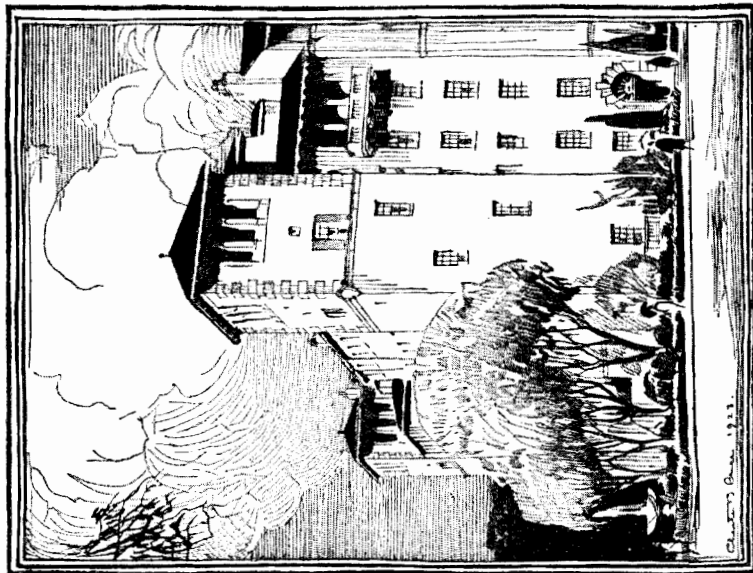
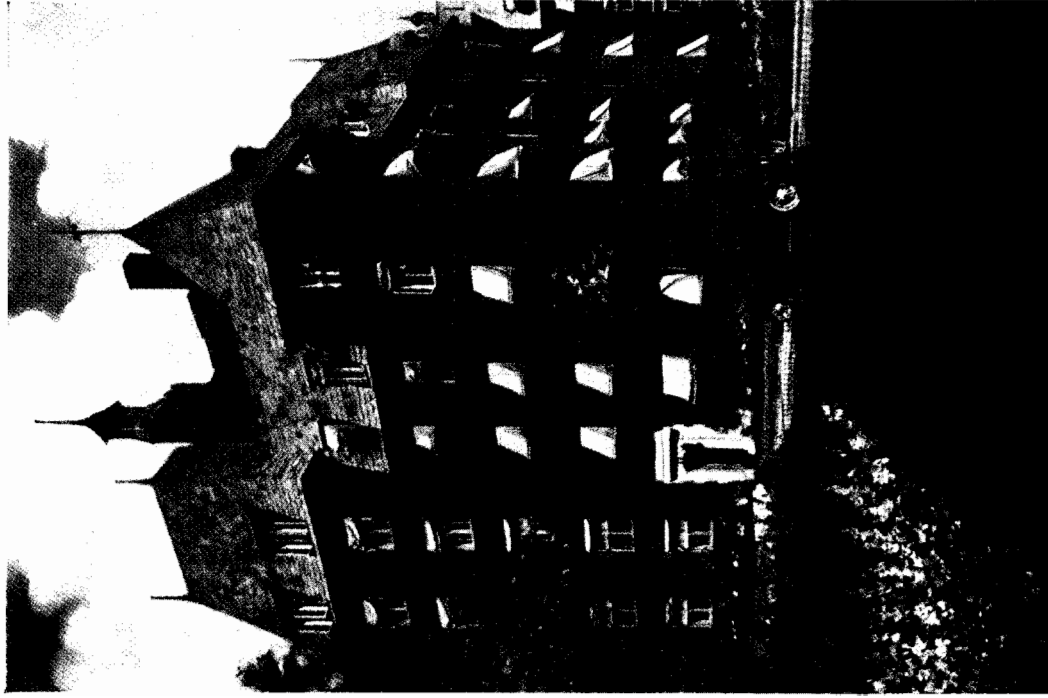


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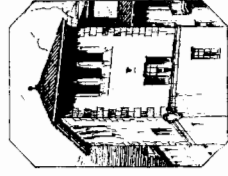


HOMES & GARDENS
JACKSON HEIGHTS



THE CHATEAU

HOMES & GARDENS JACKSON HEIGHTS



THE QUEENSBORO CORPORATION,
Fifty East Forty-Second Street
New York City.

HOMES & GARDENS

JACKSON HEIGHTS

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THE QUEENSBORO CORPORATION



THE Queensboro Corporation in building the cooperatively owned garden apartments at Jackson Heights has sounded the note of the ultimate metropolitan home.

Conditions of city life long ago crowded out private residences. For years men accepted, because they had no alternative, the crowded, airless conditions of rented apartments.

Apartment homes relieved men and women from the responsibility of the upkeep of property and afforded them the maximum of living convenience. But this has not satisfied the tenant. He desires to own his own home, to have a voice in its



Linden Court from the Green

management. He yearns for sunshine, fresh air, and recreation. He demands also individuality, and a touch of beauty in his surroundings.

The homes at Jackson Heights have been built to meet this ideal. In the construction of the garden apartments at Jackson Heights, the Queensboro Corporation has demonstrated that the apartment house, accommodating a number of families, can provide also areas of open ground for lawns and gardens. This has been done without undue cost. The land, like the buildings, has been treated as a whole for the benefit of the group.

The result is very unlike the usual city block with its concrete courts, blind outlooks, and the total absence of green things. At Jackson Heights there are gardens of breadth and dignity, and room for trees, shrubs, and flowering plants, garden seats, restful walks, and sheltered nooks for children.

In short, the residents of Jackson Heights enjoy the comforts of the most modern of city apartments, surrounded by those elements of out-door beauty not otherwise to be found in city life.

The community, within ready access to all of the city's life, is unique in the history of city homes, and has won international recognition.

THE BUILDINGS

Beauty of design, utility of space, and honesty of construction enter into every detail of the garden apartments at Jackson Heights. The foremost architects of New York City have been employed in planning the structures, while their erection has been directed by builders of international reputation. Among these are Stone and Webster, Inc., The J. G. White Engineering Corporation, Dwight P. Robinson and Company, and others.

In planning the buildings at Jackson Heights, the Queensboro Corporation has given thought to the ideals of beauty in architecture. The exteriors of the various buildings have been modelled after French, Italian and New England buildings of high types of architecture. The apartments have been planned with a view to spaciousness. A study of the floor plans will reveal the unusual arrangement of space separating the living rooms from the more private rooms of the household.

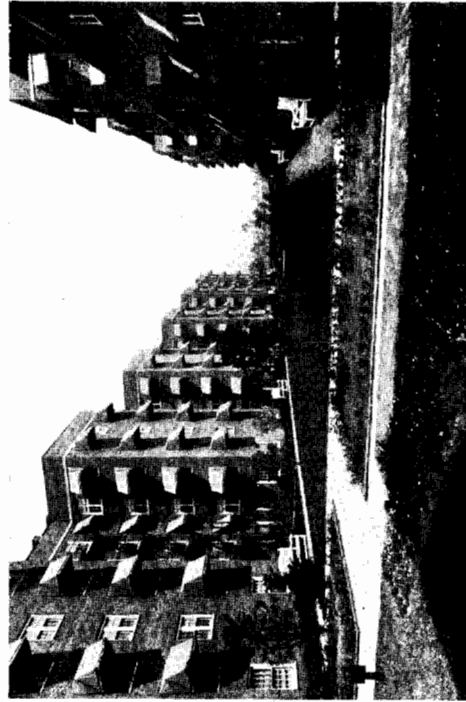
Each apartment runs through from the parked street to the landscaped gardens at the rear and there are but two apartments to a floor. The marble-trimmed entrances are provided with automatic elevators which may be operated safely by the junior members of the household.



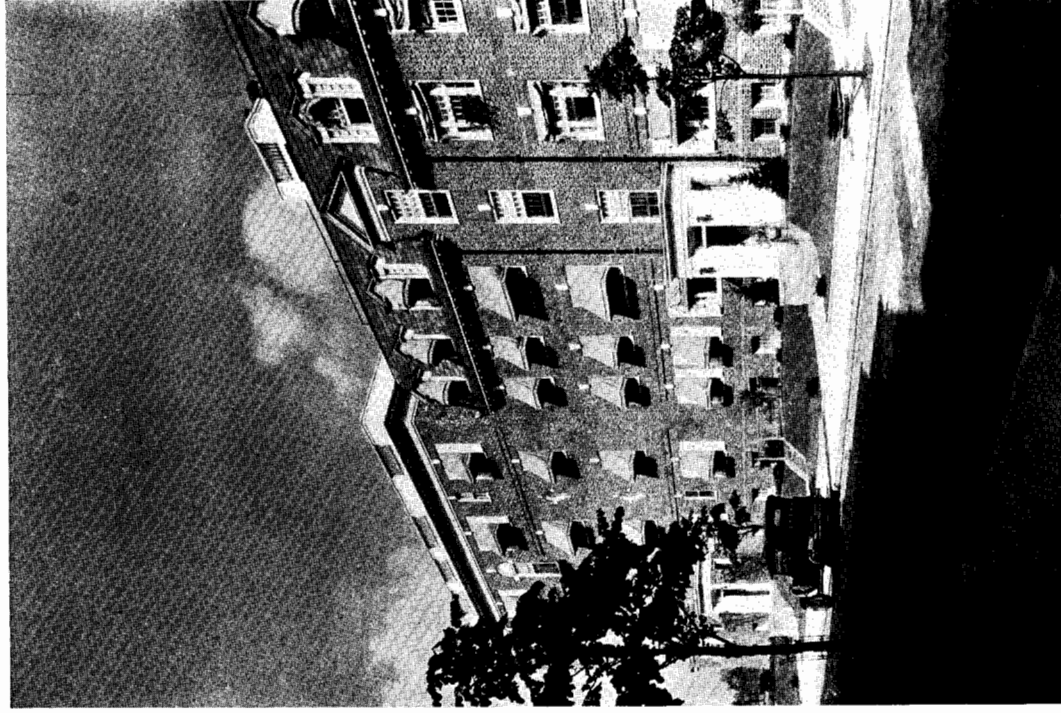
Linden Court Garden

The apartments at Jackson Heights are a revelation. The phrase "all the rooms are outside rooms" is literally true at Jackson Heights. In addition, all the rooms have attractive outlooks.

The living rooms are connected through wide doorways. The floors are of hard wood in parquet patterns; and the fittings are of artistic design. The sun parlor, to be found in many of the apartments, opens on to the garden by wide casement windows. It is furnished with a disappearing bed which by day is swung back into a well ventilated closet, used also as a dressing room. The sun parlor is thus free for daytime use as a sewing room, nursery, or studio.



The Garden of Cambridge Court



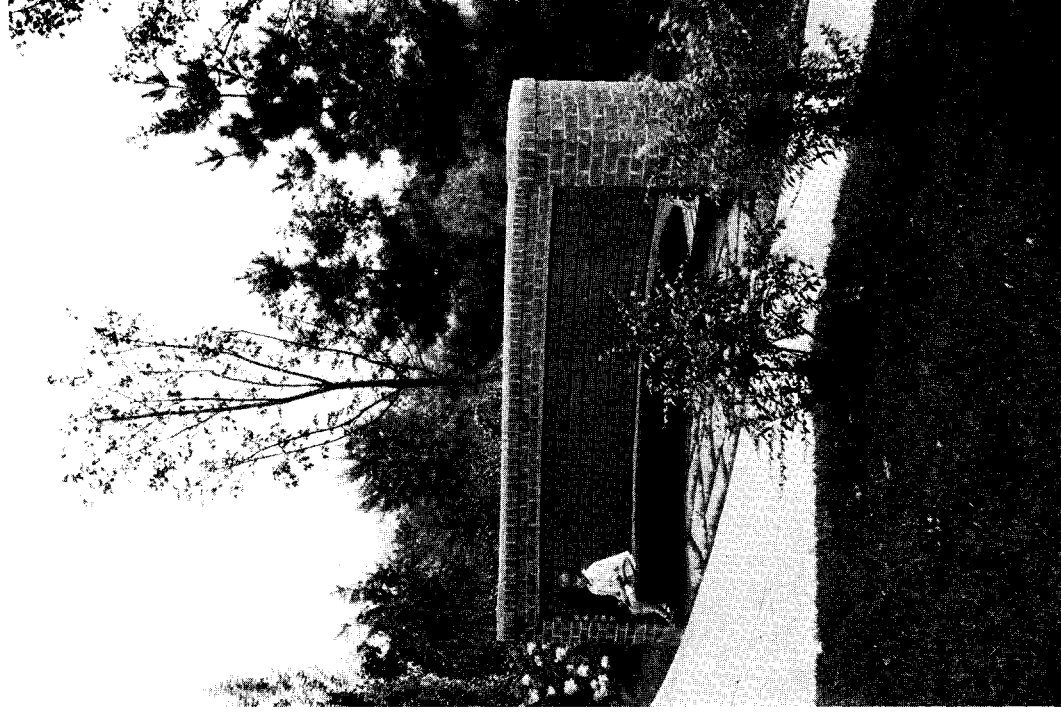
Cambridge Court

THE GARDENS

Following the plan of the Queensboro Corporation, each group of buildings at Jackson Heights is built around a large central garden. The gardens have been laid out by noted landscape architects, as for example, Olmstead Brothers. Each one presents a varied type of beauty.

When one compares the rear view from the windows of even the best of the city's apartments with that which is the daily joy of the tenant owners of Jackson Heights, the difference is strikingly marked. While in the older sections of the city, the garden, if it exists, is a pathetic attempt to keep alive the semblance of the out of doors, at Jackson Heights a wide space of formal garden greets the eye from each window at the rear of the apartments. Well kept paths, closely trimmed shrubbery, beds of flowering plants, shady seats and growing trees are shared by the tenant owners. Even in winter the views are charming.

The width of the gardens is ample, affording a privacy to the residents of the opposite block of houses which is quite impossible in other city apartments. Indeed the space is greater than that often to be found between the homes in many high class residential suburbs.



A Corner of Laburnum Court

The frontage of the apartments is equally pleasing. Instead of the dusty expanse of pavement fronting the street, the buildings are set in parked areas. Miniature gardens with a charming planting of evergreen shrubs flank the entrances.

A continuous flow of fresh air is to be found in every room of the apartments. The quiet of the interior of the apartments is enhanced by the restful green of the garden outlooks.



Showing Width of Formal Gardens

14



The Parked Streets

15

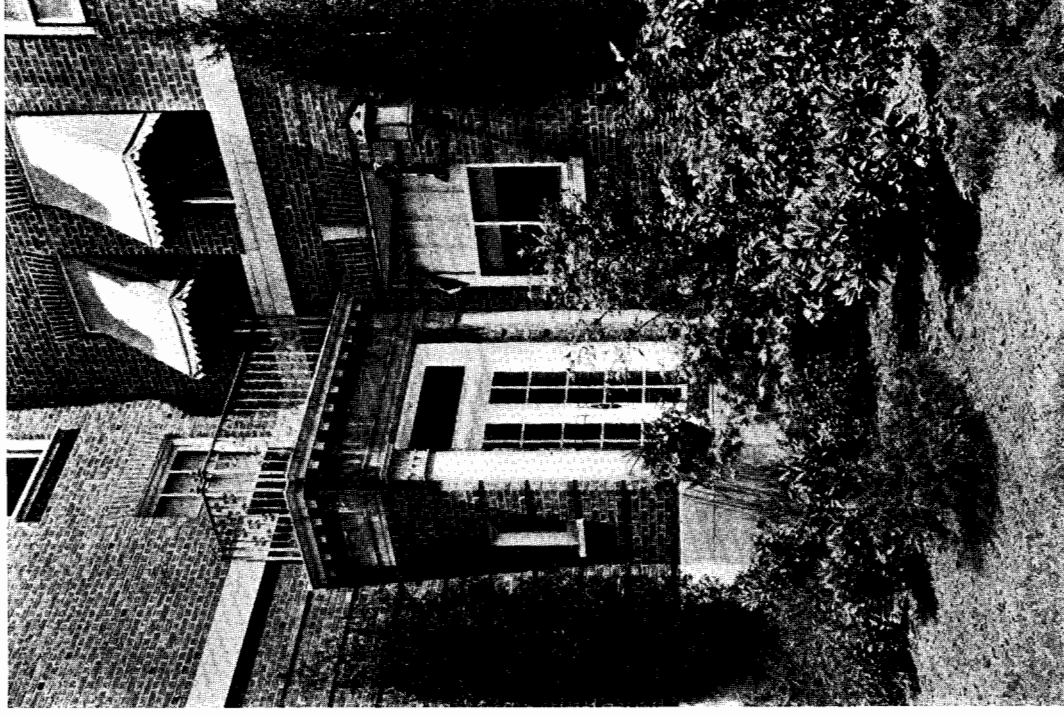
SOCIAL LIFE

Residents in Jackson Heights may be as sociable as individual tastes dictate. For those who enjoy a secluded home, there is no intrusion on its privacy. For those who prefer social life, various clubs, religious and athletic organizations afford a wide scope.

Social life centers in the newly remodeled Community Club House which is adjacent to the golf course. It is maintained by its membership of over one thousand residents. The Club House is well equipped for all kinds of social gatherings, lectures and amateur theatricals. Its parlors and dining rooms give opportunity for large entertainment of guests not possible in the home. Shower baths, billiards, and bowling alleys make it a place suited to indoor sports.

The outstanding community events include the Community Festival, Golf and Tennis Tournaments, the Garden Contest, the Baby Pageant, Neighbors' Day, Christmas Festival, and various other entertainments supporting the regular national charities and philanthropies.

Athletic sports are directed by the Golf Club, the Tennis Club, the Bowling Association, and Gymnasium Classes.



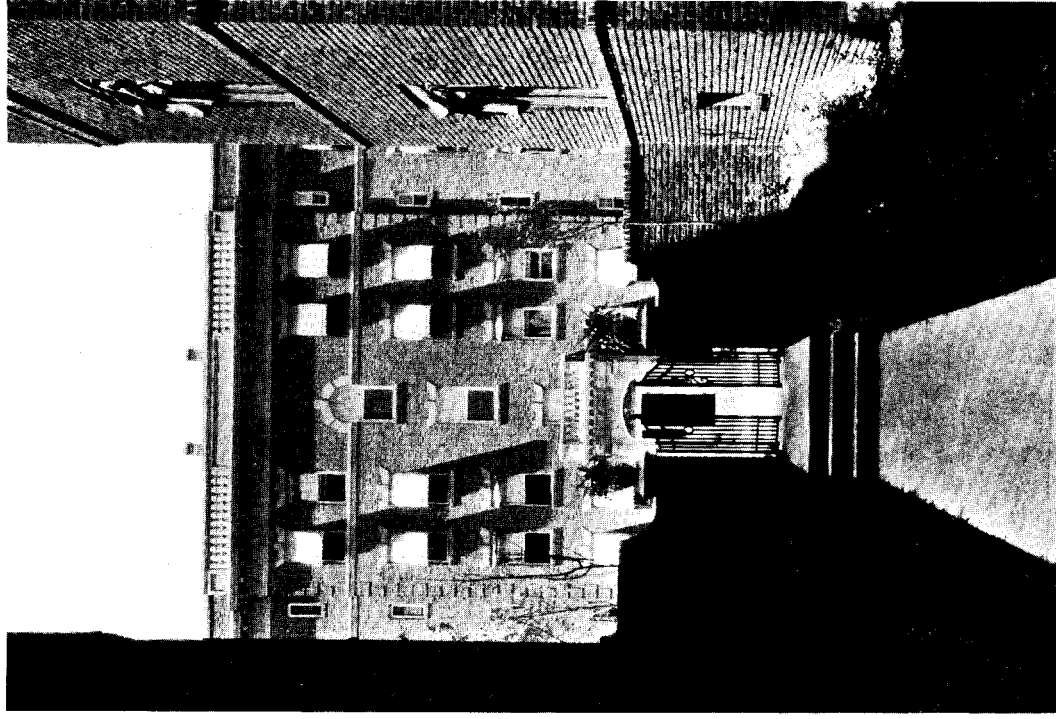
Laburnum Court Entrance

SERVICE

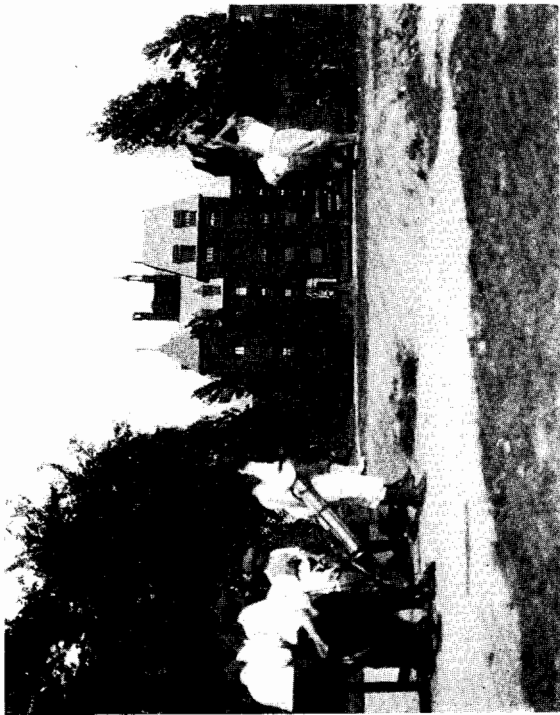
The superior advantages of a single management of the entire property is nowhere more apparent than in the service which the Queensboro Corporation puts at the disposal of the tenant owners at Jackson Heights. By the terms of purchase, the management of the buildings and gardens is assumed by the Queensboro Corporation for ten years after purchase, after which time the arrangement may be renewed.

This places at the service of residents the skill and experience of long years of apartment management by the Queensboro Corporation. Great economy is effected by the wholesale buying of the Corporation. Fittings, electrical supplies, coal and other necessities are secured at the much reduced prices of quantity purchase. Competent janitors, electricians, and repair men are always at hand.

The Queensboro Corporation receives from the tenant owner corporation which holds title to the building, the usual fee for its services as agent. In return it relieves the tenant owner of all responsibility of heating and lighting, repairs, and the care of the gardens and terraces. The parkways and gardens are replenished each season; the streets and pavements are kept in good condition.



Elm Court from Chateau Gardens



The First Tee of Golf Course

S P O R T S

Few communities can boast the recreational facilities that at present are at the very doors of the tenant owners at Jackson Heights.

There is at present a nine hole golf course laid out by A. W. Tillinghast, the noted golf course architect, which has excellent fairways and a commanding view of the buildings of Manhattan and the Queensboro Bridge. Golf matches and tournaments are frequently held.

Groups of tennis courts are now to be found in



The Fairways

various sections of the property. Growing boys and girls as well as the grown-ups find at home the recreation that is usually to be had only on public or distant courts. The athletic field now being used by the youth of Jackson Heights covers an entire city block.

Gymnasium classes for both men and women are held. The bowling alleys in the Club House afford indoor contests. Membership in the various clubs that direct athletic activities is limited to residents. The fees are placed at a much lower rate than those prevailing in similar clubs elsewhere.

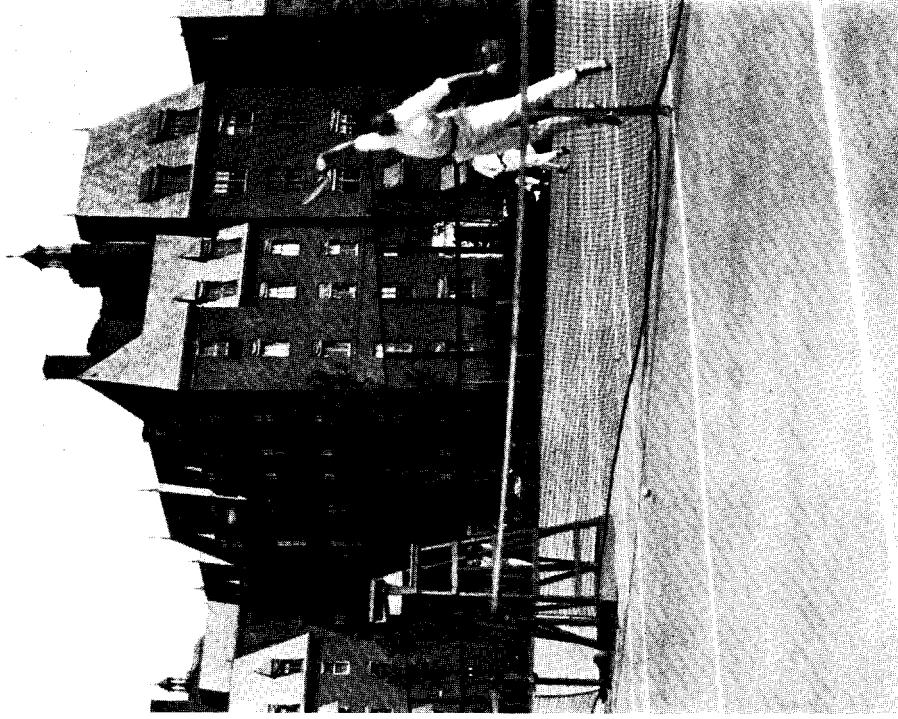
HEALTH

The pursuit of health which occupies so large a place in the thought of modern city folk is by no means a fad. Conditions of city life at best are artificial. Means of recreation are limited in congested centers while the problem of securing fresh air and sunshine in the home increases.

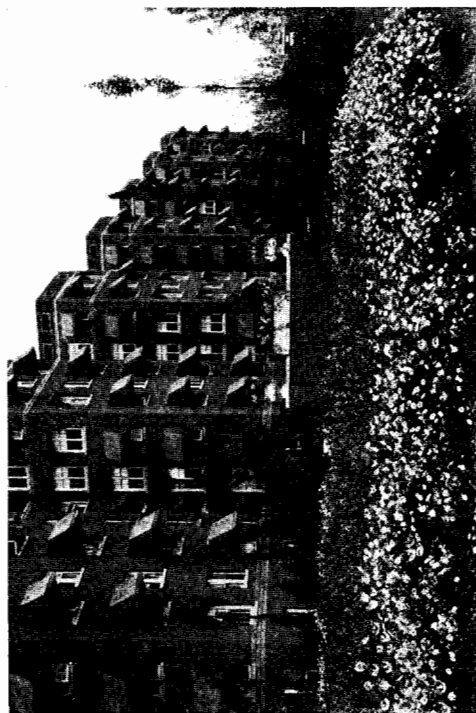
Jackson Heights, situated on an elevated section of Long Island is unusually healthful. Its homes are all year round homes, with outdoor amusements at hand, cool gardens and shade trees now to be enjoyed. The sea beaches are nearby. The "going away" problem is solved at Jackson Heights.



One of the Many Groups of Tennis Courts



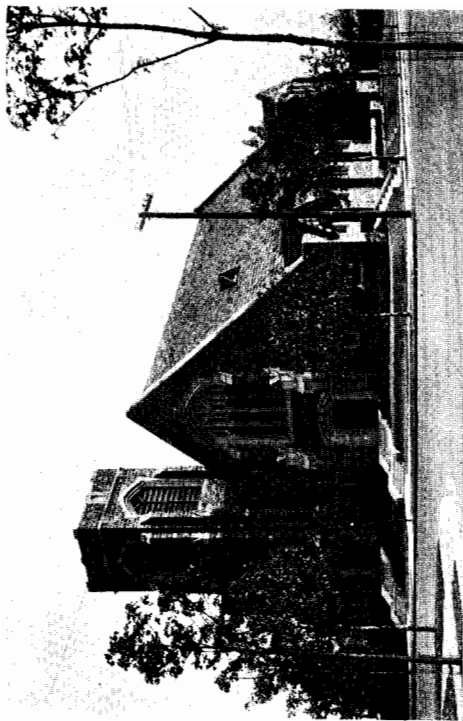
Club House Tennis Courts



Hawthorne Court Garden



View from Club House



The Community Church

CHURCHES

The residents at Jackson Heights are grouped in various church affiliations. The Community Church, embracing members from twenty denominations, recently dedicated its church building, an edifice costing \$165,000. The Catholic Church of Joan of Arc is now utilizing a temporary structure which will be replaced upon the same site by a church modelled after the Sainte Chapelle in Paris. The Christian Scientists conduct regular services and maintain a Reading Room. An Episcopal Church has been organized.

The Sunday school classes in all churches are held regularly.



New School Building from Harethorne Garden

S C H O O L S

The educational facilities at Jackson Heights have grown with the community. A modern public school building, equipped with the most approved ventilation, lighting and furnishings has just been completed by the City of New York at Jackson Heights. Its cost is nearly \$750,000. Private schools, parochial school and kindergarten are also available in the community.



On the Lawn of the Club House

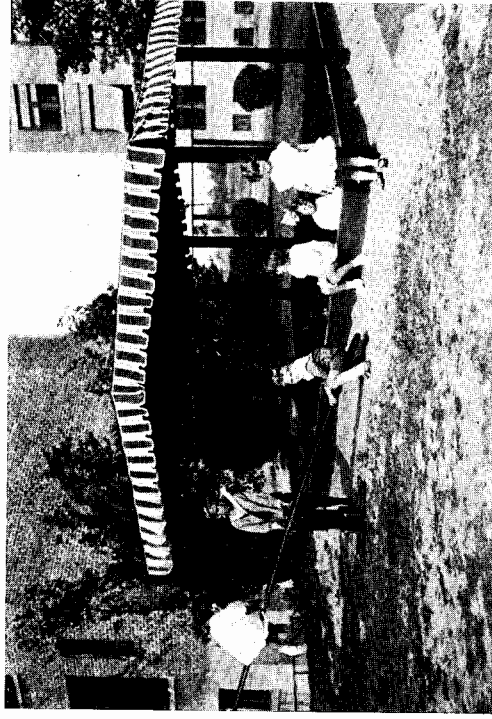
THE CHILDREN

Jackson Heights is an ideal place for children. The roomy apartments with their constant supply of fresh air and sunshine, the beautiful gardens shared by the tenant owners, and the playgrounds for children attract parents anxious to surround their children with the best environment for the upbuilding of vigorous health and character.

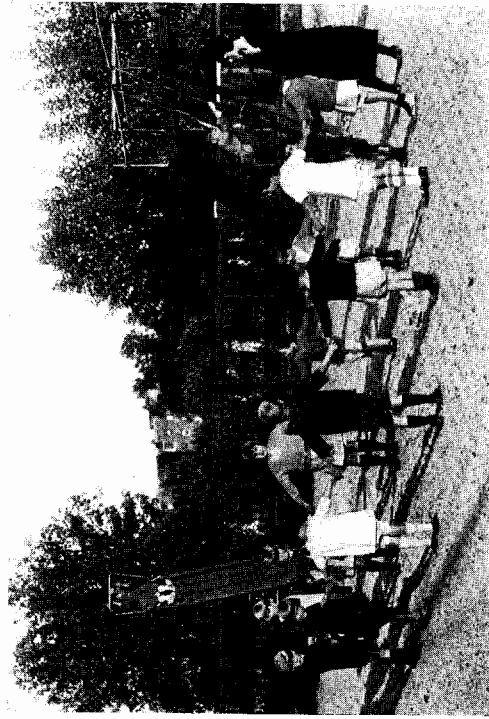
The homes in Jackson Heights are permanent and the child benefits from the restful influence of a settled life. His friends and playmates are not changing as they often do with rented homes. His life is surrounded with those elements of permanency so essential to happy childhood.

The playgrounds now devoted to the children are supplied with swings, coasters, seesaws, merry-go-round and sand boxes. They are securely fenced with hedges of clambering roses and honeysuckle. The active play is under the direction of a supervisor.

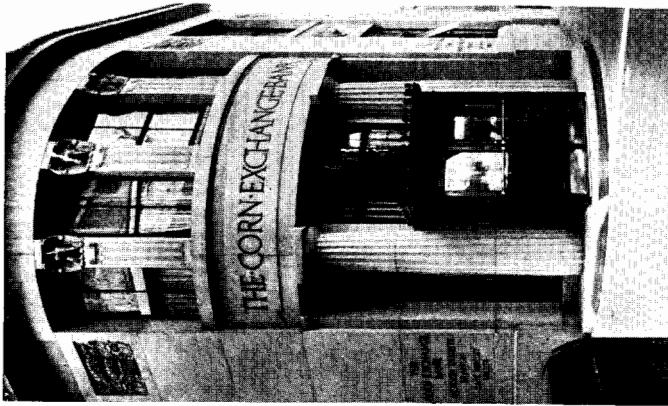
In Jackson Heights the child is an integral part of the community, sharing its festivals, its sports and its social advantages, an ideal fitting for future citizenship.



The Sand Pile



Supervised Play



*Jackson
Heights
Branch*

CORN
EXCHANGE
BANK

SHOPPING FACILITIES

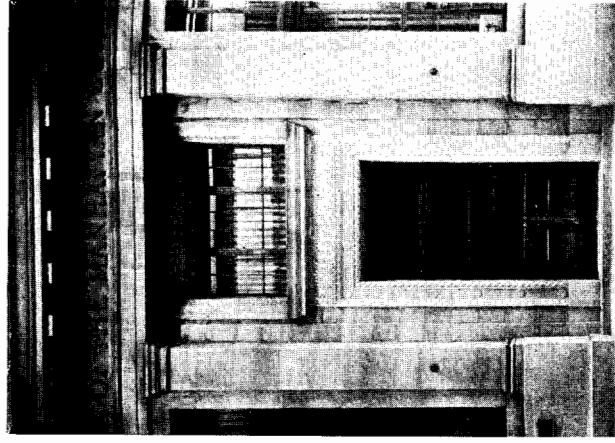
While Jackson Heights is within a half hour of the great shopping centers of the city, it is itself supplied with well stocked shops that cater to the immediate needs of the community.

These attractive shops are but one or two blocks from the apartment homes. There are clothing, automobile, druggist, music and tea shops, while the United Cigar stores, chain stores, grocers, bakers,

butchers and delicatessens are well represented. Public garage facilities are near the apartments.

The importance of Jackson Heights is indicated by the location of branches of the Corn Exchange Bank and the Bank of Manhattan adjacent to the property.

A Western Union Telegraph office and the Jackson Heights branch of the United States Post Office are conveniently available.



*Jackson
Heights
Branch*

BANK
OF THE
MANHATTAN
COMPANY

*A Drawing-
Room in
the
Chateau
Apartments*



CONVENIENCES

Convenience and time saving in home keeping are always of first importance to the woman in selecting a home. The Queensboro Corporation has given thought to these features and has planned the apartments to the minutest detail for the convenience of housekeeping.

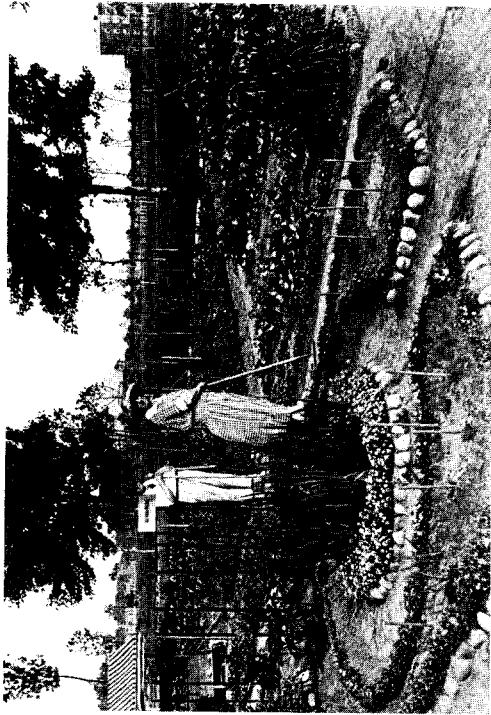
From the standpoint of the home keeper the arrangement of rooms at Jackson Heights is ideal. The separation of living rooms from the kitchen and bedrooms allows the work of the household to be carried on without confusion. Closets are provided in all the rooms; the linen closet is adjacent to the bedrooms and bath room, saving many steps.

The kitchen deserves a chapter by itself. All of the labor saving devices dear to the heart of the modern woman are here. The hooded gas range, the Hoosier cabinet, overhead drying rack, dumb waiter, and ample cupboard space are among its delights. Instead of the customary outlook into the dead air shaft, the kitchen overlooks the garden with its freshness and beauty.

A telephone system in the building connects with the city exchanges, and a house telephone to the entrance saves time and avoids intrusion.

*Vista from
Sun Parlor
to Living-
Room
in
Haeathorne
Court*





GARDENING

One of the present summer delights of residents at Jackson Heights is that of gardening. From year to year the Queensboro Corporation has set aside a plot of land not immediately needed for the cultivation of flowers and vegetables by the tenant owners.

These gardens are under the direction of the Garden Association which assigns the lots, twenty by thirty feet, to the individual gardeners. As the season progresses, the residents vie with each other in the perfecting of crops. A Garden Festival, held in the autumn, affords opportunity for the exhibition of the products.

JACKSON HEIGHTS SALES PLAN

The sale of homes at Jackson Heights is made upon the Jackson Heights Plan of Tenant Ownership.

By the terms of purchase, the owner secures stock ownership in the building in which he lives, proportionate to the size and value of the apartment selected.

The tenant owners resident in each building may become directors of the corporation which holds title to the particular building containing their apartments and the plot of land upon which it stands.

Permanent occupancy of the apartment is given under a lease which provides for a monthly payment of rent equal to the tenant owner's share in the cost of operation and maintenance of the building.

The Queensboro Corporation manages the property, collects the rents, and relieves the tenant owner of all the details of management, rendering a semi-annual account. This management on the part of the Queensboro Corporation makes for efficiency and economy because of the large number of apartments under its control in one general location.

TERMS OF PURCHASE

On purchasing an apartment at Jackson Heights, the tenant owner may pay in full, or, if full payment has not been made, he may make an initial payment, after which he makes monthly payments which include the expense of maintenance and upkeep of the apartment and his installments as well. The total installment payment does not exceed the amount usually paid as rent for an apartment of equally high type in other sections of New York City.

The selection of tenant owners is carefully made. When an apartment is sold or leased by the original purchaser, the incoming owner, or tenant, must meet the requirements as to business and social standing.

The extent of the property already improved by the Queensboro Corporation ensures the permanency of the neighborhood and its present apartment home construction gives the advantage of a developing community with a certainty of increased values.

The Borough of Queens is the coming center of the city's population. The business and shopping centers in Manhattan are steadily moving northward to a point opposite Jackson Heights, while the logical extension of building in Queens is enhancing property values there.

WHAT OTHERS SAY

"We can most surely declare that Jackson Heights reveals apartments superior to anything that we have seen in the United States, and for that matter, in the world."

"We must say, and say it unqualifiedly, that we have never seen anything to equal these apartments and their environment. We shall return home with the remembrance of Jackson Heights as embodying the last word in comfort, elegance, health and beauty in houses."—SIR JAMES K. CARMICHAEL, *Late chairman of the Munition War Work Board for the British Government, after a three weeks' tour of the cities of the United States.*

"The orderliness of Jackson Heights grounds and buildings is a great tribute to the management which the Queensboro Corporation furnishes tenant owners of Jackson Heights. Taking it all in all, Jackson Heights is a model which high class residential real estate developments can well afford to study."—GANO DUNN, *President of the J. G. White Engineering Corporation.*

"In viewing this fine collection of buildings (Linden Court), with the splendid long garden in the interior, one cannot help feeling that here, considered from all points of view, is the highest achievement in the garden apartment that has been reached so far.—Each individual building has something of individuality, of 'hominess' that one does not expect to find in apartment houses."—JOHN TAYLOR BOYD, JR., *The Architectural Record.*

"The Queensboro Corporation has set an example for economical yet beautiful housing which may have a profound effect on the future of the city."—SUN AND GLOBE, New York City, Aug. 16th, 1923.

LOCATION

Jackson Heights is in the Borough of Queens, New York City. It comprises an area of approximately one hundred city blocks, under the management of the Queensboro Corporation.

Through the cooperation of the transportation companies of the city, Jackson Heights is within quick and easy access of all parts of the city. For a single fare residents may reach any of the principal business sections of the city over the B. M. T. or the I. R. T. in from twenty to thirty minutes by subway. The Second Avenue Elevated Railway runs trains over the Queensboro Bridge direct to Jackson Heights.

By motor, the time from Grand Central Station is twenty minutes. The route is via the Queensboro Bridge, 59th Street, along Northern Boulevard, Jackson Avenue, to 25th Street.

*A Map of New York City
showing the proximity of
JACKSON HEIGHTS
to the heart of the City.*

DRAWN TO EXACT SCALE
FROM A MAP PUBLISHED BY RAND, McNALLY AND COMPANY.

EASY ACCESS TO EVERY SECTION
OF GREATER NEW YORK

NEW
ERSEY

