

VIOLATE HOME RULE PRINCIPLE

New State Laws Relating to Factory Inspection Affect Owners.

MANY CONFLICTING ORDERS NOW ISSUED

Large Sums Often Spent Needlessly on Changing Industrial Buildings.

By GEORGE W. OLVANY, Special Counsel of the Real Estate Board of New York and Former Deputy Fire Commissioner.

The State Factory Investigating Commission as a preliminary to extending the jurisdiction of the State Labor Department to include mercantile establishments as well as factories, has prepared a questionnaire designed to bring out discussion on the points which it is intended to incorporate in future legislation.

When it is considered that a mercantile establishment is defined in the law as "any place where goods, wares or merchandise are offered for sale," the importance of the proposed legislation becomes at once apparent.

A study of the questionnaire on mercantile establishments issued by the New York State Factory Investigating Commission, and upon which a public hearing was had at the City Hall in New York on Tuesday, April 28, discloses two important facts:

First—That the entire subject in so far as New York City is concerned is now covered by Chapter 89, Laws 1911, as amended by Chapter 48, Laws 1912, and by Chapter 86, Laws 1913, and amendments of 1914 (known as the fire prevention laws). These amendments have not yet been printed.

Second—That the Fire Commissioner of New York City is vested with ample power and jurisdiction to cause the remedying of any of the so-called fire hazards in mercantile establishments which might be dangerous to life.

The New York Fire Department for some time past has been making special investigations in New York City, and as a result of such inspections has issued numerous orders requiring the immediate elimination or ratification of fire perils, and the owners of such establishments have willingly complied with these orders so as to safely protect their employes and patrons against a possible fire. Some of these orders involve the expenditure of many thousands of dollars.

In view of the complete, efficient and thorough organization of the New York City Fire Department and its ability to supervise intelligently and effectively fire hazards in mercantile establishments, I am of the opinion that additional laws covering such establishments are wholly unnecessary and would undoubtedly tend to take away from this experienced Fire Department one of its chief means of maintaining its efficiency, viz.: The intimate knowledge gained by reason of frequent inspections and study of conditions. Surely, no state department, no matter what force it may have, could do the work as well as the New York Fire Department, whose members have had many years of practical experience in fire matters of all kinds.

New York City real estate is now inspected by the Fire, Health, Tenement House and Building departments under special legislation applying to New York City and by the Labor Department under a general state law.

The general complaint from property owners is that there is too much inspection and too many conflicting orders issued to cover the same matters, and that they must be the silent sufferers without any means of redress. The constant changing of jurisdiction from one department to another is confusing and is resulting in chaos.

The owners of real property are becoming terrified by the number of laws which have been enacted affecting real property in New York City, and justly so, because in each succeeding year there is a law passed creating a new department or bureau, which is required to have real property inspected and to cause orders to be issued to remedy every conceivable condition connected therewith, whether necessary, important or otherwise. This compels the owner to expend for alterations and changes large sums of money, which in many instances are absolutely needless and useless.

The Real Estate Board of New York is informed that thousands of factories are migrating to New Jersey and Connecticut in order to be freed from the oppressive laws of New York State.

Because of the present factory laws real estate appraisers deduct a substantial percentage from the value of old factory buildings in arriving at a valuation, and mortgagees insist upon their mortgages being reduced \$5,000 to \$10,000 when they become due if renewal is desired.

Conditions in New York City are generally quite different from those which exist in other parts of the state, especially as to fire, business and mercantile problems, and I personally feel that the interests of its citizens can best be looked after by local authorities, who, through experience, are able to prescribe the relief necessary.

It is not possible to allow New York City to govern itself under the home rule law passed last year (Chapter 247, Laws 1913).

It is unfair to the property owner in New York City and a useless expenditure of time and money to pass general state laws applying to all existing buildings in New York City when such buildings are separately inspected by city departments and orders issued to remedy the particular faults found in each one, which is the only fair and intelligent way to make existing buildings safe.

No one can object to any reasonable requirements for new buildings which will tend to eliminate the fire hazard, but they do object to the attempts to compel the rebuilding of New York City because a few persons, for quite apparent but quite inadequate reasons, desire it.

Long Island City Plot Leased.

The Walters Plano Company, owned and controlled by Bloomington Brothers, has leased from the Queensboro Corporation the large plot at the corner of Wilbur ave. and Sunswick st., Long Island City, fronting 185 feet on the avenue and 75 feet on the street, on which a six story fireproof reinforced concrete building is in course of construction. Five stories have already been completed. The lease is for a term of five years, with privilege of renewals.

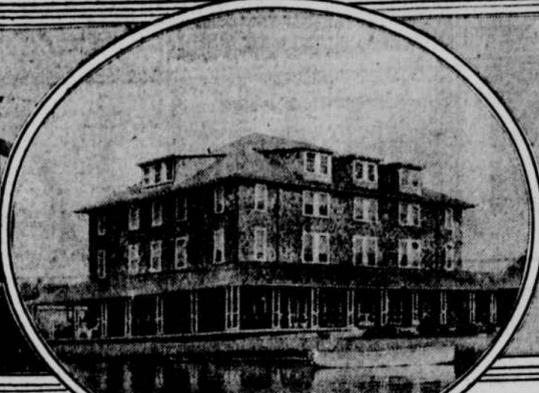
ONE OF MANY ARTISTIC BUNGALOWS



AT OCEAN BEACH, FIRE ISLAND.

NEW SURF HOTEL.

SURF BATHING.



OCEAN BEACH, L. I., ON BAY AND SEA

Modern Bungalow Resort Well Located on Fire Island.

FORTY MILES FROM CENTRE OF NEW YORK

Choice Lots at the Colony May Be Bought for a Small Amount on Easy Terms.

Ocean Beach, Fire Island, is splendidly located for those persons who enjoy the seashore. It is only forty miles from the city on an undulating strip of land about 2,000 feet wide, lying between the Great South Bay and the Atlantic Ocean, and extending for many miles eastward from Fire Island Inlet.

On the ocean side there is an unbroken stretch of beautiful white sandy shelving beach, and the surf bathing is most inviting and safe. On the bay side the still water bathing is excellent. The bay shore also being sandy, the water clear and somewhat shallow makes it an ideal bathing place for children.

Fire Island Channel, at this point, is known as the Cinder Beds, and is one of the most famous blue fishing grounds in America, a veritable sportsman's paradise. It is directly in front of Ocean Beach, on the bay side. Here not only bluefish are caught, but also weakfish, sea bass, porgies, flounders, blackfish and many other varieties of the finny tribe.

As it is bordered on one side by the broad Atlantic Ocean and on the other by the Great South Bay, with its breadth of several miles, Ocean Beach is really an island in the sea. Physicians who are familiar with the healthfulness of the beach frequently recommend patients to go there to recuperate.

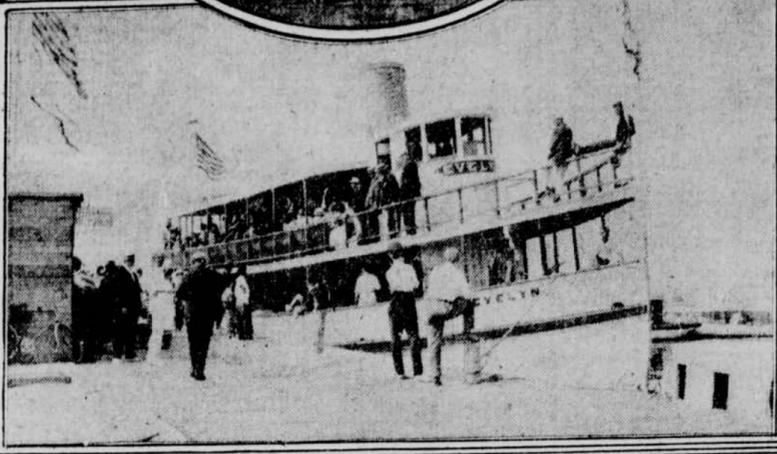
BIG BUILDING ACTIVITY Many Structures Erected in Danbury in Recent Years.

One of the newest buildings in Danbury, Conn., is Concordia Hall, on Crosby st. It was erected from plans by architect Sunderland. It is the home of a leading social organization of the city. Odd Fellows' Home, on West st., is also a comparatively new structure and is an imposing building.

The State Armory on West st. was completed about a year ago. The approximate cost of that improvement was \$50,000. Near it is the First Congregational Church edifice, which was lately built at a cost of about \$80,000. The graceful lines of the church are well set off by surrounding architecture and also by the country atmosphere of this part of the city. The Danbury Club building on West st. is also a new structure, it representing an investment of many thousands of dollars.

Two new bank buildings have been erected in Danbury in recent years, a fact which has been stated in recent articles about the residential and business expansion in the town printed in this paper. One of the new banking buildings is the home of the Savings Bank of Danbury, and the other is the city National Bank.

About two years ago the department store building of John McLean, Inc., was erected in Main st. It, too, cost many thousands of dollars and is one of the finest stores of the kind ever built in Connecticut.



STEAMBOAT EVELYN, WHICH PLIES BETWEEN BAY SHORE AND OCEAN BEACH.

filtered through clean sand and is not contaminated by decayed vegetable or animal matter.

Unlike most seashore resorts, the view is not one of an unbroken, bare, sandy waste. At Ocean Beach there isn't a bit of style. Probably a dress suit was never seen in the place, and the dwellers would certainly be alarmed at the appearance of a silk hat. Those who go there are plain people, who want to get away from style and close to nature. They desire to

go there to recuperate. A very prominent physician said recently: "I know of a number of instances where sick children, whose lives had been despaired of, have as a last resort been taken to this beach and have recovered. No malarial fever or kindred diseases are there, and hay fever is unknown at the resort. The land, although covered with wild flowers and many fruit trees and shrubs, is sandy, and rain water is absorbed almost instantly. Consequently, no moisture arises from the ground. The drinking water is

filtered through clean sand and is not contaminated by decayed vegetable or animal matter.

Unlike most seashore resorts, the view is not one of an unbroken, bare, sandy waste. At Ocean Beach there isn't a bit of style. Probably a dress suit was never seen in the place, and the dwellers would certainly be alarmed at the appearance of a silk hat. Those who go there are plain people, who want to get away from style and close to nature. They desire to

go there to recuperate. A very prominent physician said recently: "I know of a number of instances where sick children, whose lives had been despaired of, have as a last resort been taken to this beach and have recovered. No malarial fever or kindred diseases are there, and hay fever is unknown at the resort. The land, although covered with wild flowers and many fruit trees and shrubs, is sandy, and rain water is absorbed almost instantly. Consequently, no moisture arises from the ground. The drinking water is

filtered through clean sand and is not contaminated by decayed vegetable or animal matter.

Unlike most seashore resorts, the view is not one of an unbroken, bare, sandy waste. At Ocean Beach there isn't a bit of style. Probably a dress suit was never seen in the place, and the dwellers would certainly be alarmed at the appearance of a silk hat. Those who go there are plain people, who want to get away from style and close to nature. They desire to

go there to recuperate. A very prominent physician said recently: "I know of a number of instances where sick children, whose lives had been despaired of, have as a last resort been taken to this beach and have recovered. No malarial fever or kindred diseases are there, and hay fever is unknown at the resort. The land, although covered with wild flowers and many fruit trees and shrubs, is sandy, and rain water is absorbed almost instantly. Consequently, no moisture arises from the ground. The drinking water is

IN THE INDUSTRIAL DISTRICT OF DANBURY, CONN.



TWEEDY SILK MILLS.



YARDS OF THE PECK, BURKETT LUMBER COMPANY.

Real Estate for Sale or To Let. NEW JERSEY.

Real Estate for Sale or To Let. NEW JERSEY.

Real Estate for Sale or To Let. NEW JERSEY.

Real Estate for Sale or To Let. CITY PROPERTY.

Real Estate for Sale or To Let. CITY PROPERTY.

Real Estate for Sale or To Let. CITY PROPERTY.

Advertisement for Mountain Lakes Residential Park, New Jersey. Features two large connecting lakes, modern houses with hardwood trim, and various price points for different plots.

Advertisement for Isle of Pines, Cuba. Promotes growing pineapples and grapefruit, highlighting the healthful climate and potential for profit. Includes a coupon for literature.

ALLURING PLACE TO SUMMER VISITORS

Many Have Homes on the Picturesque Lake Shores, Near Danbury.

Andrew R. Jones, at one time president of the Danbury Business Men's Association, and one of the leading citizens of Connecticut, is working energetically for a greater Danbury.

"In any direction one may go from Danbury he will pass through a most picturesque countryside, dotted here and there with flourishing and attractive towns, says Mr. Jones. 'There are lots of inviting places within and near the city for the summer visitor, and that fact cannot be too much emphasized. In this part of Connecticut are many large ponds and lakes, and every one of them is a favorite place for the summer vacationist. Ball's Pond is just northwest of Danbury, a short distance from East Lake reservoir. Many summer homes are being built about the pond, some of them being very sumptuous.'

"Peach Lake is about seven miles from Danbury. It, too, is a most pleasant place to spend a summer vacation, and numerous persons are to be found there every summer enjoying the beauties of the shores of the lake are beautiful summer cottages and camps. Seven miles from Danbury is also Taunton Lake, which is reached by a nice ride over the Newtown Road. Summer colonies are budding out there, and it will not be long before the number of its summer homes is quite large. A charming place just outside the city of Danbury is Lake Kenosia. It is reached by a trolley line and is about three miles from the heart of the city of Danbury. Many people in Danbury receive boarders in the summer time, and in the farming section surrounding Danbury there are numerous farmhouses and hotels, which cater to the wants of the summer pleasure seeker.

"Danbury is 200 feet above sea level, and, owing to its gently sloping hills, atop of which are some of its choicest residential sections, it has a perfect, natural drainage.

"Another fact to which I desire to call special attention is the good market for Danbury for farm produce. The excellence and variety of the farm produce and the reasonable prices at which vegetables and fruit may be bought in season undoubtedly have caused many people to make their summer homes here. Others who follow their example will never have cause to regret doing so. Near Danbury are many thrifty German and Swedish farmers. Of late years many profitable poultry farms have been established in the districts. From one place 1,000 eggs a day are daily sent to the New York market. There are several other poultry farms with a similar egg capacity. Danbury poultry raisers have taken many prizes at the Madison Square shows.

"There is plenty of ground in Danbury for industrial expansion. There are ideal factory sites, along the railroad, and proper sidings for those factories can be quickly laid. Many manufacturing concerns located in New York which have built in the rough here and finish them in their New York plants would be well repaid by locating in Danbury. In the first place, they would be able to get experienced helpers at all seasons of the year; then they would conduct the business in an attractive and healthy locality, where the cost of operating a plant is low and the cost of shipping reasonable. The establishment in the town of such factories would give steady work to many young girls and women who live here."

Realty Notes.

Maurice Wertheim, for eighteen years with Henry D. Wmms & May, announces his removal from the Singer Building to the Vanderbilt Ave. Building, at 42nd st., where he will continue the real estate brokerage and management business.

The New York Title Insurance Company has made a building loan of \$50,000 on the southwest corner of West Washington ave. and 162d st. to the Friedman Construction Company for the erection of a six-story elevator apartment house.

H. H. Weisker was the broker in the sale of the taxpayer at the northeast corner of Jerome ave. and 184th st. in Ft. L. Singh, reported recently. He also negotiated the sales of the Walden estate, Lansdale and Coffin properties on Jerome ave., reported recently.