

# PLAN BOARD HEARS RIVERDALE DEBATE

## C. E. Hughes Jr. Pleads for Zone Change That Would Bar Apartment Building

### WANTS RURAL AIR KEPT

## Spokesman for Realty Owners Denies Area Would Suffer— Hearing Extended a Week

After hearing advocates and opponents of a zoning change in the Riverdale section of the Bronx that would make it a "G" zone, restricting it to one-family dwellings, the City Planning Commission continued its public hearing for one week yesterday.

Rexford G. Tugwell, commission chairman, said the continuance was not to be construed as indicating a decision, though it appeared at yesterday's hearing that the commission would not approve the proposed restriction.

As spokesman for a group of Riverdale property owners, Charles Evans Hughes Jr., son of the Chief Justice of the United States, argued for the change. Under existing zoning, part of Riverdale is in a "C" district, part of it in an "E" district and part of it in an "F" district. The last classification permits apartment house construction under certain restrictions.

### Plea Made by Hughes

"Riverdale is one of the few remaining unusual residential areas in the city," Mr. Hughes told the commission. "It is a community of homes and home lovers. Some are stately, some modest. An intensive property development would injure the neighborhood and destroy stately trees. That would be a crime. Riverdale has the character of a rural community, with the accessibility of an urban community. Large apartment-house developments would lead to the depreciation of land values, which now are high because of the unique character of the place.

"It would be a loss to the city, because the people who live in Riverdale now are near enough to the city by automobile to spend their money in the city's hotels, restaurants and places of amusement. If apartment houses were built there, many persons would move out of the city and spend their money outside it. The district is entirely unsuited to apartment-house development—particularly for low-priced and intensive apartment-house development."

### Property Owners' Counsel Heard

Lawrence H. Sanders, counsel for the Riverdale-Spuyten Duyvil Property Owners Association, told the commission the invasion feared by Mr. Hughes and his colleagues would not be detrimental to the section.

"The only reason why Mr. Hughes thinks he is threatened is that he fears an invasion of people," he said. "The trend of residential development is naturally to the north. If apartments are built, they will be nice apartments and nice people will live in them. Sunlight and air belong to the greatest number of people."

"Now you're getting to the real argument," Mr. Tugwell interjected.

Mr. Sanders said present zoning restrictions in Riverdale did not permit apartment house construction in such a way as to crowd private homes. He called the proponents of the "G" zone selfish and urged the commission to consider the needs of people generally instead of the needs of "the few well-to-do."

Monroe Goldwater, speaking for builders who propose to erect a large apartment building in Riverdale with the aid of a \$2,000,000 loan from the Federal Housing Authority, pressed for a speedy decision.

When Mr. Tugwell continued the hearing for one week he warned both sides against taking the delay as an indication of the commission's attitude.