

JACKSON HEIGHTS GARDEN APARTMENT

Hawthorne Court

NINETEENTH and TWENTIETH STREETS between FILLMORE and POLK AVENUE

The Queensboro Corporation

JACKSON HEIGHTS OFFICE
At 25th Street Subway Station, Elmhurst
Telephone: NEWTON 2361

MANHATTAN OFFICE
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Street Front of Hawthorne Court

SEVEN BUILDINGS face west on 19th Street and seven face east on 20th. Eight of these buildings are of one type and have five-room apartments, and six of the buildings have six-room apartments. The buildings are set about 10 feet back from the street line and will have a parked yard in front, as well as in the rear, planted with shrubs and flowers.

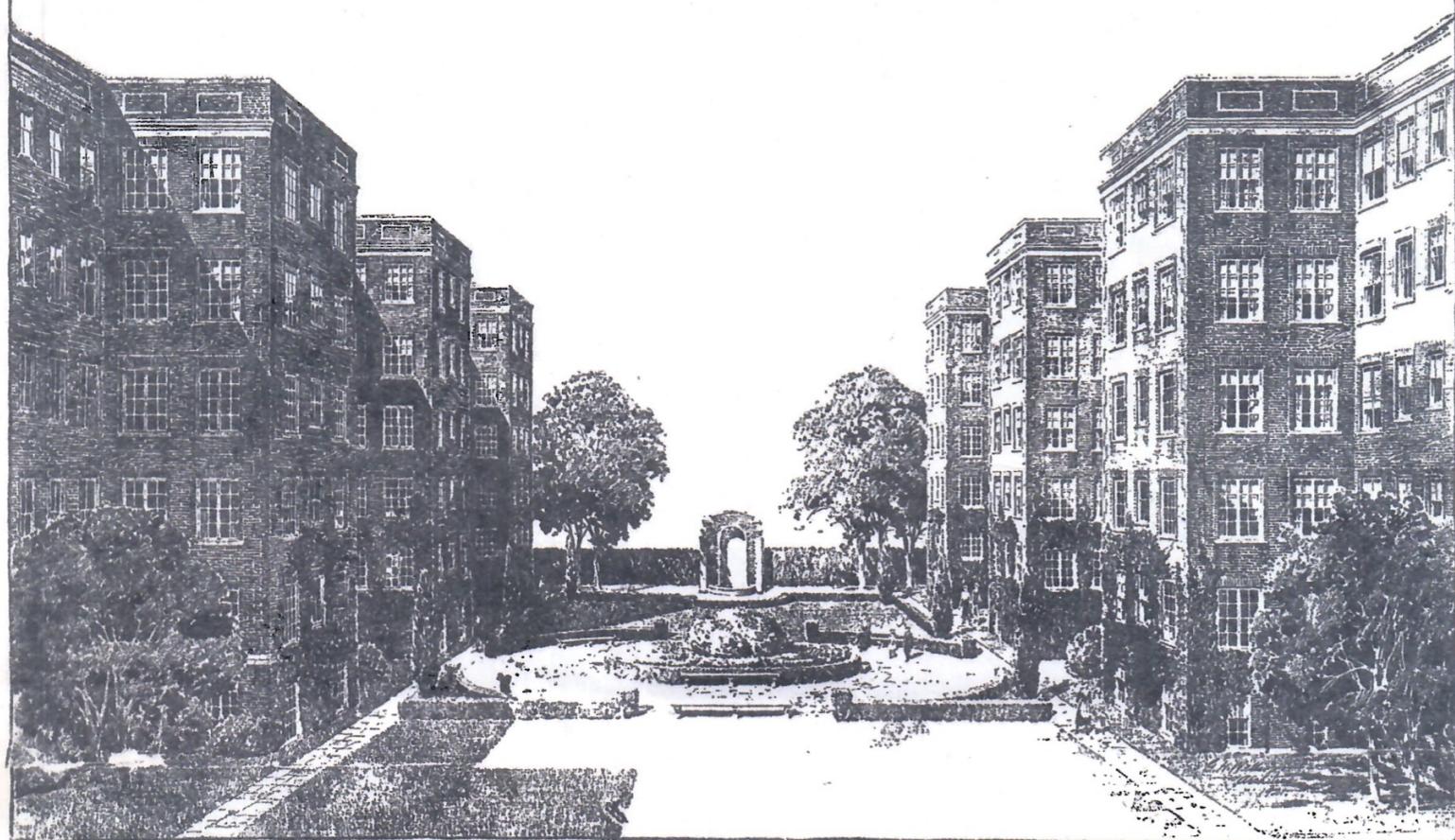
Buildings are five stories high above the ground, the first floor of fireproof construction. Exterior and supporting walls are brick-faced with Harvard brick, and trimmed on front with terra cotta and limestone and in the rear with Connecticut brick trimmed with light brick and limestone.

The Jackson Heights Community affords all the advantages of a country estate—golf, tennis, bowling, children's playgrounds and community gardens.

Here one may enjoy all the outdoor activities and still be within easy distance of New York—only 22 minutes from Grand Central Station—by subway.

A splendid auto route from the centre of Manhattan to Jackson Heights via Queensboro Bridge and Jackson Avenue—asphalt pavements all the way—20 minutes.

Ample garage accommodations in the neighborhood.



The Garden Court

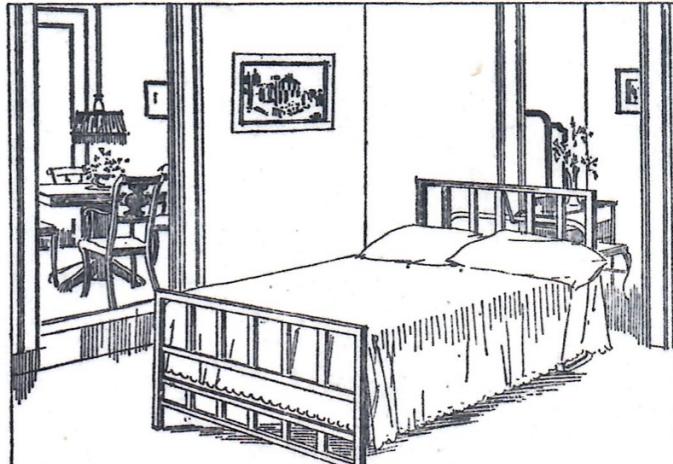
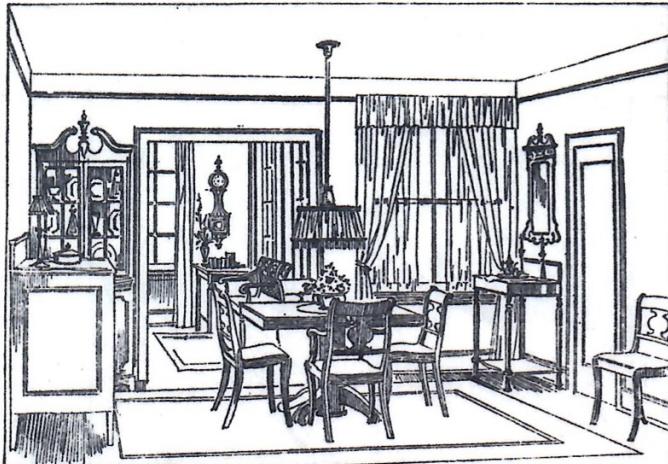
THE LARGE COURTS between the two rows of buildings are laid out by a landscape gardener and planted with trees and shrubs and flowering plants. The Court will have walks and plazas with benches. This Garden Court will be more attractive in every way than the street fronts. The space between the buildings is 83'4" at the nearest point.

These apartments will be sold on the Jackson Heights plan of Tenant-Ownership. Each building will be owned by a separate corporation, the tenants being stockholders and owners in proportion to the size of their apartments.

This ensures permanent occupancy and at a rental cost which is automatically reduced as the cost of operation decreases.

The management is under control of the Queensboro Corporation, which assumes all details of operation and, while relieving tenant-owners from all responsibility of supervision, effects many economies by its control of management of a large number of properties.

Features of HAWTHORNE Court Garden Apartments



ON ENTERING HAWTHORNE COURT one is impressed by the beauty of the Vestibule, the walls of which are covered with Italian Rosato Marble and the floors of Tennessee Marble. Continuing through the Entrance Hall the same Italian and Tennessee Marble are used.

The automatic elevator eliminates delays due to inefficient elevator service, and permits each person (by merely pressing a button) to go to his floor quickly and safely.

Entering the apartments, the Foyer Hall is large and conveniently arranged and lends itself to attractive decoration. From here entrance is direct to the Living Room, Dining Room or Kitchen without passing through other rooms. This feature eliminates the unattractive long hall which only takes up space.

One of the most used rooms is the Living Room, which is flooded with sunshine from windows grouped to give the most interesting effect and an abundance of fresh air. Each Living Room has a fireplace of Colonial design with Mosaic Hearth and Italian Marble sides, in which coal or wood can be used, or a gas-log installed.

The Dining Room opens directly from the Living Room through a wide opening so both rooms can be used as one if desired. It is equipped with Duplexo lighting and baseboard plugs.

In line with this room and the Living Room is the Sun Room which provides a direct vista to the Living Room and through ventilation. This room is also provided with a disappearing bed which rolls out from a large adjoining dressing closet—a real bed by night; a real sitting room without trace of bed room by day.

The Kitchen is equipped with every modern device for simplifying housekeeping. Fitted with Kohler sink and tubs, Hoosier cabinet, self-draining porcelain lined refrigerator, Vulcan gas range, with hood, large closets and shelves, cold air box for winter use and for storage of vegetables in summer. Duplexo lighting fixtures—wall outlet for any electric device for iron, grill



toaster or percolater. Clothes dryer attached to ceiling.

The Bed Rooms are large and well arranged, with plenty of sunshine and air giving complete circulation. Large closets with electric lights, plenty of wall space to accommodate twin beds.

Directly adjoining is the most modern of Bath Rooms, where no expense has been spared to provide the very best of modern plumbing by the Crane Company. Sunken tub, latest improved shower, medicine cabinet with French plate mirror and glass shelves. Floor and side walls of tiling—upper parts of walls and ceiling waterproofed paint which can be washed or cleaned with damp cloth.

In general the construction of these apartments is of the best materials by skilled day labor. All floors are double with top of natural dried $\frac{3}{4}$ " quartered oak. Walls are of metal lath and plaster with sound-proof felt lining between metal which makes the walls practically fire as well as sound proof.

The most modern lighting arrangement is used, spreading light to every corner of the rooms.

Base plugs are conveniently arranged for connecting floor lamps or other lighting devices.

All doors have solid mahogany panels with birch frames.

Electric wiring enclosed in flexible metal cables, all windows have metal weather strips—with awnings for exposed windows in the summer.

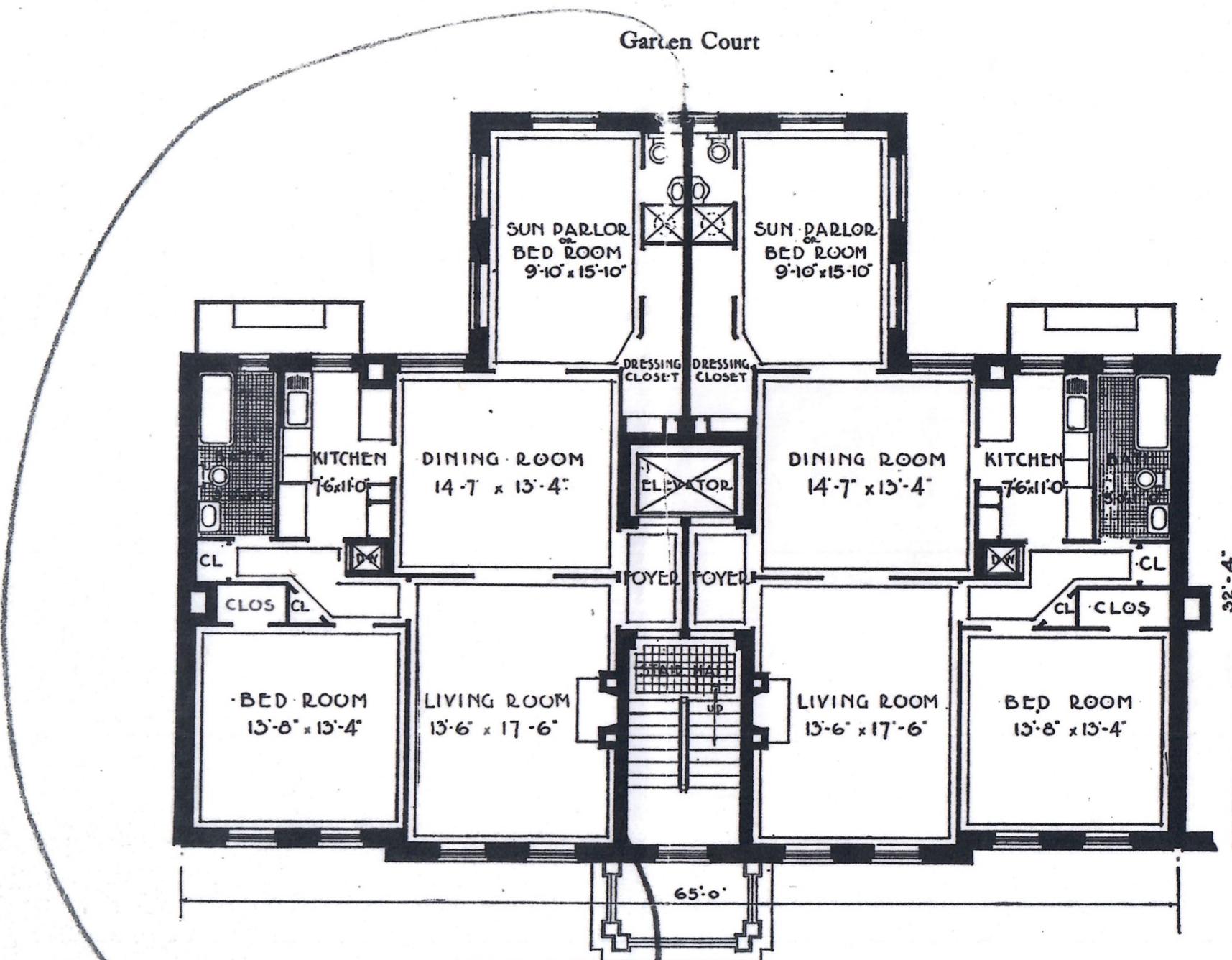
Every room is an outside room, no dark wells or air shafts.

Rooms will be decorated to meet the taste of the occupant.

Ample steam heat, of course.

Telephone service from central switchboard, night and day, connecting with city exchanges. Separate house telephone from vestibule to each apartment having loud speaking instrument in the vestibule; callers can communicate with occupant without going up to apartments.

Electric devices permit occupant to admit caller to the entrance hall.



TYPICAL FLOOR PLAN

GARDEN APARTMENTS AT JACKSON HEIGHTS

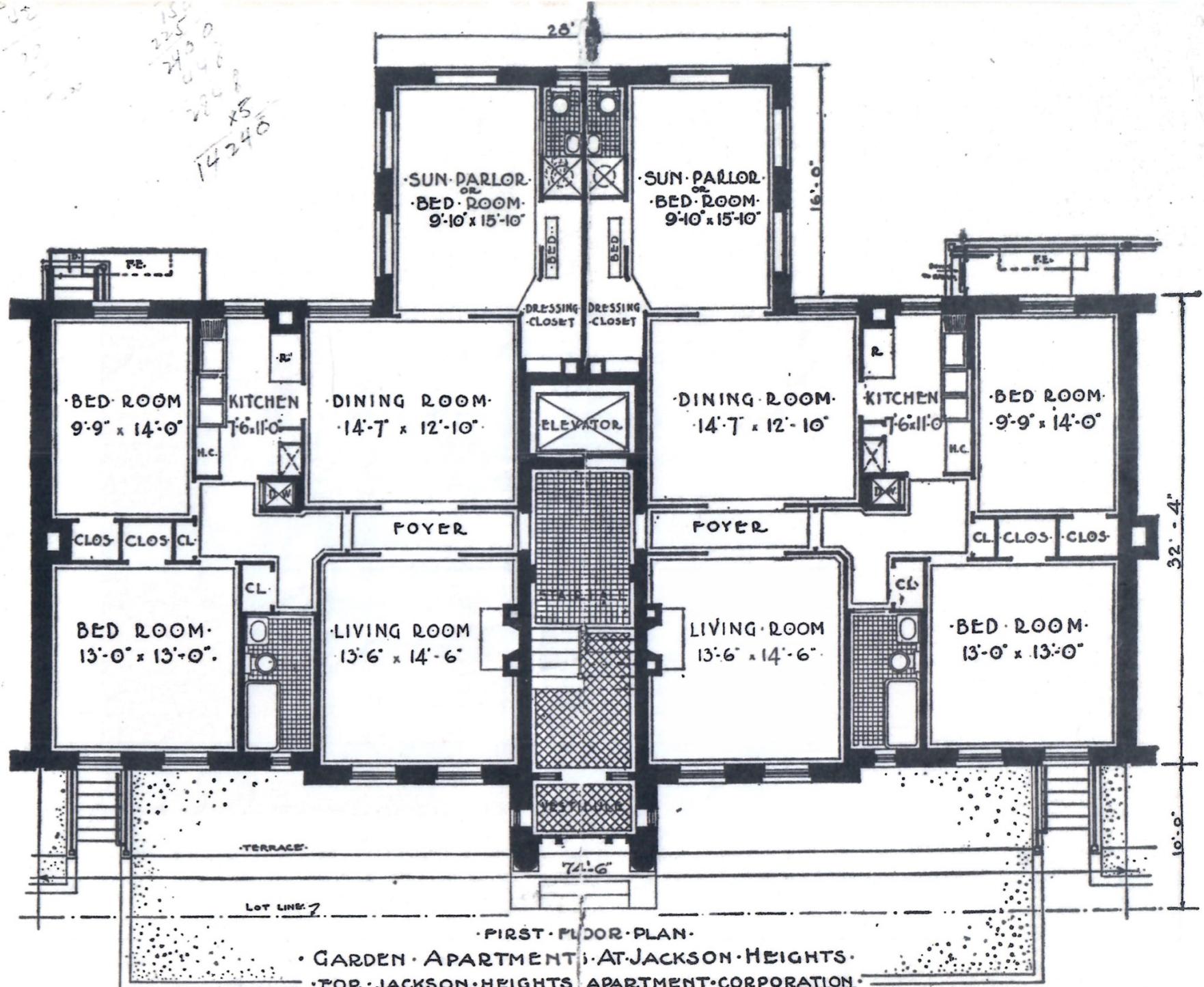
FOR JACKSON HEIGHTS APARTMENT CORPORATION
19TH AND 20TH STREETS BETWEEN FILLMORE AND POLK AVENUES

BUILDING "B" - 5-ROOM APARTMENTS

SCALE:
0 1 2 3 4 5 6 7 8 9 10

G H WELLS ARCHITECT
NEW YORK CITY

10
37
34
38
39
36
38
34



• FIRST • PLUTOR • PLAN •

• GARDEN APARTMENTS AT JACKSON HEIGHTS

JACKSON HEIGHTS APARTMENT CORPORATION
10TH AND 20TH STREETS - BETWEEN ELLIOTT AND POLK AVENUES

• 20" STREETS • BETWEEN • FILMORE • AND • POLK
• BUILDING "A" • 6 • ROOM • APARTMENTS •

•SCALE•

G. H. WELLS ARCH
21 E. 40TH ST. NEW YORK