister of the Gospel or Arm of the Law in Forest Hills Gardens who would perform a marriage ceremony on Sunday without a license or who could in some way wangle a special license on the Sabbath. Our fame is spreading!

Personnel

of Gardens Corporation

Members of the Board of Directors of Gardens Corporation and the year in which the term of each expires, are as follows:

George H. Boyce	1940
Elton W. Clark	1938
Harold P. Daniels	1938
Morris M. Davidson	1938
John M. Johnson	1939
Frederick W. Kiendl	1939
A. Lawrence Kocher	1940
John M. McMillin	1939
Albert V. Moore	1940
Frederic K. Seward	1938
Frank H. Sincerbeaux	1940

The Officers and Committees:

President,	Mr. Davidson
Vice-Presidents,	Judge Boyce
	Mr. Daniels
Secretary,	Mr. Seward
Treasurer,	Mr. Clark
Exec. Secretary,	Mrs. Green

Upkeep Committee:

Messrs. Daniels, Clark and Seward.

Architectural Committee:

Messrs. Kocher, Teague, Boyce and Tompkins.

Law Committee:

Messrs. Boyce, Seward, Kiendl, Speir and Sincerbeaux.

Membership-Publicity Committee:

Messrs. McMillin, Daniels and Johnson.

Office Management Committee:

Mr. Clark.

Special Relations Committee:

Messrs. Moore, McMillin, Clark.

Finance Committee:

Messrs. Clark, McMillin and Johnson.

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 5

Printed in December, 1934

An Expert Speaks

Mr. Louis H. Pink, member of the Housing Authority of the State of New York, in the course of his excellent address at the annual meeting of Gardens Corporation, described the more prominent of the garden cities in England and compared them with similar efforts in our own country and, more particularly, with Forest Hills Gardens.

To the temporary astonishment of his audience, Mr. Pink characterized Forest Hills Gardens as at once a great failure and a great success. He explained the contrast between Mrs. Sage's ambition to have it a haven for the white collar worker, with what actually happened when the war caused a housing shortage and raised the local values.

In terming Forest Hills Gardens a great success, Mr. Pink said it is really the most outstanding example of garden cities in this country. He commended its citizens highly for maintaining an efficient self-government and for zealously working to enforce its restrictions in the best interests of all.

At the conclusion of his talk Mr. Pink was given a rousing vote of thanks.

Continued on page two

A YEAR'S WORK REVIEWED

Contrary to superstition, the thirteenth annual meeting of the Gardens Corporation, at the Community House, on October 30th, turned out to be an excellent affair, well-attended, and a credit to the good folk of the community who co-operate so loyally in efforts to maintain Forest Hills Gardens as well as possible.

M. M. Davidson, President, in his address of welcome to the members, described the high executive positions held in the business world by his fellow directors and then of course neglected to mention his own qualifications which those who know him intimately value so highly.

Upkeep

Harold P. Daniels, Chairman of the Upkeep Committee, reported the expenditure of \$3,000 for a permanent improvement to connect the old pumping station at Burns and Tennis Place to the Yellowstone Avenue trunk sewer, which will result in a neat little saving annually to the members of this corporation, in the cost of electrical current, pump maintenance and labor.

He described the efforts that are being made to improve the turf on the street grass plots and parks. The services of Mr. Tucker, expert for the West Side Tennis Club and the State Park Commission, were engaged and his advice followed as to fertilizer, mixture of grass seed suitable for local conditions, etc. (This information will be sent annually to members in February or March of each year).

Continued on page two

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference. Did you keep Numbers 1, 2, 3 and 4?

An Expert Speaks

Continued from page one

The timeliness of Mr. Pink's remarks is emphasized by the fear of increasing numbers of our citizens concerning the effect on our town of the new subway and highway facilities.

If the character of Forest Hills Gardens is to be maintained in the future as in the past, the price will be increasing vigilance and increasing co-operation by our members to preserve the high type of community that attracted us all to it. No man should sell his house to a person whom he himself would not like to have as a neighbor. A home owner contemplating a sale has at his command a number of local real estate agents who are thoroughly familiar and sympathetic with our present standards. Their names can be obtained from the office of Gardens Corporation.

By using these agents, members who contemplate disposing of their homes will help importantly to preserve Forest Hills Gardens tradition and the grateful appreciation of their present neighbors.

A Year's Work Reviewed

Continued from page one

Mr. Daniels told of the spread of the Dutch Elm disease which cost us the loss of one beautiful street tree, of the abuse of our private parks by people living outside the Gardens and the cor-

rective steps taken through use of signs; of the new trash boxes now being manufactured by our own employees at a saving of half their former cost; and of the steps taken to improve traffic conditions in highly congested Station Square.

During the year 21,390 square yards of streets were resurfaced and necessary repairs were made to broken sidewalks, curbs and streets.

Other routine work included maintenance of the sewer system, cleaning of catch basins, repair and care of man-holes, and repainting of lamp-posts, signs and benches. A motor lawn mower was purchased and successfully operated in the summer.

During the year the maximum number of workmen employed was 10 including our foreman, Mr. O'Brien, whose work was enthusiastically commended by one of our members at the annual meeting.

Finances

Our Treasurer, Mr. Elton W. Clark, reported receipts during the fiscal year ending September 30, 1934, of \$22,370, compared to \$22,275 the previous year. Expenditures were \$24,600, compared to \$22,064, the increase having been due to the sewer improvement alluded to above, the cost of which will be recouped in about four years.

Architecture

In the unavoidable absence of Mr. Walter D. Teague, Chairman of the Architectural Committee, Mr. Dartt read his report showing that thirteen sets of plans were approved during the year, divided: New houses, five; alterations to houses, six; and new garages, two.

He reminded members contemplating an addition to their homes, or the erection of a fence or a wall, that, according to Declaration Number Three, plans must be submitted to Gardens Corporation for approval. This rule applies even if the alteration you contemplate is only a change in the color of your paint. Before going ahead, please get approved color samples from the office of Gardens Corporation, a precaution justified for the common good.

Membership

Mr. James G. Dartt reported that twenty-one members were investigated and elected during the year, leaving the total membership unchanged at 635, because a corresponding number of old members dropped out through selling their properties.

Law

Chairman George H. Boyce reported that Gardens Corporation, Guyon L. C. Earle, George B. Hanavan and himself had been sued for \$17,500 for

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

an alleged loss of a real estate commission due to an uncompleted sale of Block 12 for apartment purposes, a case which he was happy to report the Court dismissed after a hearing. Other cases which his Committee handled during the year included:

The injury to one of our workmen (William Brennan) which resulted in a payment of workmen's compensation.

Two cases of lamp-posts broken on which he expects to collect costs.

Efforts to stop the distribution of pesky advertising circulars, a practice which is in violation of a City law.

The defeat of an attempt, by the City of New York to change the names of two of our streets.

Steps taken to avoid the possibility of heavy tax assessments on our local parks in connection with the City's efforts to levy taxes on property heretofore exempt.

Unsuccessful efforts to collect damages from the City for taking possession of a strip of land that belonged to Gardens Corporation fronting on Union Turnpike. If the claim had been successful, the money collected would have been turned over to abutting property owners in reduction of their assessments for the widening of Union Turnpike.

Award from the City for the value of two sets of brick boundary markers torn down for the widening of Union Turnpike.

Continued on page four

Winter Notes

There is no better fertilizer for use in winter than well-rotted stable manure which can be applied in December or January.

Fallen leaves are a great protection for shrubs and hedges, and, in time, give excellent help to the soil itself.

With the advice of Mr. Tucker, Gardens Corporation is planning to keep the accumulation of leaves for future use if a convenient place can be found to preserve them. Rotted leaves are one of the finest of fertilizers.

Do you know that salt on your snowy sidewalk kills your next summer's grass adjoining this walk? It also spoils the surface of your concrete and causes the mortar to crumble in a brick or slate walk. Salt should be used very sparingly if at all. Fine sifted ashes are best. Coarse cinders should never be used because they are hard on the lawn mowers next spring.

When that first heavy snow comes, remember that the snow plow sent around by Gardens Corporation, although it removes the bulk of the snow, cannot completely clear the sidewalk. It is for each resident to see that the last film of snow is removed. By City Ordinance, the blame for icy street sidewalks is with the resident of the adjoining house.

If you think your collection of ashes or garbage has been overlooked or neglected, call the local city inspector and tell him about it. His telephone number is Jamaica 6-7162, then ask for the Corona Garage.

The New Parks

In one of his plays, Ed Wynn used to say over and over again "I Love the Woods." If you, too, love them, you should know the beautiful parks that the State and Robert Moses have provided here and there along the new Grand Central Parkway.

Only six miles distant from the Queens Boulevard intersection you can quickly come to one example: Alley Pond Park. There, in a great expanse of woods, you can get the feel of real country. You leave your car in a small parking place of asphalt, and the only charge is twenty-five cents. You find winding paths through the woods for hiking and excellent bridle paths for riding. If you bring your food, you can cook it outdoors—many are doing so even in winter—on sturdy grills erected by the State for the purpose, fired by charcoal which can be purchased from a nearby attendant for ten cents. There are all sorts of devices to amuse the children and open spaces where the young and old alike can scamper to their hearts' content.

NEWS of GARDENS CORPORATION

Thus I Swear

This is about the time of year for very special resolutions, even for Gardens members. And if an old member of the Upkeep Committee had his way, he would insist on all prospective new members (and some of the present ones) memorizing a list somewhat as follows:

I shall do my level best to keep my town looking hale and hearty, spick and span, so.

I shall keep my own property painted and I shall use only colors approved for use in my town;

I shall prevent the vines and shrubs from obliterating the architectural lines of my home;

I shall, in due season, keep my lawn in grand condition by using the methods recommended by one Mr. Tucker whose valuable advice is available to me free, gratis, if I but ask;

I shall, at other seasons, keep my sidewalk free from ice and snow, full well realizing the horse-and-plow equipment of Gardens Corporation does not clean my place as soon as it does my neighbor's;

And I shall be sparing in my use of salt in removing ice, since I do not easily countenance a practice that will cost me good money to repair my sidewalk and replant my lawn;

I shall give a thought to the back of someone who must pick it up before I throw a paper or some rubbish into those handy vacant lots;

I shall, too, give a thought to those community activities that enliven my town on Christmas Day and on July the Fourth, and, after giving thought, I shall even dig in my jeans and help all such joyous occasions to the best of my ability.

Election of Directors

Continued from page three

The Committee reports having been approved by the members, the President called upon Dr. Forry R. Getz, Chairman of the Nominating Committee, consisting of himself, Mrs. H. H. McKee and Dr. S. E. Davenport, to place in nomination the names of four men to take the places of four retiring directors:

George H. Boyce, Louis Dean Speir, Albert V. Moore, Richard W. Knight.

Dr. Getz thereupon placed in nomination Messrs. Boyce, Speir, Moore and A. Lawrence Kocher, who were unanimously elected. We expect Mr. Kocher, because of his experience in architecture and as managing editor of the "Architectural Record," will be of invaluable assistance to our architectural department.

Officers and Committees

At the 135th meeting of the Board of Directors of the Corporation, the following officers were elected for the new year:

President

M. M. Davidson

Vice-Presidents

George H. Boyce, Harold P. Daniels

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Treasurer

Elton W. Clark

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman
Elton W. Clark,
Frederick K. Seward.

Architectural Committee

Walter D. Teague, Chairman
A. Lawrence Kocher, Vice-Chairman,
John A. Tompkins.

Law Committee

George H. Boyce, Chairman,
Louis Dean Speir,
Frederick K. Seward.

Membership-Publicity Committee

James G. Dartt, Chairman,
Michael H. Lucey,
Edwin Bird Wilson.

Office Management Committee

Louis Dean Speir, Chairman

NEWS

— of —

GARDENS CORPORATION

Number 8

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Board Members

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could not give the time to the work as a Director due to outside interests connected with his own business. Mr. Von Elm was a very valuable member of the Board. He generously tells us, however, we can count on his aid and support in any important matters pertaining to the welfare of the Gardens. In his place Mr. Frank H. Sincerbeaux was elected as a Director. Mr. Sincerbeaux is a lawyer of great ability and wide experience and his counsel will be most helpful to your board in its deliberations.

Resolution of Thanks

At the close of the meeting, the acts of the Board of Directors were ratified and approved by the members and a vote of appreciation was tendered the officers and directors for their efficient management through the year of the affairs of the community and for their untiring efforts in its behalf.

New Office

Your Directors at long last have felt that the office of Gardens Corporation has been inadequate to properly serve you and its location inconvenient for our members who wish to consult us in their problems and so we have rented new quarters at 12 Station Square (next door to Acampora's Drug Store.) This office will be opened as soon as redecorating has been completed and office furniture secured. Here you will be able to sit down in comfort and discuss with our able Executive Secretary Mrs. Green anything you may have on your mind. We are sure you will find these new quarters convenient and attractive. New telephone number, BOulevard 8-2420.

Those Ashes and Trashes

With the coming of winter, we may be disturbed from time to time on account of delays in the collection of trash, ashes, garbage, due to heavy snow and ice. The City of New York is doing, in general, a grand job with this problem, but should a collection day be missed, please bear with it, it is beyond anyone's control. Bundle and tie up your papers in a package, and cover your garbage and ash cans so the wind will not scatter their contents. You may be sure the City will collect as fast as possible. If you feel you have been inadvertently overlooked you can make your complaint to the Sanitation Department by calling their Corona Garage, telephone number JAmica 6-7162.

Bone meal scattered over your lawn now is a wonderful tonic for next Spring's grass. Evergreens can be pruned now. Shrubs are best pruned in February or early March.

Meet Mr. Rooney

The Special Officer we had this year to protect our Parks has been a real blessing. Never have we had such fair control of the use of the Parks for the children and maids, as well as for those who desire to enjoy these open spaces for the purpose for which they were designed. Everyone has been loud in praise of the work performed by our Special Guard.

This year we have improved Olivia Park by removing worn out shrubbery and planting hundreds of rhododendrons. If you haven't seen how lovely they are—just take a look next spring.

Each year we do a tremendous lot of pruning of our trees. Our 277 street elm trees are something of which to be proud—we should hate to try to estimate what it would cost to replace them.



Ready and Rearing to Go—Cleopatra

Do You Know That

Forest Hills Gardens is 150 acres in area, and has 7 miles of streets, 7 miles of sewers, 14 miles of sidewalks, 14 miles of parkways, 177 street lights, 4 acres of private parks.

Burning leaves in the street melts the surface tar and causes fine pin cracks to appear so that dampness gets under this protective cover. Very soon a hole develops where your bonfire was.

We are busy as bees trying to keep ahead of the falling leaves. It is a great battle, so please be patient until we clear them all up. By-the-way, leaves make a wonderful protection around the roots of your shrubs. Especially are they advantageous to rhododendrons, but please see that they are "battened" down right when you so use them. A little loose top soil thrown over them will keep them from scattering.

For years Gardens Corporation has been hammering away trying to rid this community of the nuisance of advertising circulars. Hundreds of letters are written every year, merchants and business executives are interviewed and distributing agencies expostulated with. We thought we were all alone in our fight but behold! the Allied Civics is with us! They too object to the disfiguring blowing papers, the littered porches, the clogged mail boxes, and they too have inaugurated a campaign against this practice. More power to Allied Civics, say we.



Identification Badge Worn By
Gardens Corporation's Men.

Declaration No. 3 requires that:

"No building, fence, wall or other structure shall be erected or maintained nor any change or alteration made therein unless the plans and specifications therefor showing the nature, kind, shape, height, material, color-scheme and location of such structure and the grading plans of the lot or plot to be built upon shall have been submitted to, approved in writing by, and a copy thereof, as finally approved, lodged permanently with the Homes Company (now Gardens Corporation)."

Elkton, Maryland—or Forest Hills Gardens! One Sunday morning our long-suffering Executive Secretary was roused out of her special Sunday morning nap by a voice speaking from New York City which asked whether there was any Minister of the Gospel or Arm of the Law in Forest Hills Gardens who would perform a marriage ceremony on Sunday without a license or who could in some way wangle a special license on the Sabbath. Our fame is spreading!

Personnel

of Gardens Corporation

Members of the Board of Directors of Gardens Corporation and the year in which the term of each expires, are as follows:

George H. Boyce	1940
Elton W. Clark	1938
Harold P. Daniels	1938
Morris M. Davidson	1938
John M. Johnson	1939
Frederick W. Kiendl	1939
A. Lawrence Kocher	1940
John M. McMillin	1939
Albert V. Moore	1940
Frederic K. Seward	1938
Frank H. Sincerbeaux	1940

The Officers and Committees:

President,	Mr. Davidson
Vice-Presidents,	Judge Boyce
	Mr. Daniels
Secretary,	Mr. Seward
Treasurer,	Mr. Clark
Exec. Secretary,	Mrs. Green

Upkeep Committee:

Messrs. Daniels, Clark and Seward.

Architectural Committee:

Messrs. Kocher, Teague, Boyce and Tompkins.

Law Committee:

Messrs. Boyce, Seward, Kiendl, Speir and Sincerbeaux.

Membership-Publicity Committee:

Messrs. McMillin, Daniels and Johnson.

Office Management Committee:

Mr. Clark.

Special Relations Committee:

Messrs. Moore, McMillin, Clark.

Finance Committee:

Messrs. Clark, McMillin and Johnson.

NEWS

— of —

GARDENS CORPORATION

Number 7

Printed in November, 1936

EDITORIAL

The great City of New York is building up all around us. The World's Fair is coming. The subway is coming. The Charter adopted at the last election provided for new arrangements in city planning. Time marches on!

We have a good thing. It has cost us money, patience and care. We have the finest example of city planning in the whole country.

We have a neighborhood feeling and a community spirit.

We already have the heart's desire of all city planners.

To keep these blessings, requires eternal vigilance. The continuous interest and support of every resident and property owner in the Gardens is essential. Newcomers must be educated in the traditions of Forest Hills Gardens. Older residents sometimes need to have their appreciation of the values we enjoy renewed.

Continuing united in the future as we have for the past twenty-five years, we can keep what we have, if all of us are determined to do so. Every member should recognize his own personal responsibility for the achievement.

Let us not load the whole duty of maintaining the standards of the Gardens upon any particular group or groups of people.

Let us each take part in the job.

THE FIFTEENTH ANNUAL MEETING

The 15th Annual Meeting of the Members of Gardens Corporation was held in Hof Hall of the Community House on Monday, October 26, 1936, at 8:00 P.M. for the consideration of the usual reports of officers and committees and the election of directors to succeed those whose terms were expiring.

Thanks of all members are due to Mmes. Boyce, Daniels, Kiendl, Dartt and Kocher, for acting as hostesses, and to Mlles. Alice Boyce, Winifred Boyce, Joan Stokes and June Wagner, who served refreshments after the meeting.

Architecture

Some interesting facts about garden city planning were given by Mr. Kocher, in connection with his report of the work of the Architectural Committee. Forest Hills Gardens has now been about twenty-five years in the making and the first application of the same idea seems to have been started five years earlier than here at Letchworth, England; but our own accomplishment represents the first completed program of its kind in America. Forest Hills Gardens is internationally known, he said, and inquiries about it continue to be received from far corners of the world.

Dealing with the matter of official acts by Gardens Corporation in approving or rejecting building plans, he explained that the Architectural Committee endeavored more to guide than to prohibit and reported that thirty-four plans had been approved during the year, for construction, alterations, garages, etc.

Membership

Mr. Dartt, reporting for the Membership Committee, advised that thirty-seven new members were elected during the year, bringing the total to 633.

Law

Mr. Boyce, reporting for the Law Committee, invited the co-operation of all members in identifying the origin of broken lamp posts and damages to other property of the Gardens Corporation,

News of Gardens Corporation

as well as the unlawful distribution of advertising circulars indiscriminately thrown on sidewalks and in doorways. He described the work of the Law Committee in enforcing collection of damages, maintaining zoning restrictions involving the use of residences for business purposes; and reported upon the success of suits, which in some cases had to be instituted, to enforce payment of maintenance liens of Gardens Corporation, which are prior to all mortgages. He advised that Title Companies and other lending institutions now generally recognize the prior obligation of these maintenance liens.

Finances

The report of the Treasurer, included advices that total cash on hand September 30, 1936, was \$16,860.20, which was deemed adequate for snow and other fall expenditures before the receipt of new revenues payable after the turn of the year. The accounts of the Gardens Corporation are regularly reported upon and verified by chartered public accountants.

Upkeep

Mr. Daniels, reporting for the Upkeep Committee, asked for the leniency and sympathy of all members for children whose play space is now becoming limited by the building up of the Gardens. He described the usual work of his Committee in maintaining streets, street lawns, trees, shrubs, parks, street signs, traffic signals, paving and resurfacing, snow removal, sidewalk repairing, street cleaning, etc. He also explained steps taken to eradicate poison ivy, and described the new materials in paths laid in Hawthorn Park, and the

new substitute for glass in the street lanterns. He spoke of the problems involved in caring for the Tennis Tournament automobile traffic, and discussed the tree surgery by our own men and the spraying by Davey Tree Expert Co.

The President's Report

Mr. Davidson in presiding, advised the meeting of the manifold duties which fall upon the Officers and Directors in maintaining the traditions and stability of Forest Hills Gardens and exhibited a large folder of bulletins, newly prepared for use in discussing our affairs with public bodies and officials. He explained that since Gardens Corporation owns its own streets, sewers, street lamps and certain other property, and since it has authority over building matters, and is interested in maintaining the original standards and ideals of the place, an astonishing list of City Departments, Officials and Boards have to be dealt with in maintaining the status quo.

The list included City Departments of Sanitation, Highway, Topography, Building, Parks, Plant & Structures, Police, Traffic, Franchises, etc.; the Boards of Aldermen and of Estimate & Apportionment; the Park Commissioner, Hack Inspector, Police Captains and others, including Investigators and Assistants of, as well as the Borough President of Queens, the Corporation Counsel of the City of New York and the Mayor. He explained that when Gardens Corporation had to go before such public authorities, it was hoped that these new bulletins would make the presentation of our case more effective.

Tribute to Mr. Speir

Mr. Davidson stated that as a tribute to Mr. Louis Dean Speir, who had been obliged for personal reasons, to retire from the Board during the year, the Directors had passed a resolution appointing him Director Emeritus. Mr. Speir was one of the founders of Gardens Corporation in 1923, and the whole community is indebted to him for his continuous service ever since, and for his great labors in behalf of all interested in the welfare of the Gardens.

Election of Directors

The Nominating Committee, consisting of Mr. Hoyt B. Evans, Mrs. C. C. Carstens and Mr. Frederick H. Stokes, placed in nomination for re-election the names of two of the retiring Directors and explained that in place of Mr. Dartt, who had asked not to be considered for renomination, Mr. John M. Johnson was proposed, together with the reelection of Messrs. McMillin and Kiendl. The recommendations of this Committee were approved by the members.

At the close of the meeting a resolution was offered from the floor that a vote of thanks and appreciation of the membership be tendered to the Officers and Directors for their untiring efforts and efficient and successful work during the past year, which motion was adopted by acclamation, after which the meeting was adjourned and the members enjoyed refreshments and viewed the exhibits on display in Smith Hall.

News of Gardens Corporation

Personnel of Gardens Corporation

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Frederick W. Kiendl	1939
A. Lawrence Kocher	1937
John M. McMillin	1939
Albert V. Moore	1937
Frederic K. Seward	1938
Henry Von Elm	1937

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Vice-Presidents,	Judge Boyce
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Secretary,	Mr. Seward
Treasurer,	Mr. Clark
Exec. Secretary,	Mrs. Green

Upkeep Committee:

Messrs. Daniels, Clark and Seward.

Architectural Committee:

Messrs. Kocher, Teague, Boyce and Tompkins.

Law Committee:

Messrs. Boyce, Seward, Kiendl and Speir.

Membership-Publicity Committee:

Messrs. McMillin, Daniels and Johnson.

Office Management Committee:

Mr. Clark.

Special Relations Committee:

Messrs. Moore, McMillin, Clark and Von Elm.

Finance Committee:

Messrs. Clark, McMillin and Johnson.

Problems Affecting Private Lanes

The private lanes are not owned by Gardens Corporation. Title is held in two ways: Those laid out by the Sage Foundation, which include most of the oldest private lanes, are owned by abutting property owners through an undivided interest therein. Certain later lanes established by general contractors, are owned directly by abutting property owners, who accordingly have a specific share of the passageway instead of an undivided interest in the whole lane, as in the earlier cases. In both cases an easement extends over the property, giving the right of ingress and egress to others along the lane.

The problems arising from this situation are (1) what is the situation as to taxes and (2) what is the situation as to repairs?

On the first point Gardens Corporation is endeavoring, by examination of records, to see in what instances real estate tax liens may lie against any lane property, and it is hoped that appropriate information on this point can soon be supplied to members affected.

On the second point, Gardens Corporation is frequently asked why it does not make necessary repairs to these lanes. The answer is that maintenance charges now being collected by Gardens Corporation are for specific purposes, including maintenance of property owned by the Gardens Corporation; but such funds do not appear to be available for the care of any of the alleyway lanes, because, as above stated, the lanes are owned by abutting property owners, not by the Corporation.

Gardens Corporation would be glad at any time to assist members interested in the maintenance and care of any of these lanes to obtain prices for their improvement and repair, and will be glad to recommend contractors. In each case, it appears that the most practical thing to do is for the members along each lane to take up a collection among themselves for this work. Alternatively, the remedy would appear to be, for each abutting property owner to keep up that portion of the lane contiguous to his property in good condition and hope all his neighbors will do the same.

In either case, members who use and need these lanes should interest themselves in the condition of the pavement, curbing, etc., bearing in mind that every hole or crack permits the intrusion of water, and that neglect of repairs to any pavement results in higher future costs than would be required by present care.

Stop!

The attention of members is called to "School Slow" signs ordered by Gardens Corporation some time ago to be placed on Ascan Avenue at Standish Road and Russell Place, as well as "Stop" signs placed at certain dangerous intersections and other traffic control markings, which are in the interest of all of us who live here. Gardens Corporation wishes publicly to thank the Forest Hills-Kew Gardens Post for its campaign against speeding in the Gardens. Let us all help keep the Gardens safe against motor accidents.

Signs For Sale or To Let

Business is business of course, but is it not true that signs on houses and lawns in Forest Hills Gardens are no more attractive than billboards on a Parkway?

Owners cannot very well pay taxes and mortgage money without revenue, but seriously, what would be the risk of giving up all these signs?

Consider the case of a prospective newcomer. He wants about so many rooms at about so much cost. If he sees a likely looking house with one or more signs on it what does he do? Nothing, probably, outside of what he would do anyway. He asks his broker what properties are available to choose among, for his needs.

Surely he would not be likely to bother much about any house littered up with several signs. Too many signs would be likely to convey the idea that a place was hard to sell or hard to rent for some reason.

One single sign might possibly be good for something, but even that is doubtful. In fact, it may only serve to call out to every passerby that the property is a drug on the market. It might never even be seen by any possible user.

If in doubt about these comments, just ask yourself whether you were moved by a sign to rent or buy the place where you live.

Forest Hills Gardens would undoubtedly look better and all the properties here would be more valuable without any signs at all of for sale or to let. Shall we try it?



Identification Badge worn by
Gardens Corporation
workmen.

Specimens of New Bulletin Exhibited at Annual Meeting

Forest Hills Gardens
comprises—

150 acres in area
7 miles of streets
7 miles of sewers
14 miles of parkways
177 street lights
4 acres of private parks
14 miles of sidewalks

A perfect example of the finished product aimed at in all *Federal* and *City Planning* proposals. Completed after a quarter of a century of careful and thoughtful development. A place whose beauty is protected by architectural restriction and supervision. Gardens Corporation passes on all plans and construction.

Reminders

Burning autumn leaves in the gutter is not only a violation of a City Ordinance, but injures our pavements.

When snow comes remember that each property owner is required by City Ordinance to keep his sidewalk safe for pedestrians. Gardens Corporation does all it can with power tractor, but householders must finish the job, especially when the storms are bad.

When using ashes on icy walks, remember that coarse fragments, if allowed to get on the lawns, may wreck lawnmowers when spring comes again.

Never use salt except sparingly, on iced sidewalks and paths, especially on brick, because it is likely to make mortar crumble; and it may kill adjacent grass roots.

If trash wagons are late in the collection of garbage and ashes when the weather gets bad, remember this service is performed by the City, to whom complaints should be referred, instead of to the office of the Gardens Corporation. Call the Corona Garage of the Sanitary Department — Telephone number JAmaica 6-7162.

When you write Gardens Corporation always tell us who you are. We scarcely know what else to do with anonymous letters than to put them in the waste basket. Identifiable comments and criticisms are always welcome.

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 5

Printed in December, 1934

An Expert Speaks

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To the temporary astonishment of his audience, Mr. Pink characterized Forest Hills Gardens as at once a great failure and a great success. He explained the contrast between Mrs. Sage's ambition to have it a haven for the white collar worker, with what actually happened when the war caused a housing shortage and raised the local values.

In terming Forest Hills Gardens a great success, Mr. Pink said it is really the most outstanding example of garden cities in this country. He commended its citizens highly for maintaining an efficient self-government and for zealously working to enforce its restrictions in the best interests of all.

At the conclusion of his talk Mr. Pink was given a rousing vote of thanks.

Continued on page two

A YEAR'S WORK REVIEWED

Contrary to superstition, the thirteenth annual meeting of the Gardens Corporation, at the Community House, on October 30th, turned out to be an excellent affair, well-attended, and a credit to the good folk of the community who co-operate so loyally in efforts to maintain Forest Hills Gardens as well as possible.

M. M. Davidson, President, in his address of welcome to the members, described the high executive positions held in the business world by his fellow directors and then of course neglected to mention his own qualifications which those who know him intimately value so highly.

Upkeep

Harold P. Daniels, Chairman of the Upkeep Committee, reported the expenditure of \$3,000 for a permanent improvement to connect the old pumping station at Burns and Tennis Place to the Yellowstone Avenue trunk sewer, which will result in a neat little saving annually to the members of this corporation, in the cost of electrical current, pump maintenance and labor.

He described the efforts that are being made to improve the turf on the street grass plots and parks. The services of Mr. Tucker, expert for the West Side Tennis Club and the State Park Commission, were engaged and his advice followed as to fertilizer, mixture of grass seed suitable for local conditions, etc. (This information will be sent annually to members in February or March of each year).

Continued on page two

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference. Did you keep Numbers 1, 2, 3 and 4?

An Expert Speaks

Continued from page one

The timeliness of Mr. Pink's remarks is emphasized by the fear of increasing numbers of our citizens concerning the effect on our town of the new subway and highway facilities.

If the character of Forest Hills Gardens is to be maintained in the future as in the past, the price will be increasing vigilance and increasing co-operation by our members to preserve the high type of community that attracted us all to it. No man should sell his house to a person whom he himself would not like to have as a neighbor. A home owner contemplating a sale has at his command a number of local real estate agents who are thoroughly familiar and sympathetic with our present standards. Their names can be obtained from the office of Gardens Corporation.

By using these agents, members who contemplate disposing of their homes will help importantly to preserve Forest Hills Gardens tradition and the grateful appreciation of their present neighbors.

A Year's Work Reviewed

Continued from page one

Mr. Daniels told of the spread of the Dutch Elm disease which cost us the loss of one beautiful street tree, of the abuse of our private parks by people living outside the Gardens and the cor-

rective steps taken through use of signs; of the new trash boxes now being manufactured by our own employees at a saving of half their former cost; and of the steps taken to improve traffic conditions in highly congested Station Square.

During the year 21,390 square yards of streets were resurfaced and necessary repairs were made to broken sidewalks, curbs and streets.

Other routine work included maintenance of the sewer system, cleaning of catch basins, repair and care of man-holes, and repainting of lamp-posts, signs and benches. A motor lawn mower was purchased and successfully operated in the summer.

During the year the maximum number of workmen employed was 10 including our foreman, Mr. O'Brien, whose work was enthusiastically commended by one of our members at the annual meeting.

Finances

Our Treasurer, Mr. Elton W. Clark, reported receipts during the fiscal year ending September 30, 1934, of \$22,370, compared to \$22,275 the previous year. Expenditures were \$24,600, compared to \$22,064, the increase having been due to the sewer improvement alluded to above, the cost of which will be recouped in about four years.

Architecture

In the unavoidable absence of Mr. Walter D. Teague, Chairman of the Architectural Committee, Mr. Dartt read his report showing that thirteen sets of plans were approved during the year, divided: New houses, five; alterations to houses, six; and new garages, two.

He reminded members contemplating an addition to their homes, or the erection of a fence or a wall, that, according to Declaration Number Three, plans must be submitted to Gardens Corporation for approval. This rule applies even if the alteration you contemplate is only a change in the color of your paint. Before going ahead, please get approved color samples from the office of Gardens Corporation, a precaution justified for the common good.

Membership

Mr. James G. Dartt reported that twenty-one members were investigated and elected during the year, leaving the total membership unchanged at 635, because a corresponding number of old members dropped out through selling their properties.

Law

Chairman George H. Boyce reported that Gardens Corporation, Guyon L. C. Earle, George B. Hanavan and himself had been sued for \$17,500 for

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

an alleged loss of a real estate commission due to an uncompleted sale of Block 12 for apartment purposes, a case which he was happy to report the Court dismissed after a hearing. Other cases which his Committee handled during the year included:

The injury to one of our workmen (William Brennan) which resulted in a payment of workmen's compensation.

Two cases of lamp-posts broken on which he expects to collect costs.

Efforts to stop the distribution of pesky advertising circulars, a practice which is in violation of a City law.

The defeat of an attempt by the City of New York to change the names of two of our streets.

Steps taken to avoid the possibility of heavy tax assessments on our local parks in connection with the City's efforts to levy taxes on property heretofore exempt.

Unsuccessful efforts to collect damages from the City for taking possession of a strip of land that belonged to Gardens Corporation fronting on Union Turnpike. If the claim had been successful, the money collected would have been turned over to abutting property owners in reduction of their assessments for the widening of Union Turnpike.

Award from the City for the value of two sets of brick boundary markers torn down for the widening of Union Turnpike.

Continued on page four

Winter Notes

There is no better fertilizer for use in winter than well-rotted stable manure which can be applied in December or January.

Fallen leaves are a great protection for shrubs and hedges, and, in time, give excellent help to the soil itself.

With the advice of Mr. Tucker, Gardens Corporation is planning to keep the accumulation of leaves for future use if a convenient place can be found to preserve them. Rotted leaves are one of the finest of fertilizers.

Do you know that salt on your snowy sidewalk kills your next summer's grass adjoining this walk? It also spoils the surface of your concrete and causes the mortar to crumble in a brick or slate walk. Salt should be used very sparingly if at all. Fine sifted ashes are best. Coarse cinders should never be used because they are hard on the lawn mowers next spring.

When that first heavy snow comes, remember that the snow plow sent around by Gardens Corporation, although it removes the bulk of the snow, cannot completely clear the sidewalk. It is for each resident to see that the last film of snow is removed. By City Ordinance, the blame for icy street sidewalks is with the resident of the adjoining house.

If you think your collection of ashes or garbage has been overlooked or neglected, call the local city inspector and tell him about it. His telephone number is JAmaica 6-7162, then ask for the Corona Garage.

The New Parks

In one of his plays, Ed Wynn used to say over and over again "I Love the Woods." If you, too, love them, you should know the beautiful parks that the State and Robert Moses have provided here and there along the new Grand Central Parkway.

Only six miles distant from the Queens Boulevard intersection you can quickly come to one example: Alley Pond Park. There, in a great expanse of woods, you can get the feel of real country. You leave your car in a small parking place of asphalt, and the only charge is twenty-five cents. You find winding paths through the woods for hiking and excellent bridle paths for riding. If you bring your food, you can cook it outdoors—many are doing so even in winter—on sturdy grills erected by the State for the purpose, fired by charcoal which can be purchased from a nearby attendant for ten cents. There are all sorts of devices to amuse the children and open spaces where the young and old alike can scamper to their hearts' content.

NEWS of GARDENS CORPORATION

Thus I Swear

This is about the time of year for very special resolutions, even for Gardens members. And if an old member of the Upkeep Committee had his way, he would insist on all prospective new members (and some of the present ones) memorizing a list somewhat as follows:

I shall do my level best to keep my town looking hale and hearty, spick and span, so.

I shall keep my own property painted and I shall use only colors approved for use in my town;

I shall prevent the vines and shrubs from obliterating the architectural lines of my home;

I shall, in due season, keep my lawn in grand condition by using the methods recommended by one Mr. Tucker whose valuable advice is available to me free, gratis, if I but ask;

I shall, at other seasons, keep my sidewalk free from ice and snow, full well realizing the horse-and-plow equipment of Gardens Corporation does not clean my place as soon as it does my neighbor's;

And I shall be sparing in my use of salt in removing ice, since I do not easily countenance a practice that will cost me good money to repair my sidewalk and replant my lawn;

I shall give a thought to the back of someone who must pick it up before I throw a paper or some rubbish into those handy vacant lots;

I shall, too, give a thought to those community activities that enliven my town on Christmas Day and on July the Fourth, and, after giving thought, I shall even dig in my jeans and help all such joyous occasions to the best of my ability.

Election of Directors

Continued from page three

The Committee reports having been approved by the members, the President called upon Dr. Forry R. Getz, Chairman of the Nominating Committee, consisting of himself, Mrs. H. H. McKee and Dr. S. E. Davenport, to place in nomination the names of four men to take the places of four retiring directors:

George H. Boyce, Louis Dean Speir, Albert V. Moore, Richard W. Knight.

Dr. Getz thereupon placed in nomination Messrs. Boyce, Speir, Moore and A. Lawrence Kocher, who were unanimously elected. We expect Mr. Kocher, because of his experience in architecture and as managing editor of the "Architectural Record," will be of invaluable assistance to our architectural department.

Officers and Committees

At the 135th meeting of the Board of Directors of the Corporation, the following officers were elected for the new year:

President

M. M. Davidson

Vice-Presidents

George H. Boyce, Harold P. Daniels

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Treasurer

Elton W. Clark

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman
Elton W. Clark,
Frederick K. Seward.

Architectural Committee

Walter D. Teague, Chairman
A. Lawrence Kocher, Vice-Chairman.
John A. Tompkins.

Law Committee

George H. Boyce, Chairman,
Louis Dean Speir,
Frederick K. Seward.

Membership-Publicity Committee

James G. Dartt, Chairman,
Michael H. Lucey,
Edwin Bird Wilson.

Office Management Committee

Louis Dean Speir, Chairman

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Continued on page two

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Continued on page four

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If you think your collection of ashes or garbage has been overlooked or neglected, call the local city inspector and tell him about it. His telephone number is JAmaica 6-7162, then ask for the Corona Garage.

The New Parks

In one of his plays, Ed Wynn used to say over and over again "I Love the Woods." If you, too, love them, you should know the beautiful parks that the State and Robert Moses have provided here and there along the new Grand Central Parkway.

Only six miles distant from the Queens Boulevard intersection you can quickly come to one example: Alley Pond Park. There, in a great expanse of woods, you can get the feel of real country. You leave your car in a small parking place of asphalt, and the only charge is twenty-five cents. You find winding paths through the woods for hiking and excellent bridle paths for riding. If you bring your food, you can cook it outdoors—many are doing so even in winter—on sturdy grills erected by the State for the purpose, fired by charcoal which can be purchased from a nearby attendant for ten cents. There are all sorts of devices to amuse the children and open spaces where the young and old alike can scamper to their hearts' content.

Thus I Swear

This is about the time of year for very special resolutions, even for Gardens members. And if an old member of the Upkeep Committee had his way, he would insist on all prospective new members (and some of the present ones), memorizing a list somewhat as follows:

I shall do my level best to keep my town looking hale and hearty, spick and span, so.

I shall keep my own property painted and I shall use only colors approved for use in my town;

I shall prevent the vines and shrubs from obliterating the architectural lines of my home;

I shall, in due season, keep my lawn in grand condition by using the methods recommended by one Mr. Tucker whose valuable advice is available to me free, gratis, if I but ask;

I shall, at other seasons, keep my sidewalk free from ice and snow, full well realizing the horse-and-plow equipment of Gardens Corporation does not clean my place as soon as it does my neighbor's;

And I shall be sparing in my use of salt in removing ice, since I do not easily countenance a practice that will cost me good money to repair my sidewalk and replant my lawn;

I shall give a thought to the back of someone who must pick it up before I throw a paper or some rubbish into those handy vacant lots;

I shall, too, give a thought to those community activities that enliven my town on Christmas Day and on July the Fourth, and, after giving thought, I shall even dig in my jeans and help all such joyous occasions to the best of my ability.

Election of Directors

Continued from page three

The Committee reports having been approved by the members, the President called upon Dr. Forry R. Getz, Chairman of the Nominating Committee, consisting of himself, Mrs. H. H. McKee and Dr. S. E. Davenport, to place in nomination the names of four men to take the places of four retiring directors:

George H. Boyce, Louis Dean Speir, Albert V. Moore, Richard W. Knight.

Dr. Getz thereupon placed in nomination Messrs. Boyce, Speir, Moore and A. Lawrence Kocher, who were unanimously elected. We expect Mr. Kocher, because of his experience in architecture and as managing editor of the "Architectural Record," will be of invaluable assistance to our architectural department.

Officers and Committees

At the 135th meeting of the Board of Directors of the Corporation, the following officers were elected for the new year:

President

M. M. Davidson

Vice-Presidents

George H. Boyce, Harold P. Daniels

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Treasurer

Elton W. Clark

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman
Elton W. Clark,
Frederick K. Seward.

Architectural Committee

Walter D. Teague, Chairman
A. Lawrence Kocher, Vice-Chairman,
John A. Tompkins.

Law Committee

George H. Boyce, Chairman,
Louis Dean Speir,
Frederick K. Seward.

Membership-Publicity Committee

James G. Dartt, Chairman,
Michael H. Lucey,
Edwin Bird Wilson.

Office Management Committee

Louis Dean Speir, Chairman

NEWS

of

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 6

Printed in December, 1935

WINTER NOTES

There is printed below the customary reminders which may be of aid to our members during the winter.

Leaves are a great protection for shrubs and hedges. A little top soil thrown over them will prevent their blowing, and if left they will render the soil more fertile. Leaf mould is especially requisite to rhododendrons and laurel.

A good winter fertilizer is well-rotted stable manure. Applying it in December and January reduces the strain on the olfactory nerve.

Use salt sparingly, if at all, to remove ice from sidewalks and steps. It not only kills the adjacent grass roots but it causes mortar to crumble in a brick or slate walk. Fine, sifted ashes are better. Coarse ashes, if strewn near a lawn, will wreck the blades of lawnmowers. (Sounds of Hear! Hear! from the Upkeep Committee and the Treasurer who pays for repairs to our own lawn-mowing equipment).

Remember, Gardens Corporation has only one tractor to remove snow. On our 14 miles of sidewalks we do our best, but we cannot get to every sidewalk simultaneously or as soon as we or you would like, nor can any mechanical plow clear a sidewalk com-

Continued on page 4.

THE FOURTEENTH ANNUAL MEETING

Reports and Exhibits

The fourteenth annual meeting of members held at the Community House on October 28th was the best attended in years. Over two hundred of the faithful came to hear the reports, to view the exhibits in Smith Hall, to partake of refreshments, and to exchange greetings with their fellow property owners.

THE PRESIDENT'S REPORT

In addressing the meeting, President Davidson said in effect:

Forest Hills Gardens is a Community of Interests, but — at the same time — it is a community of but **one** interest, that is to maintain it as it is now . . . a restricted area for residential homes.

Forest Hills Gardens is internationally known as the best suburban home development in the United States. We receive letters constantly from other cities and even from Europe and Australia asking for our Declaration No. 3 and how we manage the affairs of the community.

In fact, we in Forest Hills Gardens have accomplished what the United States Government is now trying to do with its Resettlement Plan and also the City of New York by its Zoning and Planning Commission.

We announce with regret the resignation of one of our Directors, Dr. Lucey, who resigned for personal reasons. He helped us in the many problems with which we had to struggle and we always appreciated his suggestions.

We are more than delighted at the large attendance here tonight. It clearly shows to your Directors, who so generously give of their time to your interests, that you appreciate our work.

In closing, may I speak of the faithful and loyal work of our Executive Secretary. . . of our Superintendent, Mr. DePue, and of our foreman, Mr. O'Brien.

A Suggestion: Why not file this copy of NEWS and other numbers if and when published?
They may be useful for future reference. Did you keep Numbers 1, 2, 3, 4, and 5?

UPKEEP

Harold P. Daniels, chairman of the committee charged with responsibility for the physical upkeep of the Gardens, announced the purchase by the Corporation of a new tractor, with a snow-plow attachment. The need of such a piece of equipment was keenly felt last winter when the arrival of the nearest available horses was delayed by drifts on all incoming thoroughfares. The tractor will make us independent of outside help and will be operated by our own employees.

Resurfacing

During the year, 21,537 square yards of streets were resurfaced. This is more than the customary amount of resurfacing which is done yearly. The condition of our pavements is excellent compared with city maintained streets in surrounding communities.

Planting

Mr. Daniels reported the pruning of overgrown shrubs on Gardens property throughout the community. This was done to promote healthy plant growth and to decrease the danger of motor accidents, especially at corners where the view can be unreasonably blocked by high growth. This trimming will be repeated when necessary with special attention to the condition at street intersections. The services of a Davey Tree Company expert were used to spray elm trees which, like others all over the country, are threatened with Dutch Elm disease, so fatal to this kind of tree. So far, due to careful watching, we have had only one actual case of this disease in the Gardens. Efforts were continued to eradicate poison ivy, tent caterpillars, bag worms and other pests. The lawns continue to need a great deal of attention, and some parkways where pedes-

trian traffic is heaviest must be replanted every year to make a good appearance. Work on this problem is being conducted under the supervision of Mr. Tucker, the grass expert for the West Side Tennis Club.

* * * *

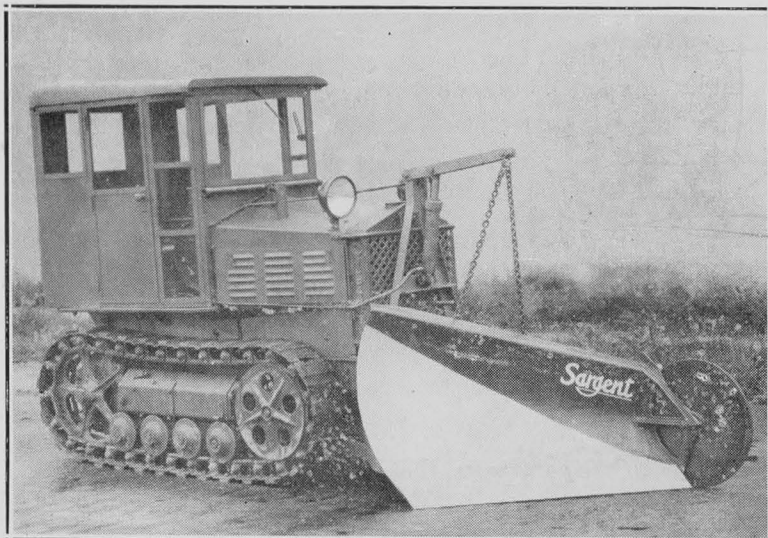
Mr. Daniels told of starting a compost heap which will in time supply a large part of our requirements for leaf-mould fertilizer at a reduced cost.

The concrete trash boxes, in improved form, are now being made by the Corporation with its own employes at a saving of half the amount formerly charged by contractors.

Glass in street lanterns is being replaced with Lumarith, which is non-shatterable celluloid, and should effect a considerable saving. Street signs are henceforth to be lettered with aluminum paint, which improves their legibility and is less costly.

The old Hanks house was removed from Block 12 with the cooperation of the owners of that property.

Sewers were maintained in good order with no serious breaks occurring. Obstructions caused by tree roots were cleared by an invention of our foreman, O'Brien, the device consisting of a sharply notched cylinder which can be inserted in the sewer and pulled back and forth until the roots are literally sawed off. The mass of tangled roots are caught in the notched teeth and removed.



Meet Cleopatra — a noisy, efficient lady who does things to snow

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

FINANCES

Elton W. Clark, the Treasurer, reported upon receipts during the year of \$23,441, and upon expenditures of \$25,043, including an extraordinary expenditure of \$2,000 for a tractor and snow plow with cab.

ARCHITECTURE

A. L. Kocher, chairman of the Architectural Committee, reported the approval of seventeen sets of plans during the year and showed the meeting a map on which was marked the location of the new construction. He explained the difficulties he encounters in attempting to influence builders and their clients to erect homes of a type consistent with the style of architecture established years ago by the Sage Foundation, and told of the restrictions which he is obliged to enforce according to rules laid down in Declaration Number Three. It is the desire of his Committee and their consulting architect, Grosvenor Atterbury, to guide the type of new construction along approved lines and not simply to *prohibit*, as some of our members may have been unwittingly led to believe.

MEMBERSHIP

James G. Dartt, for the Membership Committee, reported the investigation and election of sixteen members during the year, leaving the total number of members unchanged at 630, owing to the change of property from an equal number of former members who have moved elsewhere. He told of the publication of "News of Gardens Corporation" for the

information of members, and of the distribution of printed bulletins to inform members on such problems as grass culture, destruction of tree and plant pests, the description of sample colors for exterior painting, etc.

LAW

Chairman George H. Boyce reported the successful result of a suit brought by Gardens Corporation to enforce payment of delinquent charges. He described the necessity for the suit which was brought against one property owner in fairness to other members who pay promptly their share of the cost of maintaining Gardens property and equipment. The Company guaranteeing the first mortgage on this property paid all the arrears with interest and legal costs amounting to an additional thirty-four per cent.

Judge Boyce told also of the case of the City of New York versus the Forest Hills Inn for failure to obtain a sidewalk cafe license, which resulted in a favorable decision permitting the Inn to continue to serve light refreshments on outdoor tables close to its main building — an attractive feature of community life over which the Law Committee maintained the City had no jurisdiction because of Gardens Corporation's ownership of these private streets.

There were during the year five lamp-posts broken, four of them by unknown drivers. Since the cost of replacing lamp-posts is substantial, Judge Boyce urged that members witnessing future breakages please report immediately the

license numbers of the offenders to the Gardens Corporation office, so that efforts can be made to collect damages and save members the expense involved. He told of efforts of the Law Committee to prevent the illegal distribution of handbills which periodically flood the town and litter our grounds, to the annoyance and expense of the Upkeep Committee.

Judge Boyce reported an interview of several directors of the Corporation, including himself, with Borough President Harvey sought by Gardens Corporation in an effort to obtain immunity from the frequent efforts of outsiders to commercialize our streets and to interfere with the self-government of this community. Mr. Harvey expressed himself in full agreement with this objective and lauded the community for maintaining its streets and other equipment so admirably and without cost to the City of New York. He promised full cooperation in the future.

The Law Committee was instrumental in enforcing restrictions against a photographer who had started a studio in his house, and prevented the opening of an antique shop in a home, as well as stopping real estate dealers from operating agencies in homes in this restricted area.

Election of Directors

The Committee reports having been approved, the President called upon the Nominating Committee consisting of Arthur H. Flint, Chairman, Mrs. G. H. Rogers and Wm. J. Welsh, Jr., to place in

NEWS of GARDENS CORPORATION

nomination the names of five men to take the place of four retiring directors and one who resigned, i.e., M. M. Davidson, H. P. Daniels, E. W. Clark, F. K. Seward, and M. H. Lucey, (resigned). Mrs. Rogers, for the committee, thereupon placed in nomination the following: F. W. Kiendl (to fill Dr. Lucey's unexpired term), M. M. Davidson, H. P. Daniels, E. W. Clark, and F. K. Seward, who, no other nominations being made, were duly elected.

The Exhibit

For the first time in its history, Gardens Corporation had on view at the annual meeting a complete exhibit showing the scope and character of the work it is required to supervise.

After the annual meeting the members had an opportunity to hear Mrs. Mary K. Peters, of the State Institute of Applied Agriculture, from Farmingdale, Long Island, describe the task of eradicating various pests, such as the Dutch Elm beetle, termites, bag worms, tent caterpillars, scale growths. Advice from such authorities is being used daily by your organization in meeting the problems of maintaining the Gardens.

"Cleopatra," the new snow remover, was the center of attraction. This tractor can inaugurate our snow dispatching service at the drop of a hat. You may mourn the passing of the more colorful horse, you may even feel that the motor of the new machine is noisy, but it will do the work better and far quicker than the horses. (The horses, when last interviewed, were simply delighted with the change).

Officers and Committees

<i>President</i>	M. M. Davidson
<i>Vice-Presidents</i>	George H. Boyce Harold P. Daniels
<i>Secretary</i>	James G. Dartt
<i>Assistant Secretary</i>	Louis Dean Speir
<i>Treasurer</i>	Elton W. Clark
<i>Executive Secretary</i>	Laura M. Green
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<i>Membership-Publicity Committee</i>	James G. Dartt, Chairman Louis Dean Speir Frederick W. Kiendl
<i>Office Management Committee</i>	Louis Dean Speir, Chairman



For your protection: Gardens Corporation workmen are supplied with these identification badges. Ask to see them if in doubt.

Continued from page 1.

pletely. There is always a film of snow left after the plow has passed. Under the City Ordinance, the resident is responsible for clearing ice and snow from the sidewalk in front of his property. Moral: get on the old gloves and galoshes and out with the shovel.

Every winter we get complaints that ash and garbage collections are tardy. These collections are made by the city. Each sufferer should call the local city inspector and tell him his troubles. The telephone number is JAmAica 6-7162. When you get that number then ask for the Corona Garage.

If you can convince your boy that there is no Indian lurking behind the new celluloid panes in our street lanterns, maybe he will not be tempted to take a shot at them. Every time a hit is scored, you should see the "dent" it makes in our pocketbook. Conscience funds gratefully received.

The following table will inform members of the relative importance of work done by employees of Gardens Corporation during the year ended September 30, 1935:

	<i>"Man-hours"</i>
On cleaning streets	3,790
On street lawns	2,647
On sidewalks and curbs	1,533
On parks	1,455
On trees and shrubs	1,259
On snow removal	1,230
On repairing streets	1,154
On vacant lots	848
On catch-basins	622
On sewers	345
On Gardens equipment	276
On lamp-posts	275
On cutting wood	199
On mulch pile	87
On poison ivy	77
On street signs	58
On plant pests	49

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 5

Printed in December, 1934

An Expert Speaks

Mr. Louis H. Pink, member of the Housing Authority of the State of New York, in the course of his excellent address at the annual meeting of Gardens Corporation, described the more prominent of the garden cities in England and compared them with similar efforts in our own country and, more particularly, with Forest Hills Gardens.

To the temporary astonishment of his audience, Mr. Pink characterized Forest Hills Gardens as at once a great failure and a great success. He explained the contrast between Mrs. Sage's ambition to have it a haven for the white collar worker, with what actually happened when the war caused a housing shortage and raised the local values.

In terming Forest Hills Gardens a great success, Mr. Pink said it is really the most outstanding example of garden cities in this country. He commended its citizens highly for maintaining an efficient self-government and for zealously working to enforce its restrictions in the best interests of all.

At the conclusion of his talk Mr. Pink was given a rousing vote of thanks.

Continued on page two

A YEAR'S WORK REVIEWED

Contrary to superstition, the thirteenth annual meeting of the Gardens Corporation, at the Community House, on October 30th, turned out to be an excellent affair, well-attended, and a credit to the good folk of the community who co-operate so loyally in efforts to maintain Forest Hills Gardens as well as possible.

M. M. Davidson, President, in his address of welcome to the members, described the high executive positions held in the business world by his fellow directors and then of course neglected to mention his own qualifications which those who know him intimately value so highly.

Upkeep

Harold P. Daniels, Chairman of the Upkeep Committee, reported the expenditure of \$3,000 for a permanent improvement to connect the old pumping station at Burns and Tennis Place to the Yellowstone Avenue trunk sewer, which will result in a neat little saving annually to the members of this corporation, in the cost of electrical current, pump maintenance and labor.

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The New Parks

In one of his plays, Ed Wynn used to say over and over again "I Love the Woods." If you, too, love them, you should know the beautiful parks that the State and Robert Moses have provided here and there along the new Grand Central Parkway.

Only six miles distant from the Queens Boulevard intersection you can quickly come to one example: Alley Pond Park. There, in a great expanse of woods, you can get the feel of real country. You leave your car in a small parking place of asphalt, and the only charge is twenty-five cents. You find winding paths through the woods for hiking and excellent bridle paths for riding. If you bring your food, you can cook it outdoors—many are doing so even in winter—on sturdy grills erected by the State for the purpose, fired by charcoal which can be purchased from a nearby attendant for ten cents. There are all sorts of devices to amuse the children and open spaces where the young and old alike can scamper to their hearts' content.

NEWS of GARDENS CORPORATION

Thus I Swear

This is about the time of year for very special resolutions, even for Gardens members. And if an old member of the Upkeep Committee had his way, he would insist on all prospective new members (and some of the present ones) memorizing a list somewhat as follows:

I shall do my level best to keep my town looking hale and hearty, spick and span, so.

I shall keep my own property painted and I shall use only colors approved for use in my town;

I shall prevent the vines and shrubs from obliterating the architectural lines of my home;

I shall, in due season, keep my lawn in grand condition by using the methods recommended by one Mr. Tucker whose valuable advice is available to me free, gratis, if I but ask;

I shall, at other seasons, keep my sidewalk free from ice and snow, full well realizing the horse-and-plow equipment of Gardens Corporation does not clean my place as soon as it does my neighbor's;

And I shall be sparing in my use of salt in removing ice, since I do not easily countenance a practice that will cost me good money to repair my sidewalk and replant my lawn;

I shall give a thought to the back of someone who must pick it up before I throw a paper or some rubbish into those handy vacant lots;

I shall, too, give a thought to those community activities that enliven my town on Christmas Day and on July the Fourth, and, after giving thought, I shall even dig in my jeans and help all such joyous occasions to the best of my ability.

Election of Directors

Continued from page three

The Committee reports having been approved by the members, the President called upon Dr. Forry R. Getz, Chairman of the Nominating Committee, consisting of himself, Mrs. H. H. McKee and Dr. S. E. Davenport, to place in nomination the names of four men to take the places of four retiring directors:

George H. Boyce, Louis Dean Speir, Albert V. Moore, Richard W. Knight.

Dr. Getz thereupon placed in nomination Messrs. Boyce, Speir, Moore and A. Lawrence Kocher, who were unanimously elected. We expect Mr. Kocher, because of his experience in architecture and as managing editor of the "Architecural Record," will be of invaluable assistance to our architectural department.

Officers and Committecs

At the 135th meeting of the Board of Directors of the Corporation, the following officers were elected for the new year:

President

M. M. Davidson

Vice-Presidents

George H. Boyce, Harold P. Daniels

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Treasurer

Elton W. Clark

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman
Elton W. Clark,
Frederick K. Seward.

Architectural Committee

Walter D. Teague, Chairman
A. Lawrence Kocher, Vice-Chairman,
John A. Tompkins.

Law Committee

George H. Boyce, Chairman,
Louis Dean Speir,
Frederick K. Seward.

Membership-Publicity Committee

James G. Dartt, Chairman,
Michael H. Lucey,
Edwin Bird Wilson.

Office Management Committee

Louis Dean Speir, Chairman

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 4

Printed in May, 1934

SPRING-TRA-LA, IS HERE

Yes, it is a lovely Spring despite the dampness and occasional cold spells. Dame Nature is doing her glorious best by our town, and that reminds us to suggest our members follow her example. How, you ask?

The next time you walk hereabouts, take a few minutes to observe the waste paper that litters the landscape, the bits of refuse and garbage spilled over the sidewalks here and there, the advertising circulars that we spend countless hours of effort in trying to prohibit, and the trash piles in vacant lots. When you have observed to your heart's content, make an audible resolution to "do something about it." For if you do, we all shall be pleased with the results, and if you don't, the New York City authorities threaten to make it costly. Just read on:

Summons and Fines Now

Recently we suffered quite a shock. The Supervisor of City Collections told us that his department gives a very low rating to householders in Forest

Continued on page two

GARDENS GOSSIP

Eight men are now employed cleaning the streets and parks, and in seeding operations.

Have you seen the new flag bought for use on our newly painted flag pole?

Two new homes are under construction—one on Dartmouth Street, the other at Slocum Crescent and Holder Place.

Many additions and alterations to homes are being made now. Proposed alterations must be approved by the Architectural Committee of Gardens Corporation.

The Long Island Railroad has finally agreed to construct steps at the east end of the platform on the Gardens' side of its tracks. Thanks to Bert Moore, E. B. Wilson and others who have worked for this improvement, and thanks, too, to the Railroad!

If you are planning to paint your home or garage, bear in mind you must get samples of approved colors from the office of Gardens Corporation, Ascan Avenue and Burns Street. Such samples may be taken away on deposit of a dollar that is refunded when the sample is returned.

Lawns should be sprinkled with a fine spray. If your hose is long enough, don't neglect the lawn between the curb and the sidewalk.

Many of our members complain of the damage done their hedges, grass and gardens by the thoughtless depredations of active children, who, heaven knows, ought to have places to play, but who should be prevented from destroying what costs so much time, effort and

Continued on page two

NEWS of GARDENS CORPORATION

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference. Did you keep Numbers 1, 2 and 3?

Spring, Tra-La, Is Here

Continued from page one

Hills Gardens because of the sloppy way they handle refuse and garbage placed on the sidewalks for collection. Failure to use care in this respect accounts for much of the litter mentioned above. What is more, the Supervisor said it is now the policy of his department to issue summons and impose fines for violations of ordinances summarized below:

Bundle and tie all papers so that a brisk wind cannot blow them all over the town.

Put the garbage in a separate metal container, with a dog-and-cat-proof cover.

Put leaves, grass and shrub-cuttings in bags or tied in bundles and have them taken away by the City Collector, who is certainly not to blame if this refuse is simply piled in a heap on the ground in the hope that somehow it will disappear.

And please do not dump anything in vacant lots. This is absolutely a violation of a City ordinance. If your gardener does it on the sly, give him a strong reminder that he is courting trouble and expense for you. Your Corporation will have to spend over four hundred dollars to clean vacant lots this year, and the Corporation's money could, and should, be employed to your better advantage, in these hard times.

Grass

Gardens Corporation is fortunate in having obtained the expert advice of Mr. Tucker, who is in charge of turf troubles of the West Side Tennis Club. Mr. Tucker, after carefully examining our local soil, recommends fescue grass which, in his opinion, is ideal in view of the acid conditions here caused partly by the shade and partly by the nature of the soil.

Because fescue seed takes about twenty-four days to germinate, Mr. Tucker advises mixing it with other varieties that germinate sooner and so protect the fescue until it takes root. Fescue is a perennial, whereas many seed mixtures are annuals. It is hardy and will survive a long, dry, hot spell of weather that would kill ordinary grass.

The exact formula for the best mixture depends partly upon location. On sunny lawns, Mr. Tucker recommends:

70% fescue
10% red top
10% Kentucky blue
10% rough stalk meadow.

In more shaded spots a desirable mixture is:

50% fescue
10% red top
10% Kentucky blue
30% rough stalk meadow.

In extreme shade some lime

may be worked into the soil, but lime is not required on sunny lawns. If fertilizer is necessary, Mr. Tucker recommends *Bovung*.

For the convenience of our members, we have asked Mr. DePue, of the Flower Shop in the Gardens, to carry a stock of the seed mixtures recommended by Mr. Tucker. When ordering, describe the conditions under which your grass grows so as to obtain the correct mixture.

(Note: Preserve this advice for future reference. Additional copies may be obtained from the Secretary of Gardens Corporation).

Gardens Gossip

Continued from page one

money to build up. Parents, please co-operate as best you can to maintain the beauty of your neighbors' place.

Do you know that the taxicabs operating from the railroad side of Station Square have recently reduced their rates, after consultation with your directors? New rates:

Two passengers to the same destination in the Gardens for a total cost of 25c (old rate 25c each).

Three or more passengers, to the same destination, 50c.

Have you seen their two new Meter Cabs?

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

Winter Havoc

Tis sad but true that the severe winter has killed most of the boxwood that was not protected by burlap or other means. In these cases the only remedy is to replace the plants.

Even the privet hedges have been badly affected. Mr. DePue recommends that these hedges be allowed another week or two to show whether they have much life in them. If green leaves do not appear in abundance by that time at the top of the hedge, Mr. DePue believes it will be best to cut them back to a height of, say, six inches, when they should flourish quickly, because the chances are the roots are still very much alive.

TERMITES

White ants or termites have been reported in the Gardens and the following information for our members is taken from an article by Thomas J. Headlee of the New Jersey Agricultural Experiment Station, New Brunswick, N. J.

Termites live in colonies. They make their nests in the wood of dead trees, decaying logs or stumps, the foundation timbers of buildings, or other wood in contact with the ground. They are essentially wood destroyers and their tunnels usually follow the grain in solid wood. The outer shell of the wood is always left intact. Termites infest buildings by tunneling from

the ground up to and through the foundation timbers or in the case of a foundation of concrete or other impenetrable material cover their pathways by means of tunnels constructed of earth and excrement over the hard surface from the ground to the woodwork.

Nature and Extent of Injury

Termites do great damage to a great variety of wooden structures, stored books, documents, paper and other material as well as occasionally injuring or killing living trees and shrubs. The most serious damage is done to foundation timbers and woodwork of buildings occupied by man and the contents or material stored therein.

This damage is done in a hidden fashion because the insects are very much repelled by light. The inside of the timber is hollowed out and the inside of the book is likewise hollowed out. Frequently the first intimation of injury is the breaking through of the outer shell.

Control

The problem of control divides itself naturally into prevention and remedial measures.

Remedial measures for infested buildings indicate that the most effective procedure is to supply concrete sub-construction under the building in which the infestation occurs. This cuts off the access of the termites from

the ground to the building and from the building to the ground, prevents the termites in the building from securing adequate and necessary moisture and thus forms a condition that results in their death.

In dealing with the problem of prevention, wooden structures with necessary and definite ground connections, such as fence posts, telephone and telegraph poles, etc., it is necessary to impregnate the wood with something of the nature of creosote. It has been shown that common yellow pine thus impregnated is afforded protection for a period of as much as sixteen years. When such structures have become infested it is probable that the annual use of a highly penetrating pine oil will result in destruction of most of the infestation.

Natural History

The termites are colonial insects. There is present in the colony one or more active females and a number of active males. The females lay the eggs. The largest queen found in the United States was but little over one-half inch in length. There is a soldier class consisting of both non-functional males and females and characterized by very large heads and jaws. There is a worker class all white

NEWS of GARDENS CORPORATION

in color and small in size. This is by far the most numerous class and composes the bulk of the colony.

At certain seasons of the year there develops a large number of functional males and females which escape from the nest at maturity and fly 75 to 100 feet or more. Wherever they land they break off their wings and start the formation of a new colony. This is one of the indications that termites are about the premises because if they emerge within a dwelling they fly against the windows, break off their wings on the windowsills and sometimes leave the windowsills littered with broken wings.

Precautions

The householder may inadvertently bring infestation into his house by carrying infested wood for fuel into his cellar. Termites thus encouraged make their way from the wood through covered passageways up the wall of the cellar to the house timbers or directly into wooden supporting posts with their ends resting upon the soil of the cellar floor. The householder should beware of bringing into his house any wood showing rot or decay, unless it is to be immediately put into the fire.

A TRIBUTE

No citizen of Forest Hills Gardens gave more for the best interests of his community than the late George Bernard Hanavan, who died on March 22nd, 1934.

We, his fellow members of the Gardens Corporation, have eloquent testimony of his devotion. Not only was he one of its organizers, but he served actively to foster our mutual interests by giving unsparingly of his high legal talent in handling the arduous tasks that befell the Gardens Corporation since its inception.

Mr. Hanavan was the Corporation's first Treasurer, holding that office until November, 1929, when he became President. At all times he placed himself at the service of his friends and townsmen. To men of his calibre, we owe a lasting debt for creating the type of a community in which we live.

His rare personal charm and character endeared him to all who knew him. We, the directors of Gardens Corporation, speaking for the town, wish here to record our heartfelt sympathy for his devoted wife and the members of their family in their great loss in which we all share.

OFFICERS AND COMMITTEES

President

Morris M. Davidson

Vice-Presidents

George H. Boyce
Richard W. Knight

Treasurer

Elton W. Clark

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman
Albert V. Moore
George H. Boyce

Architectural Committee

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William E. Woodard
John A. Tompkins

Membership-Publicity Committee

James G. Dartt, Chairman
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Michael H. Lucey
Richard W. Knight

Law Committee

George H. Boyce, Chairman
Louis Dean Speir
Frederick K. Seward

Office Management Committee

Louis Dean Speir

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 3

Printed in December, 1933

Gardens Beauty Hints

An expert has told us our town needs a manicure. At least, that's one way of looking at the recommendations of Mr. Frederick Law Olmsted, the prominent landscape architect. Mr. Olmsted's firm made the original plans for landscaping the Gardens for the Sage Foundation. He paid us a visit not long ago and afterward wrote us there are too many instances today of vines and shrubs smothering the architectural lines of our homes. He supported his statements with photographs which were thrown on a screen at the annual meeting in October. Presumably those of us who were present will have our places "manicured" in due course of time, and we wish to remind other property owners that the town will present a much better appearance if Mr. Olmsted's advice is followed at the appropriate time in the late winter or early spring.

Some of our members ask what they can do to help their grass. We believe that well-rotted stable manure applied now will have a chance to do its work during the winter with-

Continued on page two

PRESIDENT AND COMMITTEE CHAIRMEN REPORT TO THE MEMBERSHIP

There is presented below a summary of the reports submitted to the twelfth annual meeting of members of the Gardens Corporation, which took place at the Community House on October 30th, 1933.

Mr. M. M. Davidson, President, paid tribute to the memory of Dr. Lawrence Fraser Abbott, whose death in February took from us a distinguished citizen. Dr. Abbott, many of us recall, was one of the founders of the Gardens Corporation in 1922 and served as its President until October 1927. From a few, he saw its membership grow to many hundreds. Today, 635 property owners and members, by their loyal co-operation, testify to the soundness of the standards instituted for the benefit of the community by the Sage Foundation and carried on by its successor, the Gardens Corporation.

Mr. Davidson called on the Chairmen of the several standing committees to report their work and plans.

Upkeep

The work of the Upkeep Committee was described by its Chairman, Mr. Harold P. Daniels.

During the year 22 blocks of our streets were resurfaced at a cost of \$2,289, and necessary repairs were made to broken sidewalks, curbs and streets.

The unusually severe storms last summer destroyed trees and littered the Gardens with broken branches and debris. For two weeks our entire force worked to repair the damage. Split trees that might otherwise have died were bolted together in an attempt to save them.

Continued on page two

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference. Did you keep Numbers 1 and 2?

Gardens Beauty Hints

Continued from page one

out unduly assaulting our ol-factory nerves. And don't overlook the grass between the curb and sidewalks. Your corporation simply has not got the funds to provide the fertilizer for the 14 miles of grass plots in the Gardens. Be sparing in your use of salt to remove ice and snow from your sidewalks, as this is one certain way of killing some of your grass. If ashes are applied to snow or ice they should be removed before spring or otherwise your lawnmower will suffer an attack of indigestion.

The distributors who are littering the town with handbills and circulars are violating Section 15, Chapter 22, of the New York City Code of Ordinances which makes it illegal to leave any advertising paper in your mail box, or in your car, or anywhere on your premises. To comply with the law, a paper must be personally handed to you, and of course you are not obliged to take it. We have dispatched hundreds of letters to the advertisers in an endeavor to stop this nuisance and have succeeded in stopping part of the flow, which takes time and the money of our property owners to clean up.

Another expense to our members is the breakage of lamp-posts by trucks and automobiles. If any member witnesses damage of this kind, it will be

appreciated if he will note the license number of the vehicle and telephone it at once to Gardens Corporation office (BOulevard 8-10103).

It may be too early to mention painting now, but members who reside in homes that are in a group may obtain samples of approved colors by applying to Mrs. Green, at the Corporation's office, Burns Street and Ascan Avenue, who will supply a painted board for the deposit of one dollar which will be refunded when the board is returned.

President and Committee Chairmen Report to the Membership

Continued from page one

The barren grass plots on community property were reseeded, as usual, at a cost of \$358. The small plot in Station Square was seeded, cleaned and put in neat condition. New bushes and vines were planted on the ledges on the Gardens' side of the railroad station.

Large shrubs at street intersections were removed, trimmed, or replaced with smaller shrubs, as required, to decrease the hazard of motor collisions and other accidents.

With the help of one of our members, the traffic lights at Station Square were re-timed by the City to expedite traffic.

A number of "No-Parking" signs were placed at congested corners, and "One-Way" signs were put on a few of the nar-

rower streets.

Snow was removed last winter from our streets, Station Square, and as many of our sidewalks as possible with the limited force at our command. After one heavy storm, considerable inconvenience was caused our members when the City's garbage service was suspended and the trucks used to haul snow. A protest lodged with the Commissioner of Sanitation brought a promise of uninterrupted collections henceforth. (Please see the article on "Ashes and Trashes" elsewhere in this issue for further information).

The sewer system was maintained in good condition, flushed and kept in repair. Difficulty with the functioning of the system is occasionally experienced after heavy rainfall, but thus far we have been lucky in avoiding serious trouble. A major improvement that promises to minimize this danger will be undertaken early in 1934.

Routine work included the constant cleaning of catch basins, repair and care of manholes, re-lettering of street and traffic signs, and repainting of lamp-posts, signs and benches.

During the year the maximum number of workmen employed was six, including a foreman.

The employees of Gardens Corporation are now operating under the provisions of the General Code of the N. R. A., the effect of which will increase our labor costs to some extent.

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

Finances

Mr. William E. Woodard, Treasurer, reported that the books of account were audited and found correct by Chambellan, Berger and Welte, Certified Public Accountants, who commended us for the efficient manner in which our records are kept by our Executive Secretary, Mrs. Herbert P. Green.

Receipts during the fiscal year ended September 30, 1933, were \$22,275, compared to \$26,702 in the previous year. The difference was accounted for by the reduction in the rate of dues from six mills to five mills on January 1, 1933.

Expenditures during the fiscal year ended September 30, 1933, were \$22,064, compared to \$23,326 in the previous year. This reduction reflected the economies of wage reductions and, to a lesser extent, the lowered cost of materials and supplies.

Architecture

In the unavoidable absence of Mr. Walter D. Teague, Chairman of the Architectural Committee, Mr. Woodard reported that there had been very little activity in new building during the year, with the exception of the Christian Science Church, which is still in course of construction at this date.

Law

Chairman George H. Boyce reported that the Court of Appeals had rendered the final de-

cision in the Block 12 case in favor of the owners of the property. This means that an apartment house may be built on this block, subject to certain zoning restrictions of the City of New York and to the approval of plans by the Russell Sage Foundation.

This decision affects Block 12 only and leaves absolutely in force all our restrictions against apartments on other vacant plots in the Gardens. Thus terminated the litigation begun in 1928 when the owners of Block 12 brought suit to determine their rights. It will be recalled that the defense of the suit by Gardens Corporation was authorized at an open meeting of members. Five long years of litigation were conducted by our Law Committee entirely without charge to Gardens Corporation or its members. The writer* of these lines deems it fitting to inform the members of the following quotation from a resolution of the Board of Directors last May:

"RESOLVED that the especial thanks of the Gardens Corporation be extended to counsel consisting of Messrs. George H. Boyce, Louis Dean Speir, and George B. Hanavan, for their untiring efforts in defending the suit. . . . We appreciate especially their unselfishness in devoting un-

stintingly of their time and best efforts in this intricate and difficult case . . . all without making any charge whatsoever for their professional services."

Chairman Boyce, continuing with his report, told of the collection of damages for the destruction of one lamp post, and of a similar case still in the courts. Restrictions were enforced against two petty offenders. Additional police protection for the community was obtained through the co-operation of a group of citizens and our directors.

He described the plans of New York City and New York State for Union Turnpike and Interborough Parkway as they affect residents and property owners here, illustrating his talk with an official drawing projected on a screen. There was considerable discussion of the project, and a committee consisting of Mr. John P. Lamerdin, Mr. George H. Boyce and Mrs. Henry Hof was appointed to consult with the City's Topographical Bureau in an effort to effect certain changes for the benefit of the property owners along Union Turnpike.

Election of Directors

The President then called upon Mr. Albert S. Howson, Chairman of the Nominating Committee, consisting of himself, Dr. Forry R. Getz and Mrs. M. H. Lucey, to place in nomination the names of three men to

* This Bulletin was prepared by the Publicity Committee, with the advice and co-operation of Mr. Edwin Bird Wilson.

NEWS of GARDENS CORPORATION

take the places of the three retiring directors:

Walter D. Teague,
William E. Woodard,
James G. Dartt.

Although Mr. Teague felt obliged to relinquish his duties as director, we are fortunate in having his promise to continue as Chairman of the Architectural Committee in which position he has for ten years given the community gratis the benefit of his expert knowledge and advice.

Mr. Howson thereupon placed in nomination the following names:

Michael H. Lucey,
William E. Woodard,
James G. Dartt,

who were unanimously elected.

Ashes and Trashes

The City (not Gardens Corporation), ash, trash and garbage collections are unsatisfactory, we know that.

Our frequent complaints of the service are on two counts.

1. "My next door neighbor, Mrs. Jones, has had her trash collected this morning, but the man refused to take mine; went right by." This is a typical telephone call received by the office of Gardens Corporation. The answer is this. Formerly one truck collected ashes, trash, garbage, everything in one district, but the installation of city incinerators now requires separate handling.

2. Mrs. Doe lives in the end house of a group. "Why do I have to have all the ash and trash cans of my ten neighbors standing in front of my property every day until the collec-

tor comes?" The answer is this:

Until about three years ago the city had small horse-drawn wagons that went easily through private lanes. About three years ago all these horse-drawn vehicles were withdrawn and the city gave us small trucks that did get into these narrow lanes. Recently these small trucks have been withdrawn and we now have only the big trucks that cannot get into the lanes, and refuse must be taken to the lane entrance where it awaits the tardy collector.

The Sanitary Commission agrees we need small trucks, but there are no small trucks and no appropriation with which to buy them.

If you think your collection has been overlooked or neglected, the way to reach the local city inspector is by telephone number JAmAica 6-7162 and ask for the Corona Garage.

Electing Officers

At the 125th meeting of our Directors held in November, 1933, the Board elected the following officers for the new year: President

Morris M. Davidson

Vice-Presidents

George H. Boyce and

Richard W. Knight

Treasurer

Elton W. Clark

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

At the 126th meeting of our Directors, held in December, 1933, the rate of dues for the calendar year 1934 was fixed at 5 mills, the same as in 1933.

COMMITTEES

1933-1934

With approval of the Board of Directors, President Davidson appointed the following Committees to serve during the present fiscal year, to end September 30, 1934:

Upkeep Committee

Harold P. Daniels, Chairman

Albert V. Moore

George H. Boyce

Architectural Committee

Walter D. Teague, Chairman

William E. Woodard

John A. Tompkins

Membership-Publicity Committee

James G. Dartt, Chairman

Edwin Bird Wilson

Michael H. Lucey

Richard W. Knight

Law Committee

George H. Boyce, Chairman

Louis Dean Speir

Frederick K. Seward

Office Management Committee

Louis Dean Speir

For The New Year

A need of long duration will be met in 1934 when an addition will be made to the sewer system at an expense of approximately \$3,000. The improvement will eliminate the need of pumps which are in use at present to maintain necessary pressure. It will, at the same time, effect a considerable saving in operating expenses, and thus justify the cost involved. Of greatest benefit, is the elimination, or reduction, in the risk of serious sewer floods that might endanger the health of the community.

During 1934 a new truck will have to be purchased to replace the present one that is worn out.

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 2

Printed in November, 1931

Parents, Police, Scouts and Other Guardians of the Gardens:

Juvenile enthusiasm is admired by most normal adults; juvenile vandalism, smart-alex-ism and general cussedness are generally despised. All who are interested in youth and all who are interested in preserving the property and beauty of the Gardens are urgently requested to help the youngsters to have a proper respect for property as well as a good time.

But let this letter, written by President Davidson to a friend of youth tell the story:

Dear ———:

We are appealing to you, as a friend of boys in this community and scout leader of a local troop, to help us in a problem that is demanding our immediate attention.

We are suffering from a wave of vandalism among the boys that is astonishing in its extent. We have for some time been troubled with the breaking of glass in our street lamps. Boys seemingly cannot resist the temptation to shoot at them with sling shot and B. B. guns. Lately all the mail boxes and street lamps and sidewalks have been marked up with chalk, which is very hard to remove and looks

Continued on page two

DIRECTORS GIVE ACCOUNT OF THEIR WORK

Summary of Reports Made At Annual

Meeting of Gardens Corporation

Many members attended the Annual Meeting on October 26, held at the Community House, and the usual cordial interest was shown in the work done by the Directors during the last fiscal year of Gardens Corporation. Perhaps the interest was even more cordial than customary, because did not the entire membership stand in "a rising vote" of thanks? (For which the Directors are duly grateful.)

After the call to order and summary disposal of the last meeting's minutes, President Hanavan made his annual report, which was interesting and well received. The President modestly but incorrectly gave all the credit for the past year's successful administration to his colleagues.

The Treasurer, Mr. Knight, reported that a detailed audit had been made of the Corporation's books by a certified public accountant who prefaced his report with the following statement:

"In connection with our audit for the fiscal year ended September 30, 1931, we checked all checks drawn in check book to cash book disbursement entries, and likewise cash receipts, and found them to agree. Footed cash receipts and disbursements in the cash book and tested the vouchers on file with various entries. Checked all the cash disbursements to the ledger accounts, footed the ledger accounts, drew off trial balance, and made an analysis of the respective accounts.

Continued on page two

NEWS of GARDENS CORPORATION

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference. Did you keep Number 1?

Parents, Police, Scouts

Continued from page one

very bad. One pet squirrel in the Gardens was recently shot and killed. We often find dead birds that have been victimized.

In the little circle between the Greenway Terraces at Middlemay Circle, 27 slats were broken out from the backs of the wooden benches there on two successive evenings. These were not rotten wood that was simply pushed out, either, but were new slats put in last spring, requiring an outlay of strength to break them. This would indicate that it is big boys that are the offenders.

We have a rule in the Gardens forbidding ball playing in the parks including Hawthorn Park and Flag-pole Green, and yet we have constantly to be driving the boys out of these parks where they do damage to the turf, the shrubbery, the trees, and have in several instances broken tile in adjoining roofs and windows in houses near by. In Hawthorn Park we put quite a sum of money into planting and to protect it until well started we have put low wire fencing around the shrubs. The boys pull up this fencing and kick it around the neighborhood. Things like this may seem like small items, but it all takes labor to find and replace fencing, and money to replace broken shrubs, glass, slats in benches, etc.

If you could, in a friendly way, enlist the sympathies of the scouts to cooperate with us in protecting property in the Gardens, I believe it would accomplish what rules and

their enforcement will not. Will you not appeal to your scouts in behalf of the community to not only be careful of property themselves, but to lend their influence to prevent others from damaging what is not theirs? We are glad to have them enjoy the beauty of the place, if only they will help us protect and preserve the beauty.

We shall sincerely appreciate your cooperation.

Very cordially yours,

M. M. DAVIDSON, *President.*

Directors Give Account

Continued from page one

"We found the balance of cash stated as being on deposit in the General Fund Account to be in accordance with the bank statement balance at September 30, 1931, and on request secured a written confirmation from the bank and found same to agree with the balance as shown in the Treasurer's books of account.

"All of which is respectfully submitted."

The Century Audit Corporation

MILES S. CHARLOCK,

President.

The report showed collections during the year, for maintenance, architectural fees, remits, etc., of \$29,430.19; and disbursements, for labor, payrolls, architectural supervision, equipment, operating and administration expenses, etc., of \$29,420.29.

Upkeep

Upkeep Committee Chairman Davidson reported as follows:

Payrolls.—We are carrying 6 laborers now, 2 on full time, 4 on half time, (this to help the unemployment situation). During the busy season we carried 10 men.

Distribution of Labor.—\$12,262 spent on labor payrolls for the year. In this connection please notice the unusual amount of sodding and seeding done this year at cost of about \$1,300 which includes both labor and material. This cost is not wholly extra this year as a certain amount of seeding and sodding is done each year.

Resurfacing of Streets.—Total cost of work \$2,047.

Usual Work.—Usual amount of street patching, replacing of broken sidewalks and curbs, pruning of trees, cutting grass, sweeping streets, cleaning out trash receptacles, clearing catch-basins, keeping sewers operative, etc.

Equipment.—Had to buy a new truck this year, traded in old truck and tractor and paid \$843.26.

Had one new snow plow made, and the old one repaired, cost \$57.70.

Miscellaneous.—Put a new bronze tiller rope on the flagpole; ends bolted together and rope locked onto the pole, so it can't be stolen. Cost \$31.47.

Repainted many badly faded street signs, which with replacement of broken signs, and the painting of lines and letters on roadways, etc., amounted to \$366.20.

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

Had two street lights put under the archway of Archway Place, installation \$232.78, and monthly current bill about \$5.00.

Finally reached an agreement with Telephone Company on the replacement of damaged telephone posts in the Gardens, and wooden posts are to be replaced, shaped like the old concrete ones, and stained a pleasing weathered color. This work is to be done this fall.

Ash and Trash Collections.—Very unsatisfactory. These are city collections, one of the few things we get from our payment of city taxes. We have no jurisdiction over these collectors, or influence over them, any more than you as individuals have. When you need attention or want to make complaints we suggest you call the inspector of city collections, Boulevard 8-6004. It might help if all the complaints went directly in to this inspector, instead of having to be relayed by our office. Perhaps he would then realize how unsatisfactory the city's service is and perhaps we could get more trucks from the city for the work.

Parking Cars Over Night in the Streets.—Several of our members have complained to us that they have been given summons for parking cars over night in front of their own houses. Some of them thought this was done at the request of Gardens Corporation. This is not the case, but it was a general campaign of enforcement by the police of a rule that had been rather laxly administered lately. We see the reasonableness of this action on the part of the police, because we realize the dan-

ger at night to passing cars from parked unlighted cars in these narrow streets. In order to clear our streets, we must cooperate with the police in such matters as these. We urge everyone to help us to keep traffic in our streets from being blocked, and to adopt every measure that makes for safety. We have painted "Slow" signs and are in the process of putting in some "Stop" street signs, in an attempt to do away with some of the jeopardy at dangerous intersections.

Architectural

Mr. Woodard, for Chairman Teague of the Architectural Committee, reported as follows:

The Gardens—

Houses Approved, last fiscal year.....	3
Alterations to Houses...	1
Apartments (Inn & McAvoy).....	2
<hr/>	
Total Plans Approved in the Gardens	6

Vanderveer Tract—

Houses Approved.....	8
Alterations to Houses...	1
Garages.....	1
<hr/>	
Total Plans Approved in Vanderveer	10

<hr/>	
All Plans Approved During the Year	16

Mr. Woodard also reviewed briefly the constant vigilance exercised by the Architectural Committee to obtain conformance to Gardens esthetic and structural requirements.

4 Mill—Membership—Publicity

For the Four Mill-Membership-Publicity Committee, Chairman Wilson reported as follows:

Four Mill Agreement—

Properties wholly under the agreement a year ago, 572; Signatures to agreement since last annual meeting, 7; Total, 579.

Properties paying at the 4 mill maintenance but not under the agreement, members, 66; Non-members, 5; Total, 71.

Properties part of which are not under the agreement, members, 8; Non-members, 1; Total, 9.

Properties paying at the 2 mill rate only, 13; Properties under new ownership, status undermined, 6.

Signatures yet to be obtained to the agreement, 99.

Membership Record—

Elected to full membership during the year, 38; Elected to annual membership during the year, 2; Total, 40.

NOTE: This does not alter the total membership, as for each member gained (by purchase of property) there is one lost (by sale of property). Total number of property owners varies from time to time, as larger properties are divided into smaller, and smaller are assembled under one ownership.

Full Memberships (all property under agreement), 561; Partly Full Memberships (part of property not yet under the agreement), 8; Annual Memberships (paying 4 mills but not under the agreement), 66.

Total Memberships on Oct. 1, 1931, 635; Total Non-Member Property Owners, 43.

NOTE: Most of these non-members pay at the 4 mill rate. Some are new-comers whose names have not yet been proposed for membership. Some are now under consideration for membership. Of the 43 non-members, only 13 have refused to pay 4 mills. Of these 13, only 7 are residents of the Gardens.

NEWS of GARDENS CORPORATION

Law

Chairman Boyce reported briefly for the Law Committee:

Following Cases Handled This Year.—Inn Apartment Agreement, raising maintenance to 8 mills; restricting to no business; reserving "park" as an open space for 10 years; admitting ownership of the Island in the Square to be in Gardens Corporation.

Settlement with Telephone Co.—About wooden poles (See Upkeep Committee's report.)

Enforcement of Restrictions.—Rental of a room in the Greenway for a cleaning and dyeing establishment.

Electing Directors

President Hanavan called for the report of the Nominating Committee, Judge John R. Davies, Chairman, Mrs. Getz and Mr. Stickel. Chairman Davies reported that the Nominating Committee unanimously recommended for reelection the four retiring Directors:

Louis Dean Speir
George H. Boyce
Richard W. Knight
Albert V. Moore

They were unanimously elected.

Under New Business, Mr. Wilson introduced a resolution approving of efforts by local committees to obtain a high school for the Forest Hills district.

Major A. White introduced a resolution, ratifying and approving the acts of the Directors and Officers during the past year.

After adjournment, by unanimous consent the floor privilege was yielded to Dr. E. Sampson, who made an eloquent plea for contributions to the Emergency Unemployment Fund.

107th Meeting of the Board of Directors

On November 5th, at 8 p. m., on due notice, the Directors of Gardens Corporation met at the home of Albert V. Moore, all Directors being present. The meeting was called to order by Mr. Hanavan.

In accordance with Section 17 of the By-Laws, the Board proceeded immediately to the election of officers for the new year.

In the course of nominations, Mr. Hanavan and Mr. Speir asked to be released from their arduous duties as President and Secretary, respectively. The elections resulted as follows:

President, M. M. Davidson.
Vice President, George H. Boyce.
Vice President, Richard W. Knight.

Treasurer, William E. Woodard.
Secretary, James G. Dartt.

A new office was created, under authority of the By-Laws, that of Assistant Secretary, and Louis Dean Speir was elected to the new office.

President Davidson then took the Chair and called for the customary reports.

Mr. Woodard read the Treasurer's report, which was received and approved.

The various standing committees made their reports, which were for the most part reviews of those made at the annual meetings.

Two property owners were elected to full membership in the Corporation, M. F. Wegrzynek and Everard Hinrichs.

Before adjournment, at 10:45 p. m., it was unanimously "Resolved that the Directors, collectively and severally, express their enormous appreciation and admiration for the ever-willing and efficient services of the retiring President and Secretary."

1931-1932 COMMITTEES

With full approval of the Board of Directors, President Davidson has appointed the following Committees to serve during the present fiscal year:

Upkeep Committee

M. M. Davidson, *Chairman*
A. V. Moore
Mrs. Louis Dean Speir
George H. Boyce

Architectural Committee

Walter D. Teague, *Chairman*
William E. Woodard, *Vice-Chairman*
John A. Tompkins
Louis Dean Speir

Membership-Four Mill-Publicity Committee

Edwin Bird Wilson, *Chairman*
James G. Dartt
Mrs. Beatrice D'Emo

Law Committee

George H. Boyce
Louis Dean Speir
George B. Hanavan

Finance Committee

William E. Woodard, *Chairman*
Louis Dean Speir
Richard W. Knight

Office Management Committee

Louis Dean Speir, *Chairman*
Walter D. Teague
William E. Woodard
M. M. Davidson

Publicity.—Reference was made to a forthcoming issue of NEWS of Gardens Corporation. (The present number is the one referred to. Editor.)

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 1

Printed in May, 1931

Speeding in The Gardens

When Forest Hills Gardens was planned, the Automobile was a slow, toddling infant. Today it is a speeding giant. Our curvilinear, narrow roadways, artfully obscured by beautiful trees and shrubbery, were not designed for motor speedways!

Members are urged to use their best influence to reduce the speed of motors in the Gardens to a point of reasonable safety. If every Member and every member of every Member's household will observe carefully the speed limit, much will be gained respecting safety. If, in addition, every Member will appoint himself a committee to report to the Police Department the license numbers of speed violators, perhaps deplorable tragedies may be averted. Do not hesitate to report to employers any violations by drivers of trucks, delivery wagons and other commercial vehicles. And try by all fair means to catch those fellows from outside who drive through the Gardens at 40 to 60 miles an hour! Your Directors are constantly doing what they can, but traffic regulation is a City function, not within Gardens Corporation jurisdiction. Vigilance of the entire Membership may accomplish much.

MEMBERS OF GARDENS CORPORATION,

Forest Hills Gardens,

Dear Neighbors:

So many requests for information have been received regarding the activities of Gardens Corporation that, at the May meeting of your Board of Directors, we were instructed to prepare and send out to all MEMBERS of the Corporation a NEWS bulletin containing information regarding recent activities which may be of interest. In the event that there may be other issues of the NEWS, we have labeled this issue "NUMBER 1." Whether there will be a "NUMBER 2" and other numbers will depend on how you and other MEMBERS like this one.

Please consider this a letter addressed personally to you and be good enough to write a word to us expressing your opinion of this issue of NEWS and saying whether or not you would like to receive other numbers from time to time as occasion may warrant.

Criticisms will be just as welcome as compliments.

Gardens Corporation is trying to serve your best interests —and so is NEWS.

Faithfully yours,

PUBLICITY—4-MILL—MEMBERSHIP COMMITTEE

A Suggestion: Why not file this copy of NEWS and other numbers if and when published? They may be useful for future reference.

Station Square Island

After years of legal conferences and negotiations the ownership of "the island" in Station Square has been conceded to the Gardens Corporation. This gives reasonable assurance to the residents of the Gardens that this plot can never be put to uses contrary to the public interests, thanks to the labors of the Law Committee.

Portable School Building to be Deported!

The School Authorities have assured the Gardens Corporation that the unsightly, wooden, portable building, now encumbering the playground of Public School 101, will soon be removed. This accomplishment is to the credit of the Architectural Committee.

Vacant Lots

About a month ago all vacant lots in the Gardens were cleared by the Corporation, but many lots since then have been used as a dumping ground for rubbish. Owners of property are urgently requested to instruct their gardeners and other employees to refrain from depositing grass cuttings, hedge and tree clippings and other rubbish on vacant lots. Every time a lot has to be cleared, the treasury of Gardens Corporation has to pay. The cooperation of Members will save money.

Sodding and Seeding

A fine job is being done this spring on the parkways. Along the edges of the concrete walks, where necessary, heavy squares of sod have been put in. Bare spots have been spaded, raked and seeded. Approximately 12,000 square feet of sod have been laid. Posts and lines have been set to protect the sodding and seeding. Property owners can do much to encourage the grass to grow—by walking on the concrete and keeping the posts and lines intact until Nature has woven her emerald carpets. Since the Corporation does not have facilities for watering the parkways, each property owner is requested to do the necessary sprinkling in front of his own place—when dry summer comes. (Yes, sprinkling of lawns will be permitted, in accordance with City regulations. The danger of drought is over.)

Telephone Poles

Owing to the dangerous condition of many of the original reinforced concrete telephone poles in the Gardens, they will be replaced by the Telephone Company with timber poles. After lengthy negotiations and considerable experimenting with various types of poles, the Telephone Company has agreed to erect squared poles, tapering slightly from the ground up and topped in pyramidal shape. The poles will be stained a pleasing shade of brown.

Better Street Lighting

Everybody admits that the street lamps in the Gardens are more artistic than illuminating. The Gardens Corporation is not rich enough to put in a new system, but the Upkeep Committee is experimenting and obtaining expert advice with a view to improving the efficiency of the present system, at a minimum cost to the Members. It is hoped that results will soon shine for themselves!

Trash Boxes

Those handsome, square concrete boxes at certain street corners are intended for stray papers and the like picked up from the Gardens streets. They are not to be used for collecting rubbish and refuse from private property. Gardeners (and children) may need instructions from Members of the Corporation.

Block 12

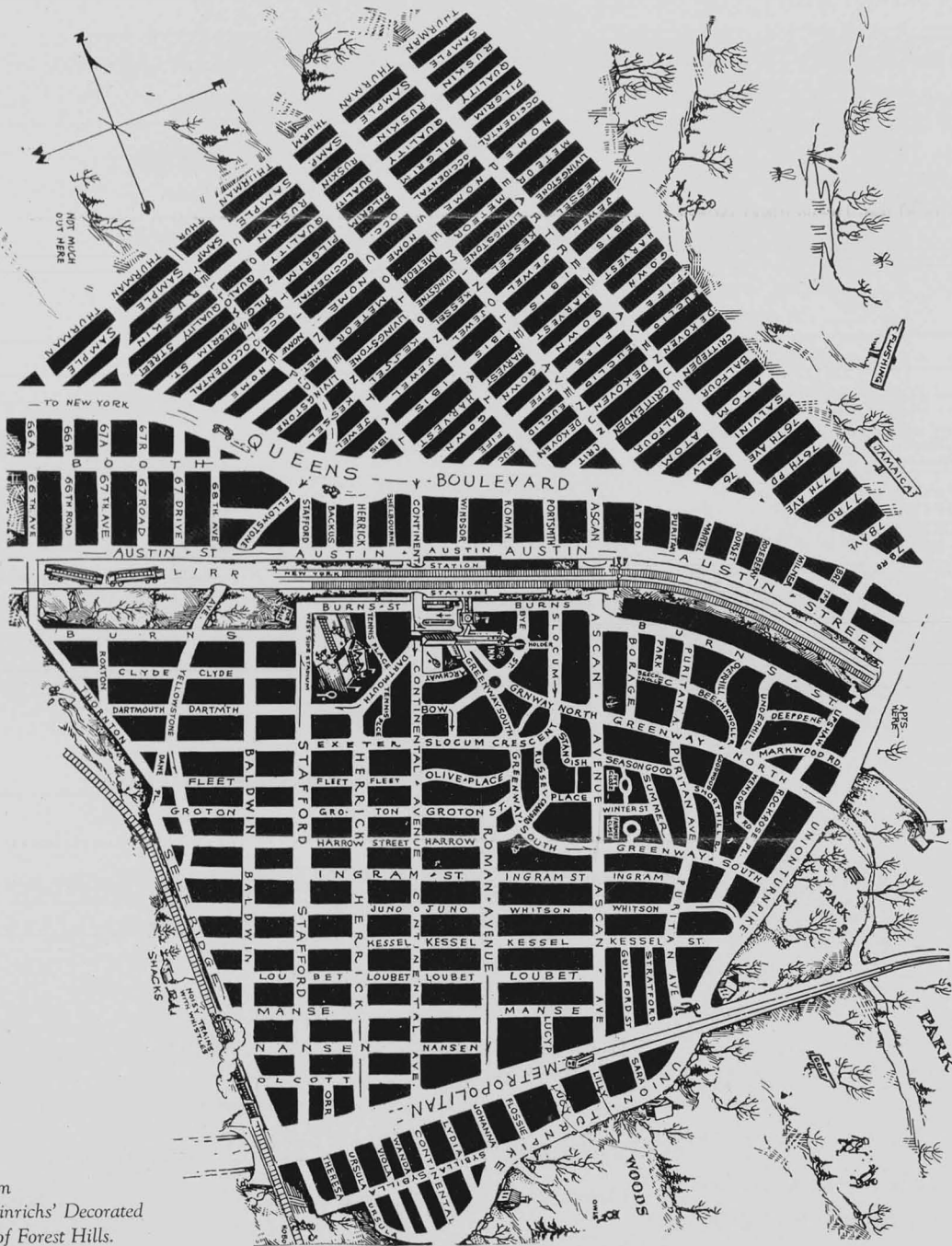
In accordance with the mandate of the Membership, the Directors voted unanimously to appeal the "Block 12 Case" to the Court of Appeals.

Famous Former Gardenser

Frederick W. Goudy, for many years a resident of Forest Hills Gardens, designed all type faces used in this issue of NEWS. Mr. Goudy is still designing type, but now lives and works at Marlborough, N. Y.

NEWS of GARDENS CORPORATION

Where is Such-and-such Street? Sometimes embarrasses even the oldest MEMBER. "Be non-chalant"—"Reach for" this map!



Adapted from
Everard Hinrichs' Decorated
Map of Forest Hills.

NEWS of GARDENS CORPORATION

One-Way Streets

In several places in the Gardens where traffic is concentrated it has been necessary to arrange one-way streets, and in some cases parking on one side only.

Tennis Place, between Burns and Dartmouth Streets has proved a successful one-way street for two years. Borage Place, between Burns Street and Greenway North, has been one-way for the same length of time. When the Greenway Apartment was completed it became imperative to meet the consequent traffic situation there and Bye Street, Middlemay Circle, Holder Place, and Slocum Crescent were swung into a one-way circle around the apartment. The latest one-way venture is on Beechknoll Road between Park End Place and the Community House, and has proved of decided advantage.

Parking on one side only has been the rule on Burns Street between Station Square and Tennis Place for about a year and now a similar ruling is just going into effect on Burns Street from Tennis Place west to Stafford Avenue to take care of the cars of visiting tennis fans.

Other traffic regulations may become necessary from time to time, to meet the increasingly congested conditions on our streets.

Directors—Officers—Staff

DIRECTORS

GEORGE B. HANAVAN	.....	President
MORRIS M. DAVIDSON	.....	Vice-President
GEORGE H. BOYCE	.....	Vice-President
LOUIS DEAN SPEIR	.....	Secretary
RICHARD W. KNIGHT	.....	Treasurer
JAMES G. DARTT	JOHN M. McMILLIN	ALBERT V. MOORE
WALTER D. TEAGUE	EDWIN BIRD WILSON	
WILLIAM E. WOODARD		

OFFICERS

LAURA M. GREEN	.....	Office Manager
GROSVENOR ATTERBURY	.....	Supervising Architect
JOHN A. TOMPKINS	.....	Associate Architect
WALTER ROSSBERG	.....	Architectural Inspector
CHALMERS W. DePUE	.....	Outdoor Superintendent

Committee Chairmen

MORRIS M. DAVIDSON	.....	Upkeep Committee
WALTER D. TEAGUE	.....	Architectural Committee
EDWIN BIRD WILSON	.....	Publicity-Membership-Four Mill Committee
GEORGE H. BOYCE	.....	Law Committee
RICHARD W. KNIGHT	.....	Finance Committee
LOUIS DEAN SPEIR	.....	Office Management Committee

OFFICE ADDRESS	.....	Ascan Avenue and Burns Street
OFFICE TELEPHONE NUMBER	.....	Boulevard 8-10103
OFFICE HOURS	.....	9-12, 2-5, Saturdays 9-12.

NEWS

— of —

GARDENS CORPORATION

To Inform The MEMBERS Regarding Their CORPORATION'S Activities

NUMBER 6

Printed in December, 1935

WINTER NOTES

There is printed below the customary reminders which may be of aid to our members during the winter.

Leaves are a great protection for shrubs and hedges. A little top soil thrown over them will prevent their blowing, and if left they will render the soil more fertile. Leaf mould is especially requisite to rhododendrons and laurel.

A good winter fertilizer is well-rotted stable manure. Applying it in December and January reduces the strain on the olfactory nerve.

Use salt sparingly, if at all, to remove ice from sidewalks and steps. It not only kills the adjacent grass roots but it causes mortar to crumble in a brick or slate walk. Fine, sifted ashes are better. Coarse ashes, if strewn near a lawn, will wreck the blades of lawnmowers. (Sounds of Hear! Hear! from the Upkeep Committee and the Treasurer who pays for repairs to our own lawn-mowing equipment).

Remember, Gardens Corporation has only one tractor to remove snow. On our 14 miles of sidewalks we do our best, but we cannot get to every sidewalk simultaneously or as soon as we or you would like, nor can any mechanical plow clear a sidewalk com-

Continued on page 4.

THE FOURTEENTH ANNUAL MEETING

Reports and Exhibits

The fourteenth annual meeting of members held at the Community House on October 28th was the best attended in years. Over two hundred of the faithful came to hear the reports, to view the exhibits in Smith Hall, to partake of refreshments, and to exchange greetings with their fellow property owners.

THE PRESIDENT'S REPORT

In addressing the meeting, President Davidson said in effect:

Forest Hills Gardens is a Community of Interests, but — at the same time — it is a community of but **one** interest, that is to maintain it as it is now . . . a restricted area for residential homes.

Forest Hills Gardens is internationally known as the best suburban home development in the United States. We receive letters constantly from other cities and even from Europe and Australia asking for our Declaration No. 3 and how we manage the affairs of the community.

In fact, we in Forest Hills Gardens have accomplished what the United States Government is now trying to do with its Resettlement Plan and also the City of New York by its Zoning and Planning Commission.

We announce with regret the resignation of one of our Directors, Dr. Lucey, who resigned for personal reasons. He helped us in the many problems with which we had to struggle and we always appreciated his suggestions.

We are more than delighted at the large attendance here tonight. It clearly shows to your Directors, who so generously give of their time to your interests, that you appreciate our work.

In closing, may I speak of the faithful and loyal work of our Executive Secretary. . . of our Superintendent, Mr. DePue, and of our foreman, Mr. O'Brien.

NEWS of GARDENS CORPORATION

A Suggestion: Why not file this copy of NEWS and other numbers if and when published?
They may be useful for future reference. Did you keep Numbers 1, 2, 3, 4, and 5?

UPKEEP

Harold P. Daniels, chairman of the committee charged with responsibility for the physical upkeep of the Gardens, announced the purchase by the Corporation of a new tractor, with a snow-plow attachment. The need of such a piece of equipment was keenly felt last winter when the arrival of the nearest available horses was delayed by drifts on all incoming thoroughfares. The tractor will make us independent of outside help and will be operated by our own employees.

Resurfacing

During the year, 21,537 square yards of streets were resurfaced. This is more than the customary amount of resurfacing which is done yearly. The condition of our pavements is excellent compared with city maintained streets in surrounding communities.

Planting

Mr. Daniels reported the pruning of overgrown shrubs on Gardens property throughout the community. This was done to promote healthy plant growth and to decrease the danger of motor accidents, especially at corners where the view can be unreasonably blocked by high growth. This trimming will be repeated when necessary with special attention to the condition at street intersections. The services of a Davey Tree Company expert were used to spray elm trees which, like others all over the country, are threatened with Dutch Elm disease, so fatal to this kind of tree. So far, due to careful watching, we have had only one actual case of this disease in the Gardens. Efforts were continued to eradicate poison ivy, tent caterpillars, bag worms and other pests. The lawns continue to need a great deal of attention, and some parkways where pedes-

trian traffic is heaviest must be replanted every year to make a good appearance. Work on this problem is being conducted under the supervision of Mr. Tucker, the grass expert for the West Side Tennis Club.

* * * *

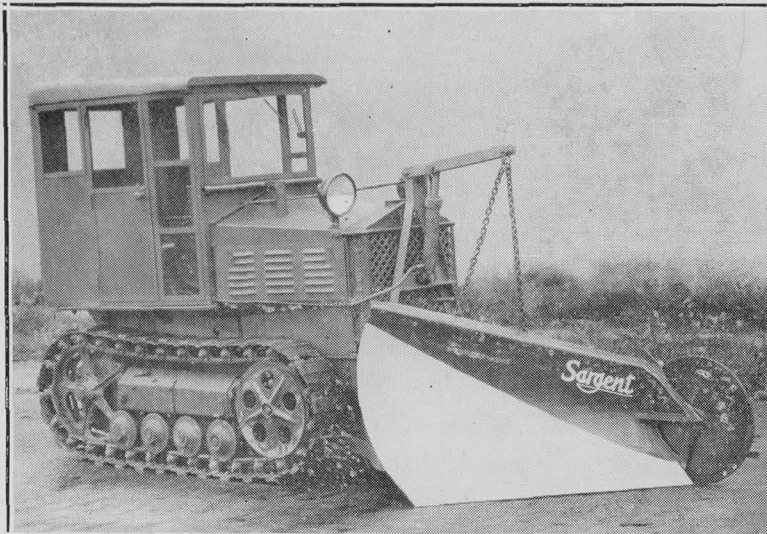
Mr. Daniels told of starting a compost heap which will in time supply a large part of our requirements for leaf-mould fertilizer at a reduced cost.

The concrete trash boxes, in improved form, are now being made by the Corporation with its own employes at a saving of half the amount formerly charged by contractors.

Glass in street lanterns is being replaced with Lumarith, which is non-shatterable celluloid, and should effect a considerable saving. Street signs are henceforth to be lettered with aluminum paint, which improves their legibility and is less costly.

The old Hanks house was removed from Block 12 with the cooperation of the owners of that property.

Sewers were maintained in good order with no serious breaks occurring. Obstructions caused by tree roots were cleared by an invention of our foreman, O'Brien, the device consisting of a sharply notched cylinder which can be inserted in the sewer and pulled back and forth until the roots are literally sawed off. The mass of tangled roots are caught in the notched teeth and removed.



Meet Cleopatra — a noisy, efficient lady who does things to snow

NEWS of GARDENS CORPORATION

What are the Directors, Officers and Committees of Gardens Corporation doing? Read NEWS for such information.

FINANCES

Elton W. Clark, the Treasurer, reported upon receipts during the year of \$23,441, and upon expenditures of \$25,043, including an extraordinary expenditure of \$2,000 for a tractor and snow plow with cab.

ARCHITECTURE

A. L. Kocher, chairman of the Architectural Committee, reported the approval of seventeen sets of plans during the year and showed the meeting a map on which was marked the location of the new construction. He explained the difficulties he encounters in attempting to influence builders and their clients to erect homes of a type consistent with the style of architecture established years ago by the Sage Foundation, and told of the restrictions which he is obliged to enforce according to rules laid down in Declaration Number Three. It is the desire of his Committee and their consulting architect, Grosvenor Atterbury, to *guide* the type of new construction along approved lines and not simply to *prohibit*, as some of our members may have been unwittingly led to believe.

MEMBERSHIP

James G. Dartt, for the Membership Committee, reported the investigation and election of sixteen members during the year, leaving the total number of members unchanged at 630, owing to the change of property from an equal number of former members who have moved elsewhere. He told of the publication of "News of Gardens Corporation" for the

information of members, and of the distribution of printed bulletins to inform members on such problems as grass culture, destruction of tree and plant pests, the description of sample colors for exterior painting, etc.

LAW

Chairman George H. Boyce reported the successful result of a suit brought by Gardens Corporation to enforce payment of delinquent charges. He described the necessity for the suit which was brought against one property owner in fairness to other members who pay promptly their share of the cost of maintaining Gardens property and equipment. The Company guaranteeing the first mortgage on this property paid all the arrears with interest and legal costs amounting to an additional thirty-four per cent.

Judge Boyce told also of the case of the City of New York versus the Forest Hills Inn for failure to obtain a sidewalk cafe license, which resulted in a favorable decision permitting the Inn to continue to serve light refreshments on outdoor tables close to its main building — an attractive feature of community life over which the Law Committee maintained the City had no jurisdiction because of Gardens Corporation's ownership of these private streets.

There were during the year five lamp-posts broken, four of them by unknown drivers. Since the cost of replacing lamp-posts is substantial, Judge Boyce urged that members witnessing future breakages please report immediately the

license numbers of the offenders to the Gardens Corporation office, so that efforts can be made to collect damages and save members the expense involved. He told of efforts of the Law Committee to prevent the illegal distribution of handbills which periodically flood the town and litter our grounds, to the annoyance and expense of the Upkeep Committee.

Judge Boyce reported an interview of several directors of the Corporation, including himself, with Borough President Harvey sought by Gardens Corporation in an effort to obtain immunity from the frequent efforts of outsiders to commercialize our streets and to interfere with the self-government of this community. Mr. Harvey expressed himself in full agreement with this objective and lauded the community for maintaining its streets and other equipment so admirably and without cost to the City of New York. He promised full cooperation in the future.

The Law Committee was instrumental in enforcing restrictions against a photographer who had started a studio in his house, and prevented the opening of an antique shop in a home, as well as stopping real estate dealers from operating agencies in homes in this restricted area.

Election of Directors

The Committee reports having been approved, the President called upon the Nominating Committee consisting of Arthur H. Flint, Chairman, Mrs. G. H. Rogers and Wm. J. Welsh, Jr., to place in

NEWS of GARDENS CORPORATION

nomination the names of five men to take the place of four retiring directors and one who resigned, i.e., M. M. Davidson, H. P. Daniels, E. W. Clark, F. K. Seward, and M. H. Lucey, (resigned). Mrs. Rogers, for the committee, thereupon placed in nomination the following: F. W. Kiendl (to fill Dr. Lucey's unexpired term), M. M. Davidson, H. P. Daniels, E. W. Clark, and F. K. Seward, who, no other nominations being made, were duly elected.

The Exhibit

For the first time in its history, Gardens Corporation had on view at the annual meeting a complete exhibit showing the scope and character of the work it is required to supervise.

After the annual meeting the members had an opportunity to hear Mrs. Mary K. Peters, of the State Institute of Applied Agriculture, from Farmingdale, Long Island, describe the task of eradicating various pests, such as the Dutch Elm beetle, termites, bag worms, tent caterpillars, scale growths. Advice from such authorities is being used daily by your organization in meeting the problems of maintaining the Gardens.

"Cleopatra," the new snow remover, was the center of attraction. This tractor can inaugurate our snow dispatching service at the drop of a hat. You may mourn the passing of the more colorful horse, you may even feel that the motor of the new machine is noisy, but it will do the work better and far quicker than the horses. (The horses, when last interviewed, were simply delighted with the change).

Officers and Committees

President

M. M. Davidson

Vice-Presidents

George H. Boyce

Harold P. Daniels

Secretary

James G. Dartt

Assistant Secretary

Louis Dean Speir

Treasurer

Elton W. Clark

Executive Secretary

Laura M. Green

Upkeep Committee

Harold P. Daniels, Chairman

Elton W. Clark

Frederick K. Seward

Architectural Committee

A. L. Kocher, Chairman

Walter D. Teague,

Architectural Director

George H. Boyce

Law Committee

George H. Boyce, Chairman

Louis Dean Speir

Frederick K. Seward

Frederick W. Kiendl

Membership-Publicity Committee

James G. Dartt, Chairman

Louis Dean Speir

Frederick W. Kiendl

Office Management Committee

Louis Dean Speir, Chairman

Continued from page 1.

pletely. There is always a film of snow left after the plow has passed. Under the City Ordinance, the resident is responsible for clearing ice and snow from the sidewalk in front of his property. Moral: get on the old gloves and galoshes and out with the shovel.

Every winter we get complaints that ash and garbage collections are tardy. These collections are made by the city. Each sufferer should call the local city inspector and tell him his troubles. The telephone number is JAMAICA 6-7162. When you get that number then ask for the Corona Garage.

If you can convince your boy that there is no Indian lurking behind the new celluloid panes in our street lanterns, maybe he will not be tempted to take a shot at them. Every time a hit is scored, you should see the "dent" it makes in our pocketbook. Conscience funds gratefully received.

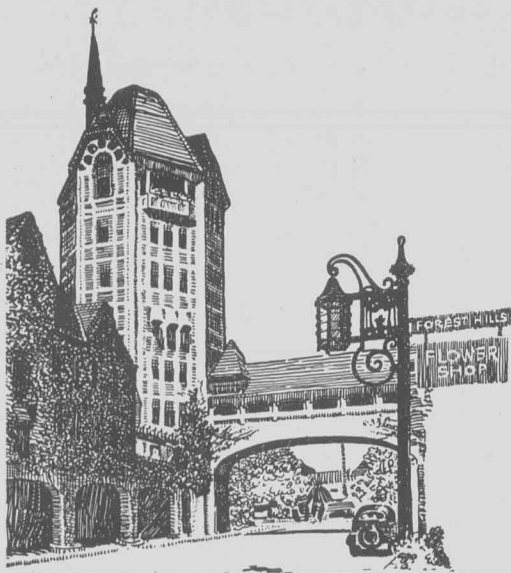
The following table will inform members of the relative importance of work done by employees of Gardens Corporation during the year ended September 30, 1935:

"Man-hours"

On cleaning streets	3,790
On street lawns	2,647
On sidewalks and curbs	1,533
On parks	1,455
On trees and shrubs	1,259
On snow removal	1,230
On repairing streets	1,154
On vacant lots	848
On catch-basins	622
On sewers	345
On Gardens equipment	276
On lamp-posts	275
On cutting wood	199
On mulch pile	87
On poison ivy	77
On street signs	58
On plant pests	49



For your protection: Gardens Corporation workmen are supplied with these identification badges. Ask to see them if in doubt.



WHAT IS FOREST HILLS GARDENS CORPORATION?

NUMBER TWELVE

A BRIEF HISTORY

PRINTED IN APRIL, 1957

For the benefit of our new residents who are not fully familiar with Forest Hills Gardens, and for the benefit also of our residents of longer standing who may like to review from time to time, we should like to sketch briefly the history of this community and of Forest Hills Gardens Corporation.

Newcomers buy property here because they admire the uniform architecture, the unique lay-out of the streets, the beautiful trees and street lawns and the generally neat and cared-for appearance of the Gardens, or perhaps because they have heard that property here is highly restricted. Nine out of ten, however, take the machinery of the place for granted, little realizing that in purchasing property here and becoming members of Forest Hills Gardens Corporation they have an interest as well as a share in the responsibility of maintaining the natural features and facilities of the place, for in Forest Hills Gardens the streets, parks, sewers, street lamps, traffic lights, street trees and shrubs are owned by Forest Hills Gardens Corporation. The streets have never been dedicated to the City of New York and we are not dependent upon the City for any work on our streets, but

do all the paving, repairing, sweeping, pruning of trees and grass cutting ourselves.

You may well ask how it happens that within the limits of the City of New York there should be a little oasis like this with the unique arrangement of owning its own streets and caring for them. It happens because Mrs. Russell Sage and a few of her altruistic followers had a vision. They visualized a Garden City, artistically planned and carefully restricted, which might still come within the economic reach of the middle class. We hear old wives' tales that Mrs. Sage's original plan was to accommodate the working class, but the early booklets put out by the Sage Company plainly state that because of the cost of real estate so near the City and the extra expense of masonry construction and tile roofs, Forest Hills Gardens would never be an inexpensive place to live. How well some of us know this now! The purchase price of homes here was, however, brought within the range of people of modest means in that it allowed a down payment of only 10% and carrying charges that were possible to meet on a moderate income. Thus it was made possible for people to own

homes here who could never have accumulated enough money to purchase under the usual requirements.

With this vision of a Garden City in mind, in 1908 Mrs. Sage and her followers purchased 142 acres of land from the Cord Meyer Development Company, and later two other tracts, making now about 175 acres in Forest Hills Gardens.

After the Sage Foundation Homes Company acquired this land it had several maps of the property made, the third one of which was adopted and filed in the Queens County Clerk's office. These maps divided the property into blocks and lots, and showed the streets, parkways, interior parks and the physical layout of the property.

The Homes Company created three declarations of restrictions, all filed in the Queens County Clerk's office. The last one, known as Declaration No. 3, made on April 18, 1913, is the declaration of restrictions of set of rules, under which Forest Hills Gardens Corporation functions. These restrictions govern every piece of property in the Gardens, and it is the legal duty of Forest Hills Gardens Corporation to see that they are not violated or disregarded.

In this Declaration No. 3 of Restrictions there is set forth in detail how the property in the Gardens is restricted. Among other things it requires all plans of buildings and alterations to be first approved by Forest Hills Gardens Corporation, the manner in which the buildings shall set back from the street and from the side and rear lot lines; restricts the size and location of porches and steps, bay windows and garages; provides for free spaces at the sides of buildings; provides for private parks; provides for the modification of some of the restrictions under certain conditions and the right to enter upon the property in violation or breach thereof; and further provides that the property shall be used for private residence purposes only. The Homes Company built only one-family dwellings. The only exception is the house on Greenway Terraces and Archway Place, which is a two-family house. These careful restrictions were placed upon the land forbidding business except at Station Square, and arranging for a few apartments, but largely for single family private dwellings. A maintenance tax for the care of community property, to be paid by the property owners, was provided for in these restrictions.

These restrictions were extended a few years ago and now run with the land until 1970, when again they can be extended for another twenty-year period and thereafter for successive periods of twenty years, without limitation, by the assent of the owners of two-thirds in area of the property shown on Map No. 3 of Forest Hills Gardens, exclusive of streets, parks, and lanes.

The general policy of the Sage Company with regard to the development of the land was set forth at length in a pamphlet issued by the Homes Company called "A Forward Movement in Suburban Development." Its purpose was to call the

attention of the public to the desirability of being thoroughly acquainted with location, commercial value, restrictions, aesthetic treatment and general liveableness of the property in which the investment was contemplated. In this pamphlet the Sage Company stated that "A Forward Movement"

"implies a definite and concrete plan for the whole."

"implies a definite architectural treatment of the house and buildings so that when the whole is completed, there will be harmony and not strife in the close relation which each house must necessarily bear to its neighbor."

"implies carefully thought out restrictions designed to protect the investor and to maintain his home in surroundings, the character of which will not be subject to radical changes."

"Whether large or small, all plots are subject to the building restrictions which are carried out in the interest of all."

The Sage Company made this Declaration setting forth all the restrictions to be imposed upon the land, thereby legally restricting and protecting the future development of the property. Each year has emphasized the wisdom of this policy, for there is permanence and harmony in the execution of the plan and every safeguard has been provided to preserve its integrity.

A group of experts laid out the place. Frederick Law Olmstead, the landscape architect, planned the winding streets, retaining the original slopes and interesting variations in grade, making a few wide through streets but more narrow, private little side streets through which traffic could never rush, and planted the street trees and shrubs carefully scheduled to give us a succession of blossoming throughout the spring and summer.

In laying out the place provision was made from the first for free space. Four acres were dedicated to open parks for community use. Village Green, 1½ acres, has always

been the scene of the Fourth of July gathering of neighbors to see the flag raised and to hear the reading of the Declaration of Independence. Hawthorn Park, 1½ acres, has always been a play place for little children with their mothers, or nurses. Ball playing and rough games by older children are therefore frowned upon and not permitted in this park. Olivia Park, 1 acre, in the early days, was the natural amphitheatre where, on the Fourth of July, little plays, written by local talent, entertained the neighbors who brought their cushions and sat in family groups, on the grassy knolls. But times change and with the growing up of our village, this park has been turned over for games of older children. Besides these three community parks, there were small parks planned in centers of blocks for use of the adjoining property owners. As early as 1911, in speaking of these small parks, Mr. Olmstead said:

"They cannot be used for active noisy games of large boys, nor will they be open to the general public or to loafers, but will provide places where the smaller children can get room to play instead of being forced out upon the streets."

Grosvenor Atterbury designed the Inn and all the early houses, establishing for the place a precedent of English architecture with its pitched red roofs and hospitable doorways that gave to the place the intimacy of an old world village. Mr. Atterbury supervised the architecture in all the early years beginning in 1909, and to him belongs the credit for its pristine harmony and charm. In 1940, Steward Wagner succeeded Mr. Atterbury as Supervising Architect, and we owe to him the continuity of the English Village atmosphere which was Mrs. Sage's and Mr. Atterbury's dream ideal. We cannot be too grateful to Mr. Wagner, who, without pay, gives unstintingly of his time and talents for this civic project.

WHAT IS FOREST HILLS GARDENS CORPORATION?

Building began on the Inn in 1909 and in the same year the first group of attached houses was started in Slocum Crescent between Greenway North and Burns Street. Mrs. Sage gave \$50,000 for the building of a community church, which Mr. Atterbury designed in Norman Gothic architecture. (Mrs. Sage's stipulation in giving money for this Church was that it should be always open to all races and creeds.) So earnest was the desire for harmony that when the Long Island Railroad was ready to build a station here, the Sage Foundation contributed \$20,000, Cord Meyer \$20,000, and with the railroad's \$10,000 a \$50,000 building was erected that is one of the most unusual features of this unique village.

From the beginning, careful investigation was made of all purchasers in the new community and every care was used to encourage only quiet, agreeable, educated people who might live together in neighborly friendliness and congeniality. Forest Hills Gardens Corporation has continued through the years to carry out this policy of the Sage Company.

Although the original inspiration and all the money backing came from the Russell Sage Foundation (Mrs. Sage's funds, of course), the actual development of the Gardens was put in the hands of a subsidiary, the Sage Foundation Homes Company, of which, beginning with 1911, Mr. John M. Demarest was General Manager.

For some twelve years, until 1922, the Sage Foundation Homes Company, backed by the Russell Sage Foundation, developed the property, administered the restrictions, and spent annually on the physical maintenance of the place twice the amount collected in maintenance charges. The Russell Sage Foundation paid the deficit and no one worried over the variance between income and expenditures.

But, finally, having established the character of the place and sold out most of the building plots that it owned, the Russell Sage Foundation in 1922 sold its stock in the Sage Foundation Homes Company to Mr. Demarest and his associates and retired from its backing of the development. During 1922 the Homes Company carried on nominally the administration of the place, but in reality it could and did do only a minimum of maintenance work. It became evident to the property owners that the interest of the development company in the Gardens was at an end, that it would be necessary for the property owners to organize if their property values were to be preserved. Fortunately, the original Declaration No. 3 provided that the Homes Company might turn over the community property, with its maintenance and the administration and control over architectural and other restrictions, and the collection of the maintenance tax, to some organization of property owners.

In their anxiety lest the aesthetic standards established by Mr. Olmstead, Mr. Atterbury, and the Russell Sage Foundation should be dropped and the place deteriorate, a number of the property owners got together and formed a committee which held frequent meetings and consulted experts in various lines. They spent months of preliminary negotiation with the Homes Company and the Foundation for the best possible terms. At last this committee presented a plan for the organization of Gardens Corporation which was approved at a largely attended mass meeting of property owners held December 7, 1922. Gardens Corporation was accordingly incorporated in December, 1922 (entirely without expense for legal services). It took over the management and the ownership of the streets, parks, sewers and other community property from the Homes Company

January 1, 1923, by a written agreement duly recorded in Queens County Register's office.

THE SET-UP

Gardens Corporation, its name later changed to Forest Hills Gardens Corporation, is incorporated under the membership laws of the State of New York for non-profit making activities. Its certificate of incorporation states that the particular objects for which the corporation was formed are:

"To promote and to sustain in Forest Hills Gardens and vicinity in all suitable ways the living and aesthetic conditions for which the Gardens was founded, and to act as the common agency of the people of the place toward attaining these ends.

To do all the things deemed by the corporation advisable for promoting and maintaining any restrictions in Forest Hills Gardens and vicinity.

To arrange in any ways with property owners for increasing the maintenance charge provided under the Declaration of Restrictions.

To collect any money or funds and expend them for any of the objects for which the corporation is formed.

To hold any property for community objects including streets, sewers, storm drains, poles, wires, parks and public places and buildings."

Under the by-laws the management of the corporation is in the hands of a Board of fifteen directors, who are elected by the members at the annual meetings and who serve for three-year terms which so overlap that there are always experienced members of the Board to induct new members into their duties. The Board itself elects the officers, and the president appoints committees. The Board has held 321 directors' meetings and 35 members' annual meetings since and including December 13, 1922.

The first president of Gardens Corporation was Lawrence F. Abbott, who served from December 13,

1922, to December 2, 1927, and then continued as chairman of the Board until October 29, 1928, and a more lovable character was not known. Mr. Lyman Beecher Stowe became the second president and served from December 2, 1927, to November 5, 1930. Mr. Stowe was succeeded by Mr. George Hanavan who served from November 5, 1930, to November 5, 1931. Morris M. Davidson served from November 5, 1931, to March 3, 1938. George H. Boyce became the fifth president on March 3, 1938, and served until January 1, 1949. Theodore W. Hager, sixth president, served from January 1, 1949, until December 10, 1953. Kenneth G. Judson became the seventh president on December 10, 1953, and is still serving. All of these gentlemen gave unstintedly of their time for the best interest of the Gardens, and we are sure you will all agree when we say that Forest Hills Gardens Corporation has been indeed fortunate to have had the advice and guidance of men of their calibre and ability.

The work of the corporation is carried on by the Board of Directors through committees, each chairman of a committee being chosen for his particular aptitude in the line of work he is to supervise. As chairman of the Architectural Committee we have an architect, as chairman of the Law Committee a lawyer, as chairman of the Upkeep Committee a man who is interested in problems of paving, sewer laying, and construction work. We try to keep chairmen in their own committees as long as possible because naturally they become more valuable to the community as they become experienced in their work. It is a specialized job that is being carried on here and it requires specialists in executive positions.

These directors receive no compensation whatsoever and the work requires an infinite expenditure of

time, yet from the beginning of the corporation we have been fortunate to have as Board members men of large affairs, business executives, heads of firms and professional men, who give evening after evening to this community work, and give it cheerfully and gladly.

Because these directors are out of Forest Hills during business hours and because the work needs constant and detailed supervision we must have a paid office force. Laura M. Green was our Executive Secretary from the organization meeting on December 7, 1922, until she retired from active work in 1948. She took the first information off the Sage Company's books, organized the office and did most of its work without any regular assistance. In addition she took an active interest in the architectural work, inspecting and supervising construction of new houses. She still acts as Assistant Treasurer and takes a keen interest in the Corporation work. After her retirement from the office, and after an interval of temporary help, Evelyn M. Black became office manager in June, 1950. Wilmar H. Bradshaw, who had since 1937 served us as Field Secretary or contact man, became Assistant to the President on October 1, 1952, and he can usually be found in our office mornings. George V. Black took over the book-keeping from Mrs. Green May 1, 1954. We have a faithful foreman, Joe O'Brien, who cheerfully accepts the responsibility of the safety and welfare of the place. He is our "ambassador without portfolio" and few are the property owners who are not his firm friends. The number of street laborers varies from perhaps four in winter to perhaps eight to ten in summer.

No one director, nor two or three directors for that matter, make any decisions. If you ask a question of our office or of any director and are given an immediate ruling without

its being referred to the Board of Directors, it does not mean that any decision has been made at the moment personally by the one to whom you are speaking. It means, merely, that your question falls into a classification upon which, over the period of thirty-five years of Forest Hills Gardens Corporation's work, a precedent has been established so that there is one answer that is clearly indicated. After all, there are very few questions arising now that have not arisen at least a few times during the thirty-five years of our work. A decision having been given in one instance by the Board of Directors, the same decision can be given you by our office without again referring the question to the Board. If you ask about something new that has never come up before, you can be assured your question will be referred to the Board before a definite answer is given you, for our office is very careful about that. Nor are these decisions by the Board of Directors ever intended to be arbitrary or unreasonable.

Please understand our position. We have inherited in Declaration No. 3 a set of restrictions, laws, we might almost call them, made not by ourselves but by our predecessor, the Sage Company, after careful thought and the advice of experts, and we are bound by the assignment to enforce these restrictions or laws. We pride ourselves on interpreting and enforcing the rules without prejudice, looking always for the greatest good to the greatest number, and holding before us as our ideal the standard established by the Sage Company. This standard and the conscientious and unprejudiced enforcement of restrictions are the witch's brew that has turned what might have been just another New York City suburb into what is acknowledged to be the outstanding Garden City of the world.

THE WORK

The work done by Forest Hills Gardens Corporation falls into four general classes:

1. Supervising the architecture. This includes passing upon all plans and specifications for buildings or alterations to buildings both in the Gardens and in the Vanderveer Tract to the south, over which Forest Hills Gardens Corporation has architectural supervision only. The work on some of these building plans takes only a few hours' time, but in the majority of cases each plan means consultations, negotiations and adjustments, and much supervision. This architectural control is a matter of vital importance. On it depends the permanent maintenance of the architectural standards established in the past.

Mr. Wagner, Chairman of the Architectural Committee, or his able committee member, Michael L. Radoslovich, looks over all building and alteration plans, corrects, suggests improvements, and finally approves the plans before any building or alteration may begin. No ground may be broken or start made on new houses until the plans have been approved and the proper permits have been issued by our office. Naturally there is a charge for these permits, since for every opening made in our streets we incur the expense of repair and replacement of pavement, sidewalk, or grass plot.

2. Physical Upkeep and maintenance of community property. This is in the hands of the Upkeep Committee of which Harold M. Mills is Chairman. The work includes:

- Cleaning the streets
- Repairing and resurfacing street pavements
- Repair and replacement of sidewalks and curbs
- Cutting grass on street lawns
- Keeping the sewers and catch basins operative

(over please)

WHAT IS FOREST HILLS GARDENS CORPORATION?

Cleaning vacant lots

Caring for trees and shrubs on streets and in parks

Maintaining and replacing street lamp posts

Installing and maintaining traffic lights and street signs

Paying for electric current in Station Square, and in traffic lights.

Obviously the available funds must be spread thin to do all this work. Yet in addition to the routine work and replacements, in these thirty-five years Forest Hills Gardens Corporation has made permanent improvements (investments) by:

Installing three pairs of traffic signals, Installing traffic and street signs not originally included in the assignment from Sage,

Installing a few more street lamps where the City of New York was willing to approve them, and changing from breakable glass in the lanterns to an unbreakable substitute,

Laying new sewer in Burns Street to connect the lines in the former pumping station with the new Yellowstone Avenue sewer,

Putting in a number of additional storm water catch basins,

Putting paved paths in Hawthorn Park and around the flower bed in the Terraces at Middlemay Place,

Replacing the planting in Olivia Park. A carload of rhododendrons, 2 dozen small dogwood trees, and many honeysuckle vines were planted. This was many years ago and now new planting is again needed here.

Putting new evergreens on certain street corners which had been made unattractive by traffic lights.

Replacing flowering trees and shrubs on streets, a few at a time.

And by starting the work of laying brick with grass between, on certain streets or parts of streets where grass cannot be made to thrive.

3. Enforcement of restrictions. The Law Committee of which Frederick H. Stokes is Chairman, is in charge of all legal matters of the Corporation. Over the years there have been a number of infringements of restrictions, usually by people who did not know any better. Sometimes just calling their attention to their mistake is all that is needed, but in several stubborn cases we have had to resort to law suits. Sometimes it

is unapproved alterations to houses, or fences put up without approval, business carried on in a private home, or sometimes just chickens in the back yard! Several times it has been a foreclosure proceeding started to collect arrears of maintenance. Such cases are usually settled out of court, the defendant finding, when he consults his lawyer, that he has no defense to the suit because the restrictions are explicit and actively enforced by Forest Hills Gardens Corporation.

4. Office administration. This includes sending out bills, keeping accounts, writing letters, filing records, sending notices of meetings, etc. The office is at 16 Station Square.

One of the rewarding activities Forest Hills Gardens Corporation has fostered was the organization of "The Forest Hills Gardens Taxpayers Association," made up of the same property owners, of course, as in Forest Hills Gardens Corporation, but organized for the specific purpose of watching New York City taxes and assessments, and notifying all of its members each year of the valuation placed by the City on their Gardens' properties.

Forest Hills Gardens Corporation has also taken pleasure in cooperating with, and helping to keep active, the "Forest Hills Gardens Celebrations Association," organized to put on Christmas, Fourth of July, and other appropriate community celebrations. The Gardens would not be the Gardens without its Carol Singing on Christmas Eve, with jolly Santas going from door to door carrying gifts for little folks. A real community spirit is evidenced at such times that helps to keep this unique village a unified entity.

A BACKWARD LOOK

It has been quite a task carrying on the work of Forest Hills Gardens Corporation, and yet we cannot but

be thankful that the Organization Committee in 1922 had the vision and foresight to plan and bring into existence such an association of property owners as this. Without it we can visualize these streets neglected or turned over to the City with the consequent straightening and widening that would take off our street grass plots and destroy the charm of Mr. Olmstead's community planning. The architecture would have lost the harmony gained by central supervision and we might even have shops and businesses scattered along our residence streets if these restrictions were not rigidly enforced.

To be sure, the place has grown and the first intimacy has been lost in consequence, but the vigilance and interested protection of a central governing body made up of the property owners themselves, who have given us such splendid support during all these years, has preserved the character and standards established so many years ago by those who had vision and foresight to realize the value of a planned and carefully restricted garden suburb close to New York City.

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OFFICERS AND DIRECTORS:

Kenneth G. Judson, *President*
Steward Wagner, *Vice President and Supervising Architect*
Harold M. Mills, *Vice President*
Lloyd L. Maurer, *Treasurer*
Frederick H. Stokes, *Secretary*
George Beyer, Jr.
Theodore W. Hager
R. Preston Hazelwood
Henry Hof, Jr.
S. Dudley Nostrand
Arthur H. Priest
Charles D. Prutzman
Michael L. Radoslovich
Charles Von Elm
Thomas A. Welstead

OTHER PERSONNEL:

W. H. Bradshaw, *Assistant to the President*
Evelyn M. Black, *Assistant Secretary*
Laura M. Green, *Assistant Treasurer*
George V. Black, *Accountant*
Patrick Joseph O'Brien, *Foreman of Street Workers*



NEWS *of* FOREST HILLS GARDENS CORPORATION

NUMBER 12

PRINTED IN DECEMBER, 1941

Our Churches

Christian principles being the acknowledged source of the best American traditions, the founding of Forest Hills Gardens, devoted to providing the best possible surroundings for home life, brought its Christian churches into being almost as soon as the first residences were ready for occupancy.

All four of its churches began in the same simple way, holding their first services in private homes when the community was young. All have grown with the growth of the Gardens. This is not to say that all of our people went regularly to church then or that they do so now; but it is apparent that every one of our members who is a parent, strives at least to instill into childhood minds the precepts of the Sermon on the Mount.

The growth of these churches has in fact been more rapid than the growth of the community itself as their members include residents outside of the Gardens area.

Accordingly, a few facts about our Christian churches should be of interest. Every old-timer in the Gardens may protest that too little is said about his own, but it is hoped that he may discover something of interest about the other churches. Newcomers will be interested to know something about all of them.

These brief descriptions plainly show that, while there may be some few scoffers among us, nevertheless the membership of Forest Hills Gardens Corporation constitutes essentially a Christian community. Our churches adequately minister to our religious needs, and they clearly have our spiritual, intellectual and material support. It is estimated that over four thousand adults and children

regularly attend these churches and that over five thousand attend the Christmas and Easter services. The stability of Forest Hills Gardens and the continuation of its high standards of community life are closely bound up with the permanence and strength of its Christian churches.

The Church-in-the-Gardens

One evening in 1913, a group of twenty-five Baptist, Congregational, Presbyterian, Methodist, and Episcopal church members met in a store at Station Square to organize what was to become the Church-in-the-Gardens. The new church was aided by the Congregational Church Extension Society, which loaned it a portable chapel that was erected on Ascan Avenue between the present

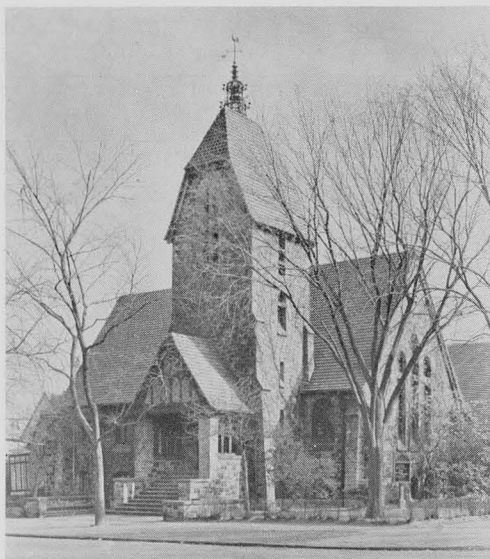


Photo by Gottscho, Jamaica

The Church-in-the-Gardens

building and the parsonage. This early assistance originated its affiliation with the Congregational denomination. One of its past pastors, however, was a Methodist.

Construction of the present building was begun in the following year and completed in 1915. Mrs. Russell Sage

donated its cost to insure the establishment of a community church as part of the community plan of Forest Hills Gardens, which had been undertaken by the Russell Sage Foundation.

Gifts of others since have considerably beautified and improved its furnishings and facilities. Changes recently being made include the reconstruction of the social room, with provision of speakers connected to microphones to avoid overcrowding in the auditorium. Since 1926 its requirements for Sunday School pupils have been augmented by using the Community House and contributing towards its maintenance.

Its activities include the usual religious services, church school, Women's Guild and other group organizations. Its present pastor is Dr. Thomas W. Nadal, a distinguished scholar.

The Church-in-the-Gardens has also had a part in public spirit activities. It was active in promoting the establishment of the Community House. The Men's Club of Forest Hills, no longer a church activity, grew out of the former Men's League of this Church. One of the early meetings to discuss and consider what later became the Forest Hills Gardens Corporation was held in its social room.

Church of Our Lady Queen of Martyrs

Father McLaughlin, pastor of the Church of Our Lady Queen of Martyrs, is Dean among pastors in Forest Hills Gardens, being so esteemed notwithstanding that his far-sighted plans for the great institution he has created required more land than was available within the Gardens' area, and he therefore built outside the actual boundary.

Beginning here in 1912 as a mission of Holy Child Jesus Church of Richmond Hill, and at first celebrating Holy Mass in private homes, the Church of Our Lady Queen of Martyrs became a parish in 1916.

The Reverend Joseph R. McLaughlin was appointed pastor of the newly-established parish in 1917 and, under his leadership, a comprehensive building and development program was inaugurated for completion over the ensuing period of twenty-five years, expected ultimately to involve values up to \$2,000,000. One of the former directors of Forest Hills Gar-

what was planned for the first fifteen years.

Meanwhile, also, this Church established a mission on the opposite side of the Gardens in 1927, which became the parish Church of Our Lady of Mercy, where Father Charles T. Malloy is now pastor.

Besides its religious activities, the civic and community activities of the Church of Our Lady Queen of Martyrs puts principal emphasis on education. Its school is free to Catholic residents, and is consistent with the standards of the Regents of the University of the State of New York.

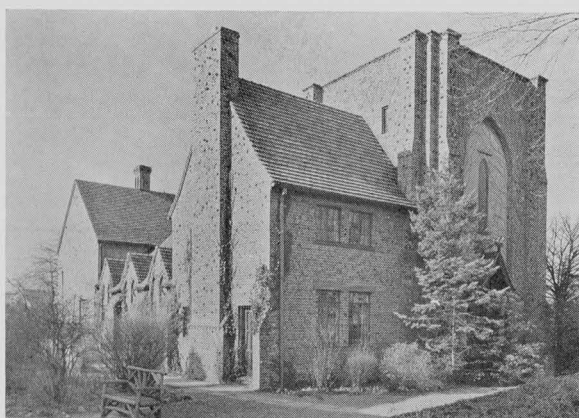


Photo by Gottscho, Jamaica

St. Luke's Church

dens Corporation, Dr. Edward L. Keyes, became one of the Trustees of this Church in 1917.

Plans were made for the ultimate use of the whole block bounded by Queens Boulevard, Ascan Avenue, Austin Street and Portsmouth Place, before the construction was begun, and completed in 1928, of the Parish School. In 1938 construction was begun on the present church and rectory, and completed in the following year.

Later the school is to be enlarged and other buildings surrounding the block will afford a playground for pupils within a hollow square. The twenty-five-year building program is now completed to the extent of about

St. Luke's Church

St. Luke's Church, on Greenway South, began in 1913, as a mission of the Diocese of Long Island of the Protestant Episcopal Church. Its earliest meetings were held in private homes, then at the Inn and later in a portable building temporarily erected on the present site.

In 1922 it became a parish, and its growth is interestingly shown by the chronology of its building operations. Part of the present structure was erected in 1923 and 1924. The church bell was put in in 1925. One wing of the church was added in 1928 and the other in the following year. The great organ was installed in 1929. Stained glass windows were put in the tower in 1939 and the baptistry was completed in 1940.

The present rector, the Reverend R. Thomas Blomquist, Lieutenant, Chaplain Corps, U. S. Naval Reserve, was called to active duty last year and is on leave of absence from the church. The *locum tenens* is the Reverend Carl S. Smith, formerly retired.

The Women's Guild of St. Luke's is particularly active in social service

as well as religious work. Being relieved of any duty in connection with fiscal problems, by the budget policy of this church, the women devote their efforts to aid the Church Mission of Help, the Women's Auxiliary and the Church Charity Foundation of the Diocese, and to similar activities in the parish itself. Such work includes aid for young women, aid for mission churches of the Diocese, the provision of hospital supplies and assistance to an orphanage and to a home for the aged.

First Church of Christ, Scientist

Now in its eighth year at the edifice on Greenway Terrace, the Christian Science Church looks back upon twenty-four years of steady growth.

Early in 1917 a few local residents, interested in Christian Science, first assembled and held services in private residences, later using a store on Continental Avenue. Upon that becoming inadequate they removed to the basement of the Masonic Temple and, while worshipping there, received their Charter as a branch of The Mother Church, The First Church of Christ, Scientist, in Boston, Mass. In 1926 the location was changed again to the Community House, until 1934 when the present Church was opened on Easter Sunday. Besides its Sunday and mid-week services there, it maintains a reading room which is open daily.

Annual Meeting of Members Forest Hills Gardens Corporation

The twentieth annual meeting of the members of Forest Hills Gardens Corporation was held at the Community House, at 8 P. M. on Monday,

October 27, 1941, and, as usual, was very well attended.

The Treasurer, Frederick W. Kiendl, read the audit report of the certified public accountants, Messrs. Chambellan, Berger and Welti, dated October 16, 1941, for the year ending September 30, 1941. He explained the sources of cash receipts to the Corporation—maintenance liens, fees, etc., and reviewed, in considerable detail, the variety of expenses required to maintain and preserve the Gardens community project.

Mr. Daniels, for the Upkeep Committee, told of the year's work of cleaning and repaving of streets, re-



Photo by Fischer, Great Neck

Church of Our Lady Queen of Martyrs

pairing sidewalks and curbs, cutting grass and pruning trees and shrubs, keeping sewers operative and catch-basins cleared, four new catch-basins installed at low points, work of pruning elms by Davey Tree Expert Company, installing herringbone brick-work between sidewalks and curbs on streets of the heaviest traffic, 16,926 square yards of street resurfacing done, etc.

He said that two park guards, instead of one as formerly, are now on duty in our parks; that traffic signs have been put up limiting parking around Station Square; a new power mower purchased; and that a new Ford dump truck was on order. He described the migration of rats occa-

sioned by park improvements filling in Flushing Meadows, and the means adopted by the Corporation to eliminate them from the Gardens area.

For the Architectural Committee, Mr. Wagner reported eight houses, twelve alterations, three garages, built during the year and described the new "Leslie" apartment house now being erected on Block 12 according to plans developed in cooperation with Forest Hills Gardens Corporation. A picture of this apartment, in colors, on display at the meeting, was much admired.

Judge Boyce reported the work of the Law Committee in collecting damages for broken lamp posts, preventing illegal distribution of circulars, representing the Corporation at Local Board hearings to protest the building of the Baldwin Avenue sewer which is not now needed and which, if built, would occasion an assessment on all Gardens properties, preventing attempted violations of restrictions where people wanted to use houses for business purposes, stringing radio wires across a street,

stucco a house without submitting sample for approval, and one especial case where a tenant rented a house on Ascan Avenue for the express purpose of making a commercial boarding house of it. He reported how the Corporation had cooperated with the Taxpayers Association to form the Forest Hills Defense Committee to coordinate with the Police and Fire Departments, the Air Raid Protection Service and the Red Cross.

Mr. Bradshaw, the Director's assistant, was introduced to describe some of the interesting incidents which develop during the course of the many hundreds of personal interviews which he has each year with the members of the Gardens Corpo-

ration, and with innumerable others with whom its business requires contact. He explained how his work is occasionally brightened by humorous incidents, of which he gave a few illustrations.

Mr. Clarence Perry offered a resolution ratifying all actions of the officers and directors in the past year, which was unanimously approved.

Mr. Theodore W. Luce, for the Nominating Committee, consisting of himself, Mrs. Ernest Bristol and Horace H. Hume, placed in nomination the names of Harold P. Daniels, Frederic K. Seward and Frederick H. Stokes to succeed themselves, and of Theodore W. Hager, all of whom were unanimously elected to serve terms of three years each.

Pursuant to previous arrangements, as announced in the notice calling the meeting, the business session was followed by a Civilian Defense Program elsewhere described.

After adjournment, refreshments were served and most persons present remained for the usual social hour, which always follows the annual meeting of the members of Forest Hills Gardens Corporation.

Civilian Defense Preparations

Upon completion of the business meeting of the Forest Hills Gardens Corporation, Mr. George H. Boyce, President, presiding, stated that, upon the recommendation of public authorities, appropriate preparation should be made for problems which now might appear to be remote; and he introduced Captain Francis A. Burns, of the 112th Police Precinct, the first speaker in the Defense Forum announced for the evening.

Captain Burns told of the organization of the various civilian defense

programs now under way. He said that auxiliary fire companies made up of members of various city departments, retired members of the Fire Department and civilian volunteers, have now reached an enrollment of 80,000, receiving instruction in the use of equipment and drilling regularly each week to be ready for emergency service in extinguishing fires, incendiary and chemical bombs, and rendering first aid.

He explained that the Police Cap-

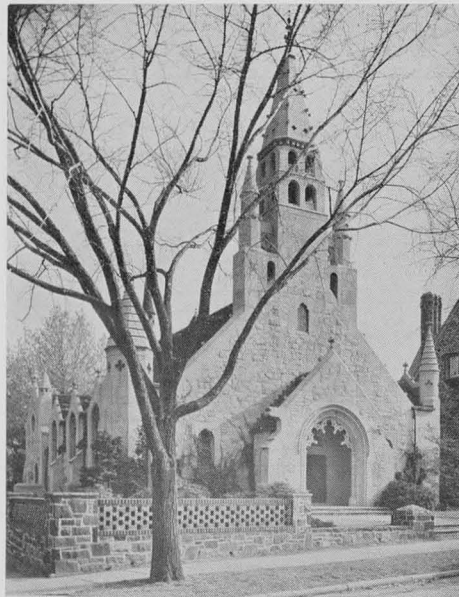


Photo by Gottscho, Jamaica

First Church of Christ, Scientist

tain of each precinct is in charge of the Air Raid Protection Service for the area of his precinct. The precinct is divided into two zones of 50,000 people each, the zone into sectors of 5,000 each, the sector into posts of 500 each. He told of the training of the wardens by police and Red Cross lectures; and said that, because of the new technique developed in modern warfare—that of creating panic—an important duty of the wardens is to instill in the people a feeling of security and in an emergency to prevent panic. He appealed to people to have confidence in and to cooperate with

the Air Raid Protection Service Wardens and, in case of an air raid or similar emergency, to take shelter in their own homes and to avoid crowds.

Mrs. H. N. Vermilye spoke in behalf of the Red Cross, explaining the personal service of that organization in case of emergency, in evacuating, feeding and transporting refugees, working for the rehabilitation of families, as well as actually caring for the sick. She said the Red Cross instructional courses cover such wide fields as accident prevention, Braille system for the blind, canteen and nutrition in mass feeding, first aid, home nursing and care of the sick, motor corps, nurses aids, staff assistants, water safety, etc.

Mr. H. W. J. Hargrave, Sector Warden under Air Raid Protection Service, told of the different branches of protective services now being organized, such as the Air Raid Protection Service, Auxiliary Police, Bomb Squads, Auxiliary Fire Protection, Rescue, Decontamination, Demolition, and Road Repair Squads, etc. He said that although the original quota set for air raid wardens in this precinct has been reached, it has been found necessary to raise that quota figure and more volunteers are needed for wardenship.

Mr. S. E. Giudici, Chairman of the Forest Hills Home Defense Committee, at a meeting held last spring in the Forest Hills Inn to organize the committee and appoint sub-committees said that, in his opinion, our most immediate danger is from strikes, tieups of transportation, sabotage to electric light plants, water works, etc., and his suggestion was that the people of Forest Hills Gardens prepare to protect themselves in such emergencies as these as well as emergencies from actual acts of war.



NEWS *of* FOREST HILLS GARDENS CORPORATION

Number 11

Printed in December, 1940

Memorabilia

Old-timers who are interested are invited to drop in to see two copies of the original Map No. 1 of Forest Hills Gardens, made years ago by the Sage Company. One was given us by Miss Catherine Lines, of Slocum Crescent, and is mounted on the display board at the office; another, given by Mrs. May Cooper Colwell, of Greenway North, has been filed away in our archives. These two copies of the original Map No. 1 are the only ones we know of in existence.

Early residents of the Gardens may find interest in seeing our various antiques, which revive memories of the time when Queens Boulevard was not much better than a country lane, and the railroad was the only real connecting link with the City, which then seemed somewhat far away. In those days the children used to skid and coast all over the place in sleds and dream of the day when all of the

pavements would become good roller skating rinks. Many adults among us had their first school days in the old portable building, since replaced by P. S. 101.

Now that so many things have come to pass, which we used to dream and build for, it is worth while occasionally to look back and see how things used to be and ponder whether or not old times were the best after all.

We have had quite a few photographs given us of early scenes in the Gardens—Theodore Roosevelt speaking on the 4th of July in Station Square, many children, now adults, dancing in costume in Olivia Park,

Christmas Celebrations in Station Square, etc. These we have assembled in a large album which may make valuable historical evidence some day.

The prints in this issue of the News, other than on the last page, are from plates recently given us by Mrs. George Smart, who for many years has been a resident of the Gardens. She found a number of these with some other memorabilia in the attic which stemmed back to the time when she was the editor of this publication, which used to be called "The Bulletin" in the old days of the Sage Foundation Homes Company.

Room at the office will be provided for any such things as these which other friends and members may present us and which show how strongly rooted is Forest Hills Gardens in long, careful planning and good old American traditions. Small wonder that the personality and individuality of the place have proved so stable and secure in a changing world!



Snowy Days

Cleopatra, which is the affectionate nick-name of our snowplow, will bravely do her duty by you when the snow begins to fall, but she always has to have a little personal help from you. A New York City ordinance requires that you keep the sidewalk in front of your place clear of ice and snow and you may become liable for accidents resulting from a slippery sidewalk. Please remember Cleopatra is a plow, not a broom, and cannot quite completely finish the job. The undertaking of Forest Hills Gardens Corporation in the matter of snow removal from the sidewalks is necessarily limited to what can be accomplished on a more or less wholesale basis by the snow-plow. There may be an inch or two of snow left on the sidewalk for your shovel and broom.

When freezing weather comes, please remember that salt is bad for the mortar in brick walks and not any too good for any kind of path or sidewalk, besides being unhealthy for the grass. The thing to use is sand or sifted ashes. Coarse ashes and clinkers from the furnace make trouble for the lawn-mowers when spring comes again.

When the snow gets deep in the streets, we cannot do much about that with Cleopatra. We don't have the facilities, either financially or mechanically, to clear the street pavements of snow, so please do not ask us to do that even when traffic is slowed up by snow in the streets.

Respect for the Humble

It is proving increasingly difficult to maintain our good-looking ornamental concrete trash boxes. They never were intended for anything other than casual use—just an emergency place to put a little paper that you have picked up on the street. They should not be stuffed up with orange crates, huge coils of wire and other objects out of all proportion to their obvious capacity. Worst of all, they should not be crammed full of combustible material and then set on fire, because they are not furnaces. They will crack when used that way, and many have been destroyed in this manner.



While on the topic, it may be worth while mentioning, even though the leaves are gone now, that burning trash of any kind on the streets or pavements is forbidden by a City ordinance. The heat of such fires is likely to injure the pavements by making cracks in them through which water can enter.

You may save yourself a leak in the house or garage this winter if you make sure that all the gutters and drains around your buildings are free of leaves.

The Trees

You have observed the good effects of our more vigorous pruning of the trees on the parkways. It might be well to look at those on your own premises, as well as the shrubbery too, to make sure that during the passing of time these things have not partaken more of the nature of a jungle than of a garden.

The Annual Meeting

The annual meeting of members of Forest Hills Gardens Corporation was held on October 28, 1940, in Smith Hall, at the Community House.

The meeting was well attended. Light refreshments were served as usual.

Mr. Theodore W. Hager, as Chairman of the Nominating Committee, which included Mrs. George Smart and Mr. John V. L. Hogan, reported their unanimous recommendation that Messrs. George H. Boyce, Albert V. Moore, Steward Wagner and Frank H. Sincerbeaux, whose terms as members of the Board of Directors were then expiring, should be re-elected to succeed themselves. Acting on the recommendation of this Committee, the members unanimously elected these gentlemen to serve for three years.

Reports made at the meeting, some of which are summarized, follow.

The President's Address

Your Corporation has been functioning since January 1, 1923. This is, therefore, the nineteenth meeting

News of Forest Hills Gardens Corporation

of the members that I have attended. Some of the people that I see here tonight have been at all or most of these meetings. Your faces are familiar to me and the work of this Corporation is familiar to you. But every year there are new faces in this audience; newcomers in the Gardens who are here at our invitation, partly, of course, to meet their neighbors in a social way, but principally to learn what Forest Hills Gardens Corporation is all about. And so each year we try to inform these newcomers about the purpose and work of this Corporation.

A couple of years ago I went into considerable detail giving the history of Forest Hills Gardens, the story of the organization of the property owners in the Gardens to form Gardens Corporation, and described our private ownership of the streets and the set-up of the Corporation. We had that history printed and to each new member since then we have sent a copy so that you might familiarize yourselves with the story. If for any reason you have not had your copy, our office will be glad to supply you with one.

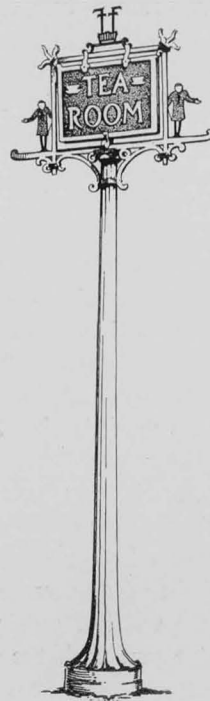
I told you in that history that this Corporation is made up of the property owners in the Gardens, who elect a Board of eleven directors. These directors elect the officers and appoint committees and carry on the work of the Village. I'd like to have you get the picture, please. Forest Hills Gardens Corporation is nothing more nor less than you, yourselves. It is an organized group of the individual property owners which, for convenience, functions through a Board of Directors. We directors

do the work we are authorized to do under the provisions of Declaration No. 3 which is our local code of laws. We can do anything we are authorized to do by the Declaration; that is, within the limits of our treasury, for the Declaration does not say that we shall cut the grass or plow the snow or pave the streets, but it says that we shall expend the maintenance fund toward the work of maintenance of the Village.

Under the Declaration of Restrictions we collect the maintenance charges and expend them toward repairing and cleaning streets, pruning trees and shrubs, cutting grass on street lawns and in parks, plowing snow from the sidewalks in winter, keeping sewers and storm drains operative, passing upon the plans for new houses and alterations to houses, and supervising the construction during process of building, and enforcing

the restrictions sometimes to the extent of having to bring legal pressure to bear on the situation.

All of these things we do, and we do a great many more things besides. Because our office has become familiar, through so many years of service, with all phases of the community life, Mrs. Green, our Executive Secretary, is called upon for all sorts of information covering train schedules, church services, reading room hours, where to get a roofer, or a carpenter, or a gardener. We don't run an employment agency yet she is asked about maid service, furnace men and gardeners. It is all extra curricular and not at all within the line of her duties, but wherever she can she helps out. It is astounding what she is expected to know. One resident wanted to know the elevation of Forest Hills so he could set a new barometer. Once we were asked to locate a girlhood friend who was remembered only by her maiden name, and because of Mrs. Green's familiarity with the members list she was able to bring two lifelong friends together. Once a City Official called to know whether we could help him find a statue of Samuel Rea, once a President of the Pennsylvania Railroad, which statue was supposed to be standing somewhere in Queens County. It was too bad but for once we had to say, "I don't know." A year never passes but some college student comes in for information about our village. Forest Hills Gardens being world-famous as a garden city in which the standards have been maintained for many years, is chosen frequently as the subject for the graduating thesis and Mrs. Green never fails to give sympathetic attention to

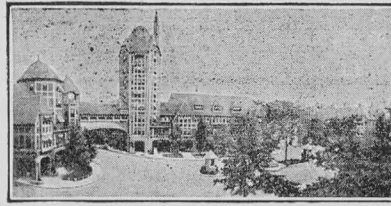


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these students, helping them with information and maps. I don't know how many of these theses she has helped to write, but quite a number. She has often been asked to pass judgment on the latest spring hat, purchased nearby, but she thought her duties had certainly increased when one day one of our good friends came into the office holding something tenderly in cupped hands and deposited in Mrs. Green's care a little fledgling bird. The gentleman had found it on the street and was afraid a dog would get it. So Mrs. Green nursed the bird through the day, and at five o'clock took it out and left it in the tall grass in a vacant lot—as part of her secretarial duties!

While we stretch a point and try, besides doing our regular work, to help out with as many things as possible, I am sorry to say a great many people expect us to do things that are quite outside our charter: complaints about dogs, children who play ball in the street, neighbors who won't trim their hedges, neighbors who put their trash out for collectors in open containers, neighbors who run their radios too loud, neighbors who put out their wash on Sunday. Some think we ought to be able to prohibit picketers who, in three cases now, have paraded up and down in front of members' houses in the Gardens.

The matter of picketing is not generally understood. If conducted properly, it has been ruled by the courts to be legal, believe it or not. Of course if the picketers raise a riot, or block the sidewalk, or make untrue or slanderous statements on their placards, the police can stop them from doing so, but just because our



streets are privately owned we cannot prohibit picketers. The sidewalks are open to pedestrians and a picketer is a pedestrian as long as he keeps moving. If the property owner picketed wants to bring an action declaring that his peace and quietude are being disturbed we could, as owner of the street, cooperate with him in such a suit, but it would be inadvisable for the Corporation alone to institute an action. Being a corporation we have no peace and quietude and therefore cannot claim to be disturbed. As a matter of fact, in all three cases in the Gardens, the member picketed has preferred to ignore the picketers rather than to bring an action.

Another thing that is outside our charter that we are frequently asked to do is to repair and clean the lanes. Now these lanes are privately owned by the property owners who use them. They do not belong to Forest Hills Gardens Corporation as do the streets. No maintenance has ever been charged or paid on these lanes and Forest Hills Gardens Corporation does no work in them. Many people do not understand this and wonder why the pavement in their lane is going to rack and ruin. Whenever we are asked, we explain that we are glad to help you get an estimate on the work of repair, and we will provide you with the names of the property owners who own an in-

terest in the lane, but it is up to you to get these owners together and hire the work done.

We are frequently asked to settle disputes about boundary lines, and hedges that one neighbor wants pruned low and the other high, and you can readily understand that these disputes between neighbors we cannot enter into. We'd like to help you about the noise of the low-flying airplanes, but there again we have no standing because as a corporation we have no peace and quietude to be disturbed. Individual complaints should be made to the Mayor of the City of New York, or La Guardia Field. Because she is good-natured, Mrs. Green is glad whenever she can to recommend household helpers, and kindergarten schools, and carpenters and repair men. She has even been asked to recommend grocers and beauty parlors, and yet may have to get out a printed list of approved tradesmen like the Good Housekeeping Institute or Consumer's Research.

Sometimes, however, we have to remind you that our duties are limited by the provisions of Declaration No. 3, and that you as individuals must work some of these things out for yourselves. Boys playing ball in the street, for instance, are breaking a City ordinance and your recourse is to call the police. Depredations of dogs should also be reported to the police. People who put out their trash unbundled or in open containers should be reported to the Department of Sanitation, which will send an inspector to inform the householder about the Sanitary Laws for closed containers, etc., and if the offense occurs a second time the inspector can

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serve a summons and the householder will be fined. Loud radios should be reported to the police because they are an infringement of the Mayor's Anti-Noise Ordinance. And I guess the neighbors who put out their wash on Sunday should be reported to the Lord since it is one of His Commandments they are breaking, not a provision of Declaration No. 3!

So you see the directors and our office are ready to serve you as far as they can under the Declaration of Restrictions. And, in return, or rather as your part of the Corporation work, for again I say that you are yourselves the Corporation, I wish you would take more of a proprietary interest in the Gardens. You have your money invested here and you hope to keep it safe. If it were stocks or bonds into which you had put your money you'd be watching your investment and doing everything in your power to boost the concern in which you had your investment. No one would catch you saying the company was "running down," or was "not what it used to be." Yet, once in a while, we hear an investor in Forest Hills Gardens make some such remark against the Gardens. You ought to boost the Gardens, not talk it down. If you have a criticism to make, please make it direct to this Board or to our office and if it is a reasonable criticism and something that is within our charter we'll do all we can to correct the condition. And please remember that besides being an individual resident in Forest Hills Gardens, you are a member of this Corporation, a part of the whole, and try to look at the place and our work in a broader way instead of from just the individual

view-point. That is the first thing our new directors learn, that this Board must plan the work and make decisions in fairness to all, unprejudiced by personal friendship or personal interests.

We have in the past had outside influences which were undesirable, trying to break into our little community. Sometimes the newcomers, not understanding the tradition, feel that we are arbitrary and they try to bring about changes to suit their personal ends. But it is the personal view they are taking not the broader community view. When these newcomers finally learn the tradition and realize that this Board is striving to maintain a standard fair to all, they cease to dwell on their personal view and become parts of the whole.

As long as this Corporation remains closely knit together we can make Forest Hills Gardens what we want. But as six hundred eighty-eight separate entities working against each other, we would jeopardize our investment here and lay our community open to invasion from outside. And when I say invasion you know what I mean. The coming of the subway has brought the City to us and Forest Hills has built up closely around the Gardens with apartments in which there may be people we never expected or wanted as neighbors. As long

as we stick together we can withstand all invaders. Don't put everything off onto the Board. It rests with you. This Corporation is not the directors alone. It is you, yourselves!

Membership-Publicity Committee Report:

In the evolution of the work of Forest Hills Gardens Corporation, the duties of the Membership Committee have expanded somewhat beyond their original scope. In the early days of the assumption by the Gardens' Board of Directors of the duties and responsibilities originally exercised by the Sage Foundation, the job of the Membership Committee was to see every member of the community entitled to become a member of the Corporation, to enlist his cooperation in maintaining the standards of Forest Hills Gardens.

To maintain it required both material aid and what you might also perhaps properly call spiritual aid. On the material side, one of its first duties was to develop and put into operation the means of increasing revenues over the amounts formerly collected by the Sage Foundation, which had theretofore proved so wholly inadequate that the place was becoming somewhat run-down as respects paving, parking, etc. The solicitation of increase in maintenance income, secured by lien on the property, was a job which required several years to complete. All of the officers and directors had to help with that work. It was a pleasant task, however, made so by the practically unanimous spirit of cooperation of the whole community. The time con-



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sumed in the chore was mainly required by the number of individual interviews and individual explanations properly necessary to something like six hundred people. Very little time was lost through outright objections or opposition.

No one need look for any breakdown of the Gardens' standards and policies so long as the people of this place continue willing to tolerate the sacrifices and the submission to discipline required to preserve it.

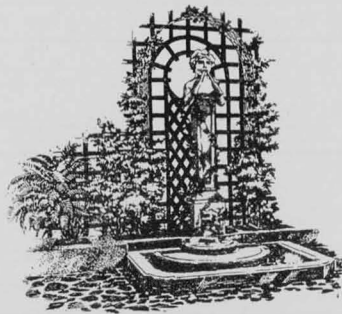
Decisions of the Board are not always popular, but the conclusions are always the decision of the Board and not of any one man or clique. This, of course, is simply the way any successful business is conducted.

One duty of the Membership Committee which is becoming of increasing importance is to smooth out the ruffles and irritations of individuals who may feel the Board is arbitrary. There is no question whatever that individual sacrifices for the common good have to be made by every property owner. Old-timers here understand this very well. They accepted that fact when helping to build and establish this place. But, there are some groups to which continuous explanations have to be made, including builders, new residents, and real estate brokers.

Explanations to builders sometimes involve difficulties. The Board has had to deal with the case of a prospective builder obtaining consent to certain improper encroachments upon neighbors while the latter notified the Board they had agreed only because of fear of offending somebody along

side of whom they would have to live, and saying at the same time to the Board that they depended upon it to maintain proper restrictions. That is to say, members sometimes make the Gardens Board the goat. Board members take no offense however, recognizing that, being quasi-public authorities, they must accept the role of goat occasionally and they do so with a smile.

Any new builder would be happy, of course, to take the fullest advantage possible of the setting which has



been created in the Gardens by those who have already erected structures designed to create the present picture by sacrifices of free spaces, setbacks, and expensive architecture. The Board's job in such a case is to prevent any one person capitalizing for his own benefit upon the sacrifices made by all the others.

A newcomer who settles among us does so because he likes the place; but, of course, every man wants his house just the way he wants it and here he can only have it the way we all want it. There are irritations and aggravations sometimes associated with his discovery of this fact but there is a little comedy about this situation too, because, after the house is finally finished, he becomes as a

rule a veritable Tory in his insistence upon equally severe regulations being imposed upon everyone else. His conversion to that attitude of mind is, of course, our goal.

Whenever you hear it said or may yourself think that Forest Hills Gardens Corporation is arbitrary, you should bear in mind that the destruction of all of the standards of this place would quickly occur except for the determined fight your officers and directors are continually making to prevent builders, real estate dealers, private individuals and even public authorities from capitalizing upon the sacrifices and the acceptance of discipline tolerated by those who have invested their money here. The place would fall to pieces; not all at once, but simply inch by inch, through encroachments of every conceivable kind such as the utilization of residence property for business purposes, an inch at a time; conceding to the insistent demands of individuals in respect to architecture, planting, alterations and decorations, an inch at a time; conceding to the ambitions of city bureaucrats to monkey with this place, an inch at a time; and conceding public buses and other privileges, whether desired by the population around us or whether desired for some special reason by some individual among us, an inch at a time.

In all these matters the Board deems it to be its duty to the community to run the risk of being accused as arbitrary rather than to run the risk of having anyone think that the Corporation is either soft or chicken-hearted. Whenever you find some single matter upon which you think the Corporation may have made a

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wrong decision, just thank Heaven for the number of decisions that must have been right when you consider the overall results to date.

This is one of the very few residence developments which has substantially maintained its original standards nearly thirty years. That happy result grows out of the determination of the property owners here. So long as they continue loyally supporting the fighting spirit of the officers and directors of the Corporation, and recognize that sacrifices and discipline are necessary to sustain the standards of this place, it can continue to be maintained.

Law Committee Report:

Lamp Post Damage: We have collected \$179.56 for two lamp posts broken during the year. For five other posts broken during the year we have not been able to collect; one broken by a junkman who had no insurance and no money and four broken by hit-and-run drivers where there were no witnesses to the accident or where the witness, in one case, failed to take the license number. One of these posts was deliberately broken last Hallowe'en by boys who attached a rope to a car and pulled the post over. If you witness an accident to a lamp post, please take the license number of the car and report it to our office. It will save the Corporation \$100 to \$175 if you do.

Distribution of Circulars: We are still writing letters to every merchant who distributes advertising circulars from door to door or hands them out on the streets in the Gar-

dens. This distribution of advertising circulars is against a City ordinance and we have been waging a fight against it for a number of years. It amounts, in a year's time, to a thick folder of carbon copies which represents a considerable expenditure of office time. You can help us by refusing to accept advertising matter or samples at the door and by informing the distributor that he is breaking a law and that you will have to report him.

Claims for Damages: We have had some rather far-fetched claims for damages this year, which, by the way, we have not paid. One, for instance, was by a woman who claimed her dress had been spotted by a chemical spray on a shrub near a mail box in which she had posted a letter. Now, we never have sprayed shrubs, and this was an ordinary privet bush which wouldn't have required spray anyway, and it was six months since our regular spraying of street elms had taken place. So it looked as if we were being taken for a ride. On examination of the dress it was evident that the spot was a liquor stain. So we did not pay the bill!

Buses on Burns Street: Last year we told you that after a year's struggle we had at last been promised by the Triboro Coach Corporation that they would re-route their buses so that they would not come through our private streets (Burns Street between Stafford and Continental). That re-routing has taken place and the buses are no longer in the Gardens.

Change of Corporation Name: At our meeting last year we voted to change the name of the Gardens Cor-

poration to Forest Hills Gardens Corporation. Papers were filed with the Secretary of State and certificate was granted on November 10, 1939.

Zoning: Last November we attended hearings before the City Planning Commission and the Board of Estimate and Apportionment and spoke in favor of certain changes of zone which were later adopted by them, whereby a business zone on Continental Avenue was changed to residence zone, and the south side of Burns Street from Station Square to Ascan Avenue was changed from business to residence. Under our Declaration, business could not have been carried on on either of these streets but it clarifies the situation and strengthens our stand to have the City Zoning coincide with our restrictions.

Change of Street Name: Last year, in an effort to standardize our street names, the City of New York changed one of our street names, Wendover Road, to 77th Road. We went over to see the mayor and the Topographical Bureau and got the name changed back to Wendover Road.

Collection of Arrears: We have collected arrears on several accounts this year that had been troubling us for some time. Banks and title companies call our office frequently to check payments by their clients on whose properties they hold mortgages because they realize the maintenance lien is a prior lien to their mortgage.

Infringements of Restrictions: Every year we have a few attempts at doing something that is not per-

mitted by the restrictions. This year we had two people try to use their homes for business purposes; two nursery schools that tried to start up in private houses, one attempt to make a one-family house into a two-family house, etc. In all of these cases we were able to straighten the matter out without applying for an injunction.

Architectural Committee Report

Structures approved during the year: Nineteen houses, eleven alterations, one garage, one wall. Eleven of these houses are on Burns Street where we have at last filled in with private houses the two vacant lots where apartments threatened. We have now left only two possible apartment sites, one small one on Burns Street behind the Acampora Drug Store, and Block 12.

Block 12: Plans for an apartment on Block 12 are progressing and it looks as if we are going to get a building there of which we may well be proud.

Lamicaid in Lamp Posts: This has darkened considerably with time. We have experimented with various other glass substitutes for our street lanterns and have on order a new Lamicaid which will be installed as soon as received.

Every job of construction or alteration in this area, as well as in the adjoining Vanderveer Tract where Forest Hills Gardens Corporation has certain authority over architecture, has to be examined as to plans and specifications by this committee and the chairman himself personally inspects all such work to see that this Corporation's requirements are fully observed.

Other Reports:

The Treasurer read the audit report of the Certified Public Accountants, Messrs. Chambellan, Berger and Wel- ti, dated October 14, 1940, stating that the books were "carefully and accurately kept." He gave a detailed report of the income for the year, \$27,145.34, and collections for maintenance arrears, \$2,713.14, and disbursements for the year's maintenance, \$26,916.56. He reported also the expenditure of \$1,469.91 for brickwork on street lawns, and of \$3,199.51 for the materials and installation of 23 new street lamp posts,



both of which items, as new construction, are charged against capital account.

The Chairman of the Upkeep Committee reported upon the innumerable general housekeeping duties of the Corporation required to keep the place spic and span. He said the herringbone brick installation between the sidewalks and curbs in areas of heavy pedestrian traffic is being extended as rapidly as practicable. He described efforts in progress for better street illumination by the use of a clearer glass substitute in the street lanterns, and by the installation of 23 new lamp posts on especially dark streets. He outlined the work of

caring for the trees, parkways, and sidewalks extensively, and gave interesting cost details.

Personnel of Forest Hills Gardens Corporation

Members of the Board of Directors and the year in which the term of each expires, are as follows:

George H. Boyce	1943
Harold P. Daniels.....	1941
Frederick W. Kiendl.....	1942
John M. McMillin.....	1942
Albert V. Moore.....	1943
William Reydel	1942
Frederic K. Seward.....	1941
Frank H. Sincerbeaux	1943
Frederick H. Stokes.....	1941
Steward Wagner	1943
Horace L. Willson	1941

The Officers and Committees:

President	Judge Boyce
Vice-President	Mr. McMillin
Vice-President	Mr. Seward
Secretary	Mr. Sincerbeaux
Treasurer	Mr. Kiendl
Executive Secretary	Mrs. Green

Up-keep Committee:

Messrs. Daniels, Seward and Willson.

Architectural Committee:

Messrs. Wagner, McMillin and Boyce.

Law Committee:

Messrs. Boyce, Seward, Kiendl, Sincerbeaux, Speir and Stokes.

Membership-Publicity Committee:

Messrs. McMillin, Reydel and Willson.

Office Management Committee:

Judge Boyce.

Special Relations Committee:

Messrs. Moore, McMillin and Reydel.