

# GREATER, BETTER AND MORE BEAUTIFUL CITY TO GROW UNDER LIMITS IMPOSED BY NEW BUILDING RESTRICTIONS

## No Longer Will Builders Be Permitted to Erect Any Kind of Structure Anywhere They Please... Stringent Requirements of New Law to Govern Future Development of Every Section

By GEORGE B. FORD, Consultant to the Commission on Building Districts and Restrictions and to the Committee on the City Plan.

PASSING the zoning and districting law is the greatest and most far-reaching thing that the Board of Estimate and Apportionment has ever done," said George McAneeny, ex-President of the Board of Aldermen, "I do not even except the putting into effect of the great rapid transit system." It has been surprising to find many thinking people agree with Mr. McAneeny in this, believing as they do that it is going to do far more toward putting orderliness and reasonableness into the growth of the city than anything the city has ever done. Our new building code will prove most valuable in improving the construction of buildings in the city. The tenement house law has been of the greatest value in improving the living conditions for over half of our population. The labor laws and the fire prevention laws have been of great help in making the city a safer place to work in. But all of them put together will not begin to have the effect on all phases of the growth of the city that the new building district law will have.

When Mr. McAneeny first conceived the idea, trying by law to limit the heights of buildings in New York, people told him that free New Yorkers would never listen to such an idea. That the whole glory and triumph of the city depended vitally on its great skyscrapers. That was only a little over three years ago. Today it is the law of the city. No more buildings like the Equitable Building or the Adams Building can be erected in the future. From now on no buildings will be allowed to rise higher than the law permits. Each must contribute its share to the common good.

Three years ago last March Mr. McAneeny induced the Board of Estimate and Apportionment to appoint a commission of leading citizens, with Edward M. Bassett, former Public Service Commissioner, as chairman, and they gave it the name of the Commission on Building Districts and Restrictions. After about nine months work the commission was convinced that the subject was far larger than one of merely limiting the maximum height of buildings. They felt that not only should building heights be limited in height, but a maximum height that would be appropriate for downtown Manhattan would be of no value at all in limiting the height of buildings in the other parts of the city. They felt that the only reasonable way to do it was to impose lower heights as one went further and further away from the lower part of Manhattan. They felt that the limiting of heights alone was only half of the job, because limiting the height of buildings merely allowed for securing a reasonable amount of light and air in the rooms which faced on the street. That the people who lived in the rooms which faced on yards and courts must also be taken care of by prescribing minimum sizes for the latter. There again they found that in order to provide a reasonable amount of light and air for the rooms in the lower stories, there should be different requirements in different parts of the city. It was also found that it was necessary to draw attention very closely linked up with the limiting of the height and size of buildings was the matter of limiting their use; that one of the most crying evils of the city today was the fact that no property owner had any way of protecting himself against the caprices of a selfish neighbor. How often has a man who has managed to save up money to buy a home and settled down there with his family with the expectation of spending the rest of his days there woken up some morning to find that on the lot next door they were about to erect a factory. He found there was no way of stopping it, and the only thing left for him to do was to sell out and move somewhere else. He didn't know where to move, because the same thing might happen to him in the next place. But, worst of all, when he came to try to sell his property he found that his place was only worth half as much as it had been at, all on account of the nuisance next door.

The same thing has been happening on Fifth avenue on a bigger scale. The high class shopping district has been pushed back by block further and further up Fifth avenue by the invasion of the great factory loft buildings, so that now the retail shippers fight for their very existence. The unanimity in which they joined in saving New York shows how serious a state they were in. To be sure, the new building districts law will not put out any of the existing factories. It is not retroactive in any of its provisions. But it will prevent the putting up of any factory lofts north of Twenty-third street.

The Heights of Buildings Commission felt that to be on the safe side the State Legislature ought to delegate to the Board of Estimate and Apportionment the power to limit the height of buildings, the use of yards and courts and the use of buildings differently in different parts of the city. The Legislature did pass such a law two years ago last May and very shortly thereafter the Board of Estimate and Apportionment appointed the Commission on Building Districts and Restrictions to act under the new law in carrying on the work of the Heights of Buildings Commission.

Mr. Bassett was also the chairman of the new commission, and Robert H. Whitten, the statistician and librarian of the Public Service Commission, was appointed secretary. About half the members were the same as those on the Heights of Buildings Commission. They were all men who were recognized leaders in their respective lines and men who had the confidence of the public.

On account of the lack of precedent in America for doing this sort of thing the commission had to study the subject



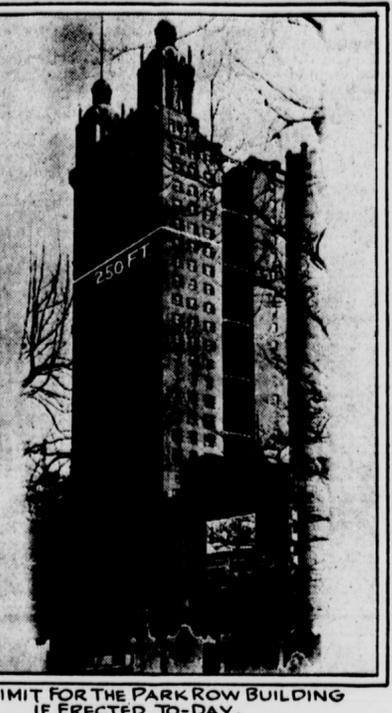
TOWER TO ANY HEIGHT ON 1/4 OF LOT



UNDER THE NEW LAW THE FLATIRON BLDG WOULD LOSE SIX STORIES.



GEORGE B. FORD.



LIMIT FOR THE PARK ROW BUILDING IF ERECTED TO-DAY.



HOW CITY'S OFFICE BUILDING WOULD RISE UNDER NEW REGULATIONS



BIG FACTORY LOFTS BARRED WHICH STEAL NEIGHBORS LIGHT



NO MORE FLATS IN DETACHED HOME SECTIONS

from the ground up. It was real pioneer work. They studied in detail anything that had been done in this country or abroad that had any bearing on any phase of the subject. They also made an intensive study of conditions as they existed throughout all parts of the five boroughs of New York and in particular tried to find out just what the troubles were that needed remedying and how they could be remedied in a thoroughly practical way.

Two things they bore constantly in mind. Every specific problem that came before them was given the acutest test to see if it would stand the application of these two principles. First, they realized that whatever they imposed in the way of restrictions must be a reasonable exercise of the State's power with a view to conserving the health, safety or general welfare of the

people affected. And, second, that property values must be stabilized and conserved, and that except in rare cases the restrictions as imposed should be such as would tend to enhance property values.

There have been innumerable instances in working out the plans where the commission wished to be very much more strict than they were, but in each case the courts were likely to uphold their work as a reasonable exercise of the police power. As to the stabilizing of property values there is a unanimous feeling on the part of the people who are acquainted with real estate conditions in New York that it is going to have a wonderfully beneficial effect; that the ungodly shifting of values which has made New York real estate an object of so much suspicion throughout

the country will from now on be under control. People have been greatly surprised at the rapidity with which the public has swung around in favor of the whole proposition. Three years ago, when we started in, people were saying on every hand that it was un-American; it was taking away a man's liberty to do as he pleased with his property; it was unconstitutional. Today almost all of that sentiment has disappeared, and the real estate owner is recognizing it not as a restriction on himself, but as a protection against an objectionable neighbor.

One of the leading members of the Board of Estimate said to me the other day, "What's the matter with this thing, anyway? There must be something wrong with it. I realize," he said, "that this is one of the most important things that the city has ever done, that everybody is affected by it, and yet nobody seems to be opposing it."

We told him what we thought explained it. We told him that from the very start we made a point of setting in touch with every one who we thought of as most devoted and capable staff. For all and all have given most lavishly of their time and best thought, often at great sacrifice to themselves.

The whole country has been watching it, a number of the leading cities of the country have been following every detail of it and have sent some of their leading citizens on to New York several of them are all ready to go ahead and do likewise themselves. Out at the Eight National City Planning Conference, which was recently held in Cleveland, Ohio, the one subject that the city planners from almost all over the country were interested in proved to be that of districting and zoning. Even the representatives from a number of smaller cities throughout the country, who had wanted to get into the game right away so that their cities might get started right

landscapes in natural beauty it offsets by the contiguity to the sea and its natural facilities for nautical pleasures. The selling of easily navigated motor boats at prices within the means of the average man has caused an extensive use of waterways, and that in turn has caused thousands of suburban home-seekers who own motor boats to buy homes near creeks and streams leading into Hempstead Bay, whose shore line is within twenty-five miles of New York City.

The popularizing of the motor boat has led to an improvement of the waterways leading to the bays of the south side of Nassau county. Formerly they were irregular in their course and of variable width and depth. The Atlantic Ocean Building and Courts

Ground has been broken for the clubhouse of the Kew Gardens Country Club, composed of residents of Kew Gardens and many others from surrounding localities. It is a community enterprise initiated and carried through by the property owners themselves.

The club grounds afford space for eighteen tennis courts, including turf-dirt and concrete courts. The house contains, besides general living rooms, a commodious restaurant and grill room, a ballroom, a considerable number of bedrooms, each of which is equipped with a bathroom, bowling alleys, squash courts, billiard room and elaborate accommodations for both men and women, in the way of dressing rooms, with lockers and shower baths. The plan also contemplates a swimming pool in the open air.

The building will be ready for use in December, 1916. Frank E. Huff, secretary of the Long Island Railroad Company, is president of the club.

But just here it is most necessary to sound a note of warning, so that other cities in following the lead of New York should not copy in any case the less restrictive provisions of her new law. For New York has unique conditions of intensive building. In any other city it would defeat the whole object of such a law if its buildings were allowed to go up as high or cover as large a portion of the lot as we have been forced to allow them to do in New York without confining land values. It is most unfortunate that the provisions of the New York tenement house law and the New York and Chicago building codes have been copied so generally by the lesser cities throughout the country. It has encouraged them to build up in a way which it would have been far better for them to have avoided by framing laws

of their own. It is most necessary to sound a note of warning, so that other cities in following the lead of New York should not copy in any case the less restrictive provisions of her new law. For New York has unique conditions of intensive building. In any other city it would defeat the whole object of such a law if its buildings were allowed to go up as high or cover as large a portion of the lot as we have been forced to allow them to do in New York without confining land values. It is most unfortunate that the provisions of the New York tenement house law and the New York and Chicago building codes have been copied so generally by the lesser cities throughout the country. It has encouraged them to build up in a way which it would have been far better for them to have avoided by framing laws

of their own. It is most necessary to sound a note of warning, so that other cities in following the lead of New York should not copy in any case the less restrictive provisions of her new law. For New York has unique conditions of intensive building. In any other city it would defeat the whole object of such a law if its buildings were allowed to go up as high or cover as large a portion of the lot as we have been forced to allow them to do in New York without confining land values. It is most unfortunate that the provisions of the New York tenement house law and the New York and Chicago building codes have been copied so generally by the lesser cities throughout the country. It has encouraged them to build up in a way which it would have been far better for them to have avoided by framing laws

of their own. It is most necessary to sound a note of warning, so that other cities in following the lead of New York should not copy in any case the less restrictive provisions of her new law. For New York has unique conditions of intensive building. In any other city it would defeat the whole object of such a law if its buildings were allowed to go up as high or cover as large a portion of the lot as we have been forced to allow them to do in New York without confining land values. It is most unfortunate that the provisions of the New York tenement house law and the New York and Chicago building codes have been copied so generally by the lesser cities throughout the country. It has encouraged them to build up in a way which it would have been far better for them to have avoided by framing laws

of their own. It is most necessary to sound a note of warning, so that other cities in following the lead of New York should not copy in any case the less restrictive provisions of her new law. For New York has unique conditions of intensive building. In any other city it would defeat the whole object of such a law if its buildings were allowed to go up as high or cover as large a portion of the lot as we have been forced to allow them to do in New York without confining land values. It is most unfortunate that the provisions of the New York tenement house law and the New York and Chicago building codes have been copied so generally by the lesser cities throughout the country. It has encouraged them to build up in a way which it would have been far better for them to have avoided by framing laws

## Fine Residential Districts Now Protected Against Garages and Commercial Buildings... Factories Barred From Trade Centres... No More Stealing of Light From One's Neighbor

more peculiarly adapted to their conditions. Everywhere it is felt that the law is going to have a marked effect on the city in making it a healthier and more beautiful place to live and work in. It is going to add to the general convenience, comfort and enjoyableness of living. It is felt that it is going to make the city a much more efficient place for the conduct of business or industry. It will also add to its charm and attractiveness.

In preparing this law the attention of all those that had to do with it was concentrated on its value as an exercise of the police power, and also on its effect on property values. But it happened incidentally, it is bound to have a beneficial effect on the city. It will prevent the erection of a lot of box buildings of the like thirty-six story structure covering the whole of its lot, but it will ensure the erection of the towers, chimneys, and so on, the drivers, the roofs of an interesting variety such as no other in this country has ever seen.

Its more immediate effect will be to put order and tidiness into the growth of the great rim of streets throughout the city. The rise in the future will tend to grow up with a uniform and harmonious height of buildings. I don't mean by that all stereotyped as though they had been done with a rubber stamp. The law is full of possibilities of great variety of types and forms of plans and constructions. But it will prevent generally a very tall building being built on a lot of box buildings of the like thirty-six story structure covering the whole of its lot, but it will ensure the erection of the towers, chimneys, and so on, the drivers, the roofs of an interesting variety such as no other in this country has ever seen.

I believe it is going to have another most important effect, and that is that it is going to make better citizens of the city. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood.

I believe that this new law is going to have a very noticeable effect on the city. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood.

I believe that this new law is going to have a very noticeable effect on the city. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood.

I believe that this new law is going to have a very noticeable effect on the city. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood.

I believe that this new law is going to have a very noticeable effect on the city. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood. It is going to make the people who live in the city more interested in their own neighborhood.

### FINE EAST SIDE DWELLING SOLD

E. P. Doran Buys \$140,000 Hadden Property at 7 East 76th Street.

William B. May & Co. have sold for Mrs. H. P. Hadden the twenty-five foot modern Empire apartment building at 7 East Seventy-sixth street to E. P. Doran. The buyer will occupy the premises after making extensive alterations. The property has been occupied by the seller since 1905, at which time it was purchased from Clarence Whitman. The property has been held at \$140,000. Mrs. Hadden was represented in the transaction by the Douglas Robinson, Charles S. Brown Company.

### BUYING UPTOWN FLATS.

LENOX AVENUE—The Lenox-Columbus Company has sold to the State Leasing Company (Ehrlich & Kohn) the six story apartment houses on plot 100x150, at the northwest corner of Lenox avenue and 141st street. EAST 96TH STREET—Fred Oppenheimer has sold for George W. Schemedes, 105 East Ninety-sixth street, a six story apartment house on lot 18x100.10, about 32 feet east of Park avenue, to an investor for all cash. WEST 142D STREET—A Bi-International has sold for the Lawyers' Mortgage Company to an investor 135 West 142d street, a six story new law flat, on plot 49x100.

### CHURCH BOUGHT BY JEWS.

The Evangelical Lutheran Church of St. Matthew, T. H. Lamprecht president, has sold 1028 and 1040 Prospect avenue, between 165th and 166th streets, a church and two story and basement brick building, on plot 55.7x115.82, running through to Stebbing avenue, to the Rabbinical Board of Wechsler and the Rev. Bernard Kallenborg, who are organizing Congregation "Knesset Israel."

### FILM CITY STARTED.

Definite steps were taken last week toward the establishment of Film City, the \$1,000,000 scheme of the Fox Film Corporation for a tract at Corona, L. I., facing Flushing Bay, secured several months ago, when architects of the company placed on record details of the first of the series of buildings contemplated. The buildings planned include a factory and four studios. The factory will be four stories high, of brick, 100x150. The studios will cost \$100,000. Each will be of brick, one story high, 118x152.

### DEALS FOR BRONX SITES.

EAST 149TH STREET—The Valhalla Corporation has sold to Jennie E. Beules the east half of lot 86, map of Melissa Smith; also a plot 50x100 on the west side of Kingsbridge road, 186 feet north of First street, and lot 28, 50x100, on the map of Wardville.

MORRIS PARK—The Panna Realty Corporation has sold for H. B. Swart to a client three lots at the corner of Pierce and Radcliffe avenues, which is part of old Morris Park track property.

### HOME BUYERS IN BROOKLYN.

By Acar has sold 446a Lafayette avenue, a three story and basement frame dwelling, for Mary Plineau to a client, who will make renovation and occupy. Leonard Davidson & Company have sold the two family and store brick building at 2516 Myrtle avenue, Ridgewood, for Mary Sandman to Mary Heffer, who will occupy the store as a confectionery and ice cream parlor.

### W. T. EVANS SELLS ESTATE.

Pease & Evans have sold for William T. Evans, president of Mills & Gibbs, the property at Shippan Point, Stamford, Conn., known as Holiday House, an estate of about eight acres with a large stone house, stable, garage and outbuildings. It was formerly the home of the late Col. Woolsey H. Hopkins. The buyer is W. L. Andrus.

### 250,000 GREENWICH HOME.

W. H. Croft of Pittsburgh Building on Several Old Estates. GREENWICH, Conn., July 29.—Work has been started from plans by Josen & Abbott on a residence to be erected by W. H. Croft of Pittsburgh on what was formerly known as the De Kraft and Peck estates in the Clapboard Ridge section. The house will be three stories in height, 70x150 feet, of hollow tile blocks and stucco. A garage, stable, swimming pool and other outbuildings will be built and the grounds will be laid out by a

### MOTOR BOATS AND REALTY.

What the automobile has done for the attractiveness of the north shore of Long Island the motor boat is doing for property along the waters of the south shore of Nassau county. What the south shore

### AWAUCION SALE AT DEAL BEACH.

First Time in Years It Is to Be Scene of Public Sale. For the first time in years Deal Beach, one of the most exclusive spots along the New Jersey seaboard, will be the scene next Saturday of an auction sale of real estate. The holdings of the Atlantic Coast & Realty Company, most of which are in the Casino section, have been ordered sold by the Court of Chancery. There are ninety-nine plots in the holdings to be auctioned. Twenty-two of these comprise the greater area of the block bounded by Ocean avenue and the Atlantic Ocean Building, which is north of the esplanade that leads from the Deal Beach station to the ocean frontage. The balance of the property to be sold includes the block between Second avenue, the route of the Atlantic Coast Electric Railroad, and within one, two and three blocks of the station. The realty will be sold on the premises from under a large tent by Joseph E. Day. He has been directed by the owners to sell the plots for whatever they will bring, regardless of price. The famous Deal Beach Casino and swimming pool occupies the square block directly north of the main body of lots to be sold.

### COUNTY PROFITS BY AUCTION.

Nassau Makes \$18,000 on Sale of Taxes—Only \$12,000 Was Due. Nassau county's treasury profited to the amount of \$18,000 from the sale last week of property in that county on which back taxes and liens were due. The properties sold brought \$30,000. The amount held against the parcels by the county was \$12,000. The property sold is only part of the realty scheduled for sale.

### Kew Garden Residents Building Splendid Clubhouse and Courts

The club grounds afford space for eighteen tennis courts, including turf-dirt and concrete courts. The house contains, besides general living rooms, a commodious restaurant and grill room, a ballroom, a considerable number of bedrooms, each of which is equipped with a bathroom, bowling alleys, squash courts, billiard room and elaborate accommodations for both men and women, in the way of dressing rooms, with lockers and shower baths. The plan also contemplates a swimming pool in the open air.

The building will be ready for use in December, 1916. Frank E. Huff, secretary of the Long Island Railroad Company, is president of the club.

Over 400 lots in a tract between Westbury and Hicksville known as City of New Casco, were sold to Joseph A. Sigrutto. One hundred lots in the same section, known as Gold Coin City, went to Manhattan buyers, who will place the property on the market. A plot of seventy acres in Schuylkill District, near Central Park, was purchased for \$2,300 by a local syndicate, and Mr. Sigrutto paid \$2,600 for a plot of seventeen acres at Glen Cove.

(Continued on Following Page)