

Real Estate

News and Notes About Sales, Construction and Repair of Homes

HOME BUILDING TO BE PUSHED AT RAPID PACE

Rockville Centre Finds Demands Increasing Day by Day

Plans of Rockville Centre real estate men to develop estate-plottage and home building received added impetus with the publication of a survey showing that Nassau County is the only one in the United States that has increased its population 140 per cent since the last Federal census, and that this increase has been caused by the most desirable new-comer—the man who is ready to own a home.

Rockville Centre feels that this increase will continue. It has more than its share of woodlands, parks and parkways that directed this stream to Nassau County, and Mayor H. L. Allen heads a group of real estate men who are laying plans to make Rockville Centre even more important as a residential area.

That they have already done much is borne out by the record.

A Leader in Homes According to the survey, Rockville Centre is one of the four leading communities on Long Island in percentage of home ownerships. Out of a total of 3,500 family groups, 2,648—76 per cent—own their own homes. Tenant families numbered 823, or 24 per cent.

Of the 3,222 dwellings existing at the time the survey was made, 3,092 were of the one-family type, 96 of the two-family type, and only 34 were constructed for three or more families.

This large concentration on the residential class of property is pointed to, by men in the trade, as the natural result of the community's wide tracts of forest land. They were first developed as parks. Then they were bought and converted to estate developments. And now, with a great many more acres surrounding the homes that have already been built, strenuous efforts will be made to develop the entire area in residences, and to capture for the community any large home in home-building.

Garden-Settlement

The community believes that it is entitled to grow into the largest garden-settlement on Long Island. It has planned for it. Its zoning laws have been drawn up, according to the local men, with that in mind. It owns its own water, electric power, incinerator and sewage disposal plant. It has the largest number of non-farm homes worth \$10,000 and over in either Nassau or Suffolk counties—the exact figure being 2,139. Of this total, 328 are valued from \$7,500 to \$9,999; 108 from \$5,000 to \$7,499; 24 from \$3,000 to \$4,999; and 4 from \$1,500 to \$2,999.

The median value of non-farm residential properties in Rockville Centre, according to the survey, is \$14,042—exceeded in the county only by Garden City and Lawrence.

The report of the construction and employment division of the United States Department of Labor through March, 1935, shows that for that month Rockville Centre surpassed all other New York State towns in the same population group for residential construction at \$63,600.

Droesch and Sons Announce Rentals

During the past few days the rental department of Droesch and Sons, Inc., managing agents of Jamaica, completed the following transactions:

Leased the house at 168-11 144th avenue, Jamaica, to William Swanick.

Rented an apartment at 119-11 Metropolitan avenue, Kew Gardens, to Arthur Montgomery.

Rented an apartment at 104-79 165th street, Jamaica, to Alice Whitmore.

Renewed the lease with Charles Abbott for an apartment at 89-06 146th street, Jamaica.

CITY APPROVES EAST END MAP

1,200 Acres in Creedmoor, Springfield Protected

Steps toward protecting future development of large sectors of Springfield and Creedmoor were taken by the Board of Estimate yesterday, when it approved new maps, embracing approximately 1,200 acres, for these communities.

According to Charles U. Powell, in charge of the Queens Topographical Bureau, the new mapped areas, about 800 acres in Springfield and 400 in Creedmoor, are approximately one-tenth the size of Manhattan.

Approximate boundaries of the street systems affected by the new maps follow:

115th road, 231st street, Cross Island boulevard, 121st avenue, Nashville avenue, 116th avenue and Springfield boulevard, Springfield.

120th avenue, Cross Island boulevard, 229th street, Merrick boulevard, Pineville avenue, 193rd street and Nashville avenue, Springfield.

Underhill avenue, Cloverdale boulevard, Kingsbury avenue, 230th street, Union turnpike, Winchester boulevard, 91st road, Springfield boulevard, 90th avenue, 217th street, and a point about 700 feet north of Grand Central parkway, Creedmoor.

Map changes likewise were approved for areas in West Forest Hills, Rego Park, Glendale and Astoria. Map changes to 45th avenue, 158th street, 46th avenue and Parsons boulevard, Flushing, were set down for a public hearing Oct. 4.

Jamaica Buses Start Extra Beach Service

Mayor LaGuardia announced at yesterday's Board of Estimate meeting that Jamaica Buses has received a temporary permit from the Department of Plant and Structures, permitting extended service in Park Rockaway from today until Sept. 15.

The additional service will be from the company's present terminal at Mott avenue, Far Rockaway, to the Ostend Beach and Pool at Beach 17th street and Seagirt avenue, Park Rockaway. There will be no increase in fare for the extra ride.

Jamaica-Far Rockaway buses of the company leave at regular intervals from Jamaica avenue and 160th street.

The Mayor's announcement was made in connection with an item on the calendar, asking a permit for Jamaica Buses.

"I understand the company has received its permit for this summer service and no additional action is required by the board." The item was filed.

DECISION HELD IN ACTION TO JAIL POLLARD

Deputy Would Be Locked Up Until Ready to Answer Blanshard

A motion to incarcerate Raymond Pollard of Woodhaven, Deputy Commissioner of Public Works in Queens, in the County Jail until he is ready to answer questions before Commissioner of Accounts Paul Blanshard, was argued yesterday in Manhattan Supreme Court. Justice Edward Dore reserved decision.

Pollard was recently fined \$111 by his superior, Commissioner John J. Halleran, for traveling to Georgia in his official automobile to see his son graduate from a military academy. Last week the Queens official, called to testify at a Department of Accounts investigation of his office, refused to be sworn, whereupon Irving Ben Cooper, special counsel to Blanshard, obtained a court order directing Pollard to show cause why he should not be held in contempt.

Andrew Magioncalda of Jamaica, Pollard's attorney, told the court yesterday that his client "has nothing to hide" but is convinced that the Commissioner of Accounts is without jurisdiction.

Pollard Asks Identity Magioncalda said, further, that Blanshard laid out a section of the penal law dealing with misuse of an official car when Pollard visited the Commissioner of Accounts' office last week. Pollard felt he had a right to be confronted with the letter writer who is said to have reported his trip to Georgia, Magioncalda added.

Cooper's argument pointed out to the Blanshard probe wants to delve deeper than "joynotes" in official automobiles, and Pollard's answers to questions are required to make the inquiry as searching and sweeping as planned.

"The Court of Appeals has held that the Commissioner of Accounts may investigate any office for the welfare of the city," Cooper said. "The Commissioner of Accounts is empowered to investigate on his own initiative or by the Mayor's orders under the City Charter."

Admitting that Blanshard has no power to remove Pollard, but is limited to a transfer of facts adduced to the Mayor for the latter's action, Cooper continued: "Pollard is flaunting his refusal to testify. I think that it is ill grace for any city official to refuse to appear in such an inquest. . . . The Commissioner of Accounts has the right to call Pollard even if the complaint were anonymous, which it is not."

Only a Small Part

Cooper said Pollard was plainly apprised last week that "the inquiry was not in the nature of a manhunt," and that the Georgia trip incident was "but a small part of the inquiry being conducted into the Public Works office." The special counsel declined to reveal the identity of the letter writer who gave the tipoff on the trip.

Pollard himself was present in the courtroom as the opposing arguments were offered. He told reporters: "I want to make no statement which might be interpreted as antagonistic to the Commissioner of Accounts. I will make no statement until this is all over."

Louise Beyer Completes Wedding Plans

Louise Elise Beyer, daughter of Mr. and Mrs. George F. Beyer of 73-23 71st street, Glendale, and Frederick S. Kirchstetter of 59-45 Gates avenue, Brooklyn, will be married next Saturday at St. Mark's Evangelical Reformed Church, Glendale. The Rev. M. J. H. Walenta will officiate.

Evelyn G. Sohl will be her sister's maid of honor. The bridesmaids will be Julianna Betchaver and Elizabeth Augart.

The best man will be William Kirchstetter, brother of the bridegroom-elect. Matthew Augart and Milton Sohl will be ushers.

Following a reception at the Glen Ridge Tavern, Ridgewood, the couple will leave on a wedding trip to the Catskill Mountains. On their return they will make their home at 101-33 108th street, Richmond Hill.

WELSH SINGERS TO LEAD

The Welsh Singers will lead the hymn sing in First Baptist Church, St. Albans, at 7:45 p. m. tomorrow. The Rev. A. Clayton Moore, pastor, will preside.

See a House That Is Different in Beautiful

FLORAL PARK

LOW TAXES—NO ASSESSMENTS

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Recruits to the Ranks of Long Island Lawyers



LESLIE J. FLOWER 1000 First avenue, New Hyde Park



WILLIAM P. DONNINO 90-17 168th street, Jamaica



MELVIN J. ESPACH Elmont road, Elmont



FRANK P. ENGELS JR. 43 Walnut avenue, Rockville Centre



PHILIP J. MEAGHER 100-15 Cross Island boulevard, Bellare 107-42



JOSEPH P. YANUCK Letterts blvd., Richmond Hill



BERTRAM SCHWARTZ 85-09 168th place, Jamaica



ERIC J. TRELICH 107-30 111th street, Richmond Hill

NINE RAISED TO PRIESTHOOD

Ceremonies Take Place in St. James Cathedral

Nine Long Island men were raised to the priesthood of the Roman Catholic Church in St. James Pro-Cathedral, Brooklyn, this morning, by the Most Rev. Thomas E. Molloy, Bishop of Brooklyn. A score of monsignori and more than 100 priests were present.

Seven of the new priests recently completed their theological studies in the Diocesan Seminary of the Immaculate Conception, Huntington. Two others prepared for the priesthood at St. Mary's Seminary, Baltimore.

Those ordained this morning are: the Rev. Edward J. T. Burke, Elmhurst; the Rev. Michael J. Kenny, Winfield; the Rev. George W. Holzheimer of Woodhaven; the Rev. William T. Gannon, Hollis; the Rev. James F. McDermott, Long Island City; the Rev. Harold J. Martin, Queens Village; the Rev. John F. Oravec, Glen Cove; the Rev. Gerald J. Sheridan, Patchogue, and the Rev. Alfred J. T. Weinlich, Port Washington.

Father Martin and Father Weinlich are the two who prepared at St. Mary's Seminary.

Jamaica Laborer Held For Grand Jury

Charged with robbery, Howard Eato, 3, a Negro laborer, of 147-23 Liberty avenue, South Jamaica, was held without bail for the Grand Jury after hearing in Jamaica Magistrates Court yesterday.

Charles Randis of 104-15 Inwood street, South Jamaica, said Eato held him up at the corner of Elm street and Liberty avenue, South Jamaica, and took a watch valued at \$40, a \$3 fountain pen, and \$6 in cash.

Your Menu for Tomorrow

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EXTRA JUSTICE ASSIGNED TO 4TH DISTRICT

More Than 30 Cases Waiting in Municipal Court Will Be Cleared

Justice David Morris will sit in the Fourth District Municipal Court, Jamaica, from June 24 to 28 inclusive, so that more than 30 cases, which otherwise would have been postponed until September can be heard before the summer recess.

The additional jury week was brought about yesterday as the result of a petition sent to George Bissell, president of the Municipal Courts in New York City, by the Jamaica Lawyers Club. The matter was first taken up with Justices Smith and Pettie, who forwarded the petition to President Justice Bissell.

Anthony P. Savarese, president of the Jamaica Lawyers Club, yesterday urged bar members whose cases had been postponed "to be ready to go to court at this time in order to show full appreciation of the splendid spirit of co-operation which the bar is receiving from the Judges."

Savarese pointed out yesterday that this extra term has the dual advantage of clearing dockets before the vacation season begins, and of affording immediate remuneration to attorneys who might otherwise have to wait until fall before collecting any fees.

PROPER EYE GLASS FRAMES ADD CHARM

Eye glass frames are really a very personal thing. Scientifically fitted they may add to the charm and attractiveness of your features.

The frames you are wearing may be as out of date as the clothes of twenty years ago. Modern frames will improve your appearance immensely. Drop in and consult this friendly optical organization about new and up-to-date frames. Prices are very low—easy for those with the smallest incomes.

And there is no obligation for consulting us.

Reliable Optical Service, Inc.

Opticians JAMAICA AVE. at 164th ST. (Over Lerner's, Entrance 164th St.) 3 Flight Up JAMAICA, N. Y. HOURS: 9-9 Tel. Jamaica 6-3890

JAMAICA BUS SERVICE DIRECT TO OSTEND BEACH ON THE OCEAN FRONT AT FAR ROCKAWAY. NO EXTRA FARE

Residents of Jamaica and surrounding territory will hail with delight the welcome news that, at no additional fare, buses on the Jamaica-Far Rockaway route of Jamaica Buses, Inc., will carry them direct to the beautiful Ostend Beach and Pools on the ocean front at Far Rockaway. This new service begins on Saturday, June 15, and will continue until Sept. 15.

In celebration of this great event, the management of Ostend Beach and Pools has made arrangements to distribute

FREE ADMISSION TICKETS

GOOD ANY DAY from JUNE 15th to JUNE 30th

BURDEN & CO., DEPARTMENT STORE

These free passes entitle the holders to free admission to Ostend Beach and Pools, bath houses and to all other club facilities, on any day from June 15 to 30, including Sundays.

Buses on Jamaica-Far Rockaway route, leave from Jamaica Avenue and 160th Street, Jamaica.

BATHING SEASON NOW OPEN

Fine sanitary bath houses, for individuals and families. By the season, month, week or day. Make your reservation now.

Beautiful private white sand beach, with water clean, clear and free from pollution. Safe, well-guarded surf bathing.

Finest filtered ocean water pool on Long Island, also large kiddie pool; pools cleaned every day.

Large private covered pavilion. Free admission to all fashion shows, aquatic sports, exhibitions, entertainments, etc. Free calisthenic classes twice daily. Free handball courts. Complete children's playground with seesaws, swings, slides, etc. New, moderate-priced cafeteria and fountain in operation.

OSTEND BEACH and POOLS

BEACH 17th STREET FAR ROCKAWAY, N. Y.

ROCKVILLE CENTRE LONG ISLAND



COME OUT AND INSPECT A TRULY WELL BUILT HOME IN A TOWN WHERE THERE ARE NO ASSESSMENTS

THE home we offer today is built of the finest of materials, complete in every detail, and modern yet not extreme. Situated on a quiet street, near one of our fine grade schools, bus line and country club, you will be agreeably surprised by its grade of architecture and construction of rooms. The exterior is of massive Westchester stone and heavy shingles. There is an attached garage, with overhead door. The lawn is splendid and amply shaded. There are arbors and trellises and flower boxes walk to house. The interior, which occupies a living room 14x27, has a large picture bay-windowing fireplace with bookcase on each side; cheerful dining room with door leading to large open porch; much care has been stressed in layout of kitchen; more than enough closet space has been provided; it is equipped with latest Grigo gas range, heavy blind hood, refrigerator, sink, breakfast room; laundry, stairs with heavy wrought iron rail to playroom, with real log-burning fireplace and cocktail bar; laundry and boiler room. Kooler heating plant with oil burner, summer hot water by oil burner. The second floor has three very large bedrooms, and two baths and stairway to roomy attic. Other features include copper leaders and gutters, brass striping, poured concrete foundation, brass piping, copper boiler, Schlage hardware, "blow" radiators, "fat" radiators and shoe compartments in closets. Many convenient heat outlets. Price \$9,500. Why not drive out today and have one of the following brokers show you this home.

PARK REALTY CO. 51 No. Park Ave. Phone 555. CANTERBURY REALTY CO. 805 No. Village Ave. Phone 3800.

ROAKE-BETES CO., INC. 243 Sunrise Highway. Phone 3518. JOHN F. CRAMER 215 Sunrise Highway. Phone 4847.



THESE Colonial and English exterior design homes are situated in one of the most beautiful wooded sections of Lynbrook, on fully landscaped and shrubbed 40x100 plots.

\$3,490

\$890 Cash—Balance 16-20 year Federal Mortgage.

\$28.80 per month pays everything. LYNBROOK HOMES LYNBROOK, L. I.

Among their many features are:

- Breakfast nook, Armstrong 1 in oomum and cabinets, in Travelling kitchen, slate roof, brass plumbing, double hardwood floors, steam heat, real brick fireplace, copper leaders and gutters; 2 locks to station and 3 closets, in store-rooms and churches.

A Home You'll Love to Own TULIP HOMES

Bellmore Street Between Cherry and Miller Streets

Directions—Jericho Turnpike to Tulip Ave. (Floral Park). Turn right at Plainfield Ave. to Cherry St.; turn left 2 short blocks to Bellmore St.

Includes 2 Car Garage

Value for \$6990

Includes 2 Car Garage