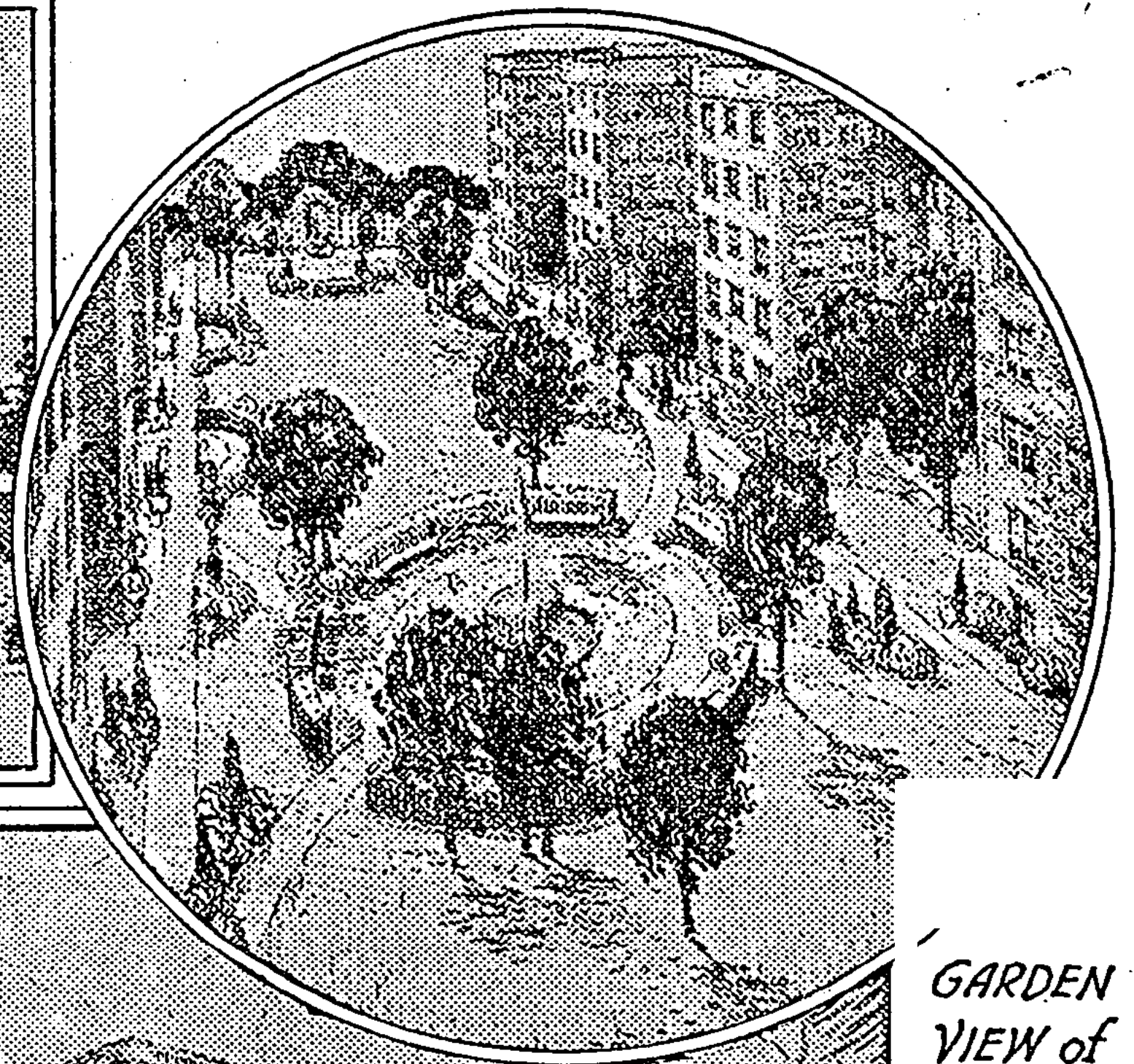
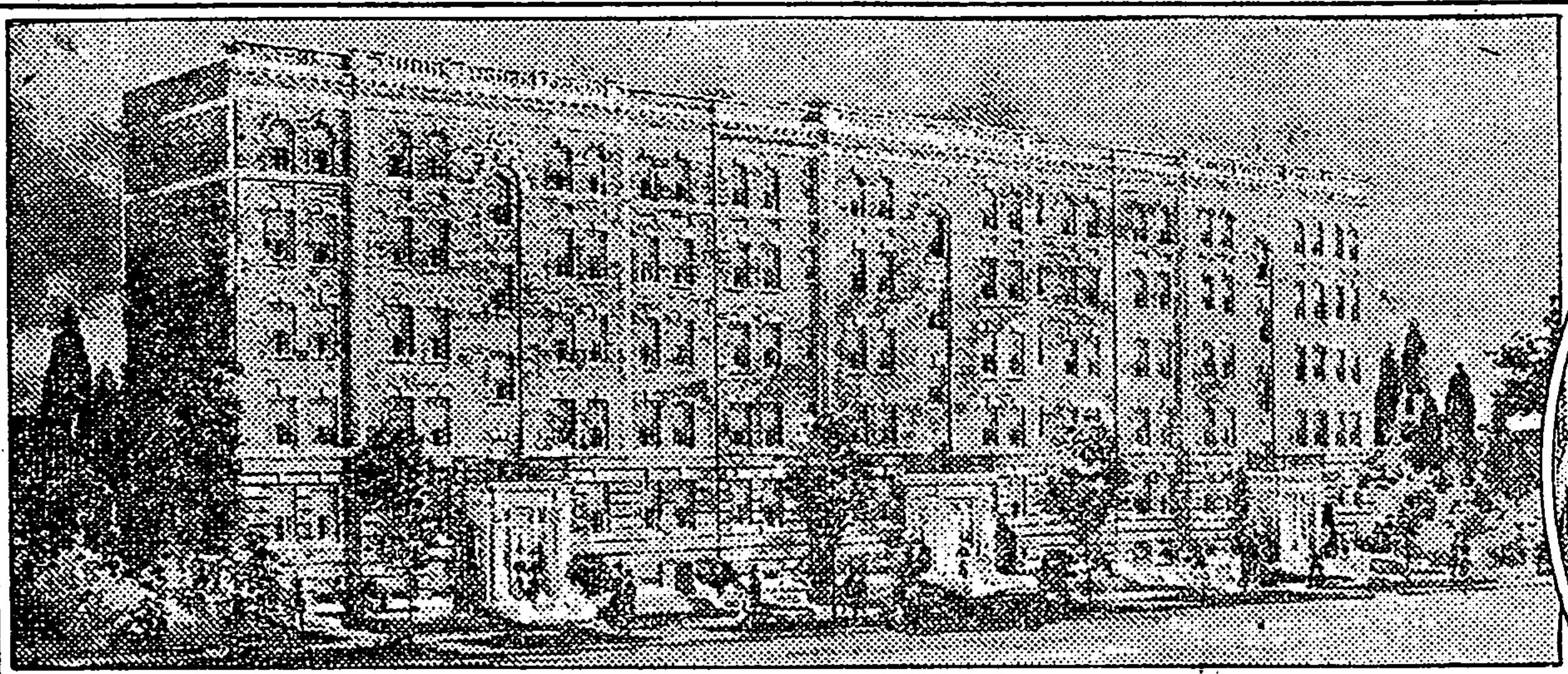
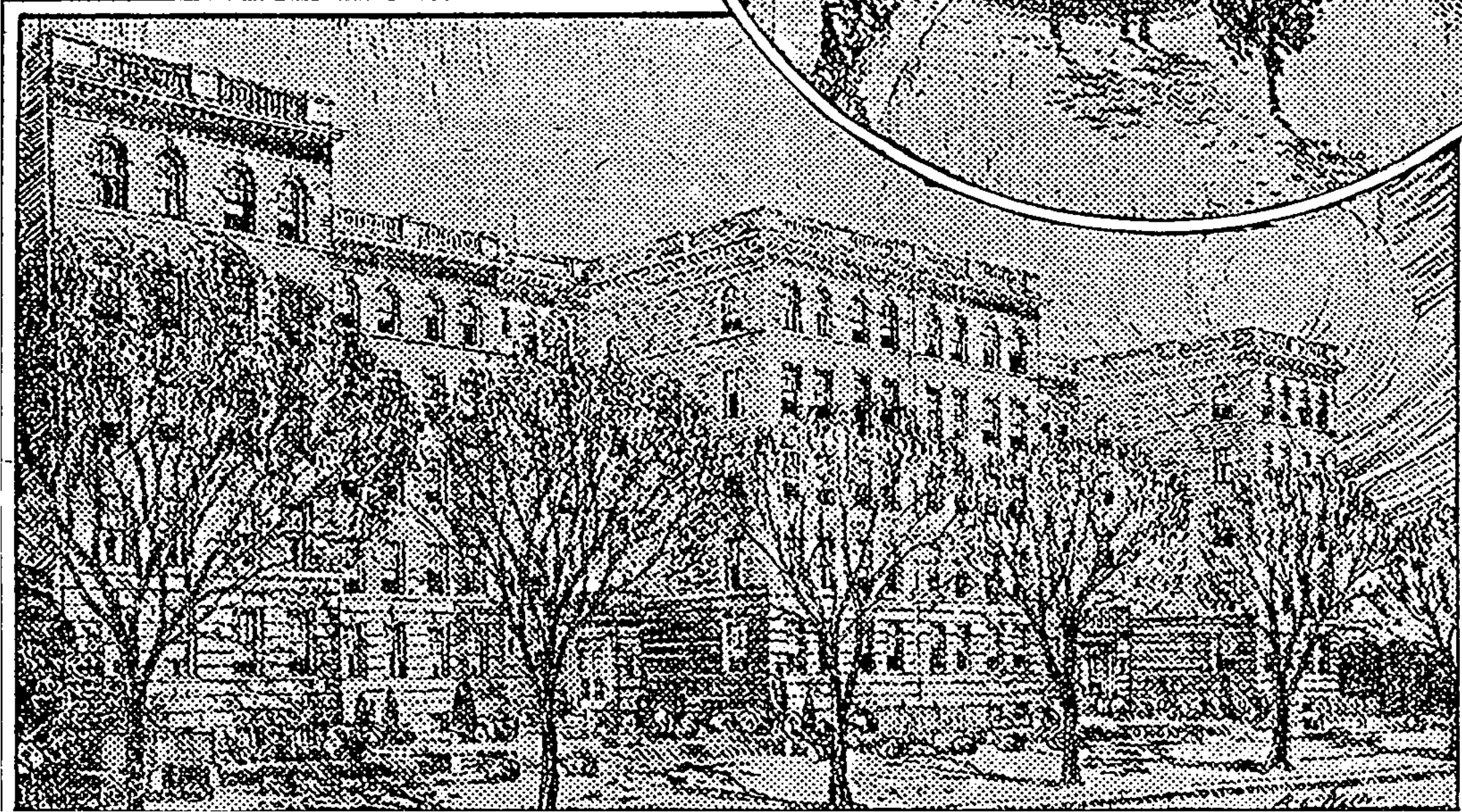


TWENTY-SIX GARDEN APARTMENT HOUSES COSTING \$3,000,000 TO BE BUILT AT JACKSON HEIGHTS

New Structures, Which Will Contain Electric Elevators and Sun Parlors Facing Landscaped Gardens, Will Provide Homes for Several Hundred Families



3 OF THE 14
NEW GARDEN
ELEVATOR
APARTMENTS
ON 19th and
20th STS.
JACKSON
HEIGHTS



GARDEN
VIEW of
NEW
APART-
MENTS
UNDER
CON-
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TION at
JACKSON
HEIGHTS

Three groups of elevator apartment houses, comprising twenty-six buildings of the garden type, are to be erected at Jackson Heights on the Queensboro subway.

These new buildings are the first elevator apartments to be erected at Jackson Heights, where, at the present time, more than 500 apartments, in more than fifty buildings, are co-operatively owned by tenants.

The most important feature of the announcement of this new construction project is the fact that the new buildings are to be erected by Dwight P. Robinson & Co., Inc., which concern has been most prominent in general construction work in all parts of the North and South.

Dwight P. Robinson & Co., Inc., have now decided to enter the apartment building field, and have selected Jackson Heights as the location of their first operation.

The new houses actually will be erected by a new company, known as the Queensboro Apartments, Inc., which is controlled by the Queensboro Corporation and Jackson Heights Apartment Corporation.

The three groups of buildings to be erected, comprising twenty-six buildings, are of four and five story type, to be built around interior gardens, following the general method of construction at Jackson Heights, which has made this section unique as an apartment house community.

George H. Wells, architect, who has designed many of the buildings erected at Jackson Heights, planned the new buildings. The entire operation comprises 284 apartments, of five and six rooms, with one and two baths.

An item of special interest in connection with the construction of these buildings is the installation of automatic elevators. This type of elevator, which is self operated, has been, for many years, in use in Europe, and has been installed in apartment buildings in this country and in private residences in New York.

This is the first time, however, that the use of automatic elevators has been tried on so large a scale in this section of the country. It is believed that the use of these elevators in the new Jackson Heights apartments will revolutionize the construction of apartment buildings of moderate height, as they give all the advantages of elevator service without the greatly increasing expense of such service required when attendants are employed.

It is proposed, upon the completion of these buildings, some of which will be completed and ready for occupancy early next Spring, to sell the apartments on the tenant-ownership plan, which has been so successful at Jackson Heights, and which has created there, the largest and most select co-operatively owned apartment community in the world.

The Jackson Heights plan of tenant-ownership differs from many others in that the buildings are 100 per cent. co-operative—the entire equity in each building being owned by the tenant-owners.

The three new groups of apartment buildings are to be financed in part by

the Metropolitan Life Insurance Company which has made loans on the three groups in excess of \$1,400,000.

E. A. MacDougall, President of the Queensboro Corporation, said:

"These three groups of new garden apartment houses will be erected simultaneously. One group is to be located in Twenty-second and Twenty-third streets, from Fillmore to Hayes Avenue. This group consists of eight buildings having a frontage of 65 feet and 75 feet respectively, and is composed of 64 five and six room apartments, with two baths.

"One unique feature of these buildings, as also of the third group to be described, is the rear combination sun-room and bedroom. This is a large room with three large openings with casement windows looking upon the parked interior court and connected with the dining room by glass doors.

"A ventilated dressing closet and bed closet is part of the equipment, so that at night the room may be used as a bedroom and in the day time can be used as a sun-room. A three-fixture bathroom adjoins this room. The dressing closet is amply large for a clothes press and chiffonier, and the bed closet is ample to enclose any size standard bed during the daytime. The other bed rooms of the apartment are grouped around the bathroom and are separated from the living room and dining room

by a foyer hall so as to secure entire privacy.

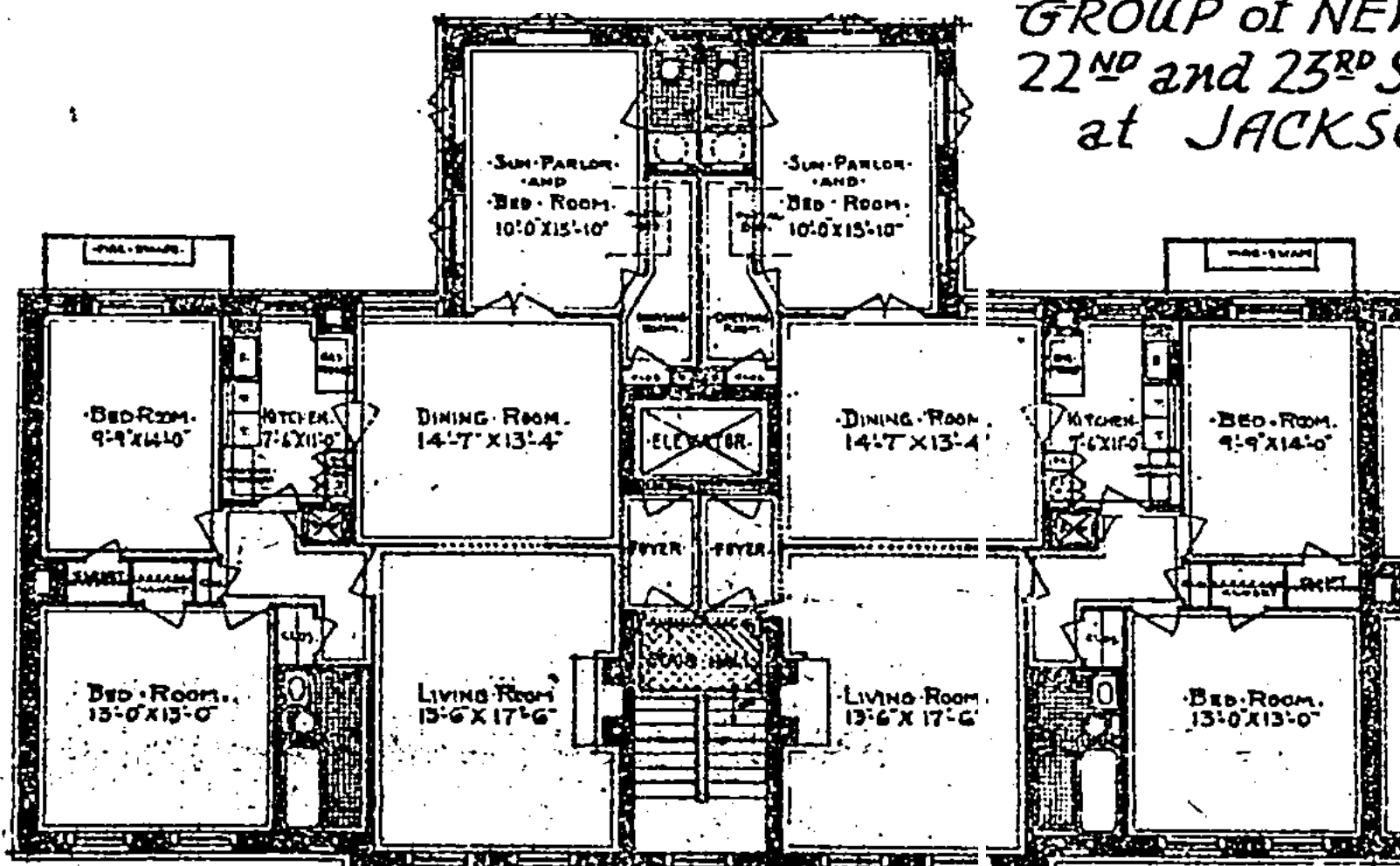
"This group of buildings is nearest to the Community Clubhouse where are located restaurant, dancing pavilion, bowling alleys and riding academy.

"The second group of buildings is located on the block between Twenty-second and Twenty-third Streets, Polk and Roosevelt Avenues, and consists of four buildings, each having a frontage of 120 feet, each building containing twenty apartments and equipped with two automatic elevators. The apartments are five and six rooms, with attractive garden outlook. The buildings are located nearest to the tennis courts and children's playgrounds, and are only a short distance from the subway station. In fact, there are five subway stations on the property.

"The third and largest group, consisting of fourteen buildings, each five stories high, having 140 five and six room apartments, and occupying the block between Nineteenth and Twentieth Streets, Polk and Fillmore Avenues. One end of these buildings overlooks the Golf Course, and they are within a short distance of the subway station. In addition to the automatic elevators, these apartments will also have the attractive sun-room bedroom feature described in the first group.

"All of the apartments in these three groups have built-in fireplaces, so much

GROUP of NEW GARDEN APARTMENTS ON 22ND and 23RD STS. UNDER CONSTRUCTION at JACKSON HEIGHTS.



FLOOR PLAN of NEW 6 ROOM ELEVATOR APARTMENTS UNDER CONSTRUCTION at JACKSON HEIGHTS

needed in this climate, where auxiliary heat is often needed, even in Summer.

"The interior garden between the buildings, which faces Nineteenth Street and Twentieth Street, is 500 feet long and is 83 feet wide, at its narrowest point. It will be planted, its entire length with trees, shrubs, flowers, seats, &c., and will constitute the most beautiful of all the garden groups at Jackson Heights, because of its large dimensions.

"Eight of the buildings are 65 feet in width and six are 75 feet in width. They are remarkable because of the small area of the lot covered by the building, which is very little in excess of 30 per cent. By so constructing the building, the large interior park is made possible, as well as parking the fronts of the buildings. This group, when finished, will probably be the most attractive group of apartments of their type ever erected."

In discussing the new operation yesterday F. R. Howe of the company said:

"The industry of building apartment houses, while very long established in New York City, cannot be said to have had any real standard set for advancement, and the progress that has been made in apartment house construction in New York City is only the result of hit or miss methods and not of an intensive study of living conditions or plans of completed projects with the idea of doing better work in the future.

"It might be said that there has been no concerted effort made toward the improvement of apartment houses, except that improvement which has been worked out individually by builders and operators. The idea has been to build to a per-room cost, and lease each room for the largest amount of money rather than to build to an ideal plan and then lease it for a fair return on the then per-room cost.

"Very few operators and builders have taken their tenants into their confidence and discussed their likes and dislikes, and designed with the consensus of these opinions in their mind.

"The Queensboro Corporation might be said to be the first large operators who have made this study and then designed buildings to suit their tenants."