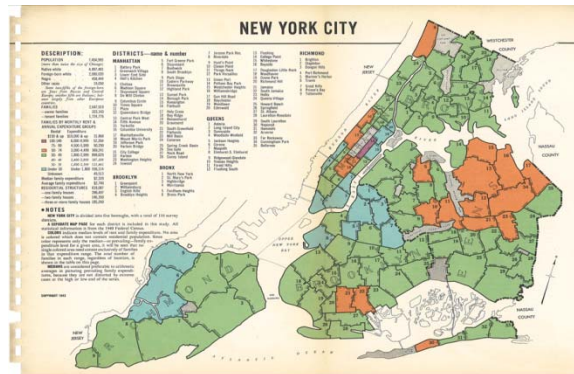


1943 Profile of the Sea Gate, Brooklyn area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

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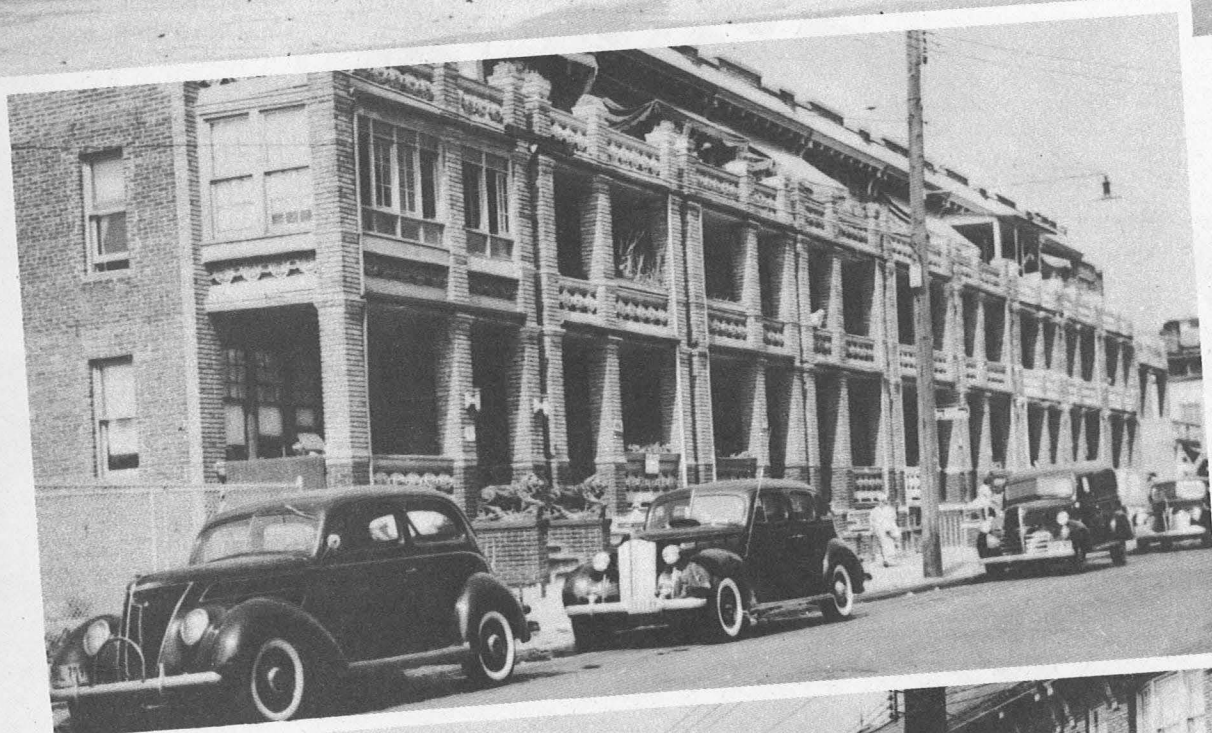
For other 1943 profiles, please visit www.1940snewyork.com

BROOKLYN 26

Sea Gate



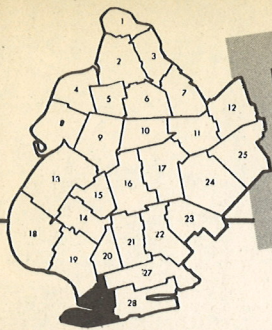
Above: Corner of Atlantic and Surf Avenues



Above: West 21st Street between Surf Avenue and Mermaid Avenue



Right: Facing west on Mermaid Avenue from West 24th Street



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BROOKLYN

26

Sea Gate

| | |
|--------------------------------|--------|
| POPULATION | 43,205 |
| (larger than Jamestown, N. Y.) | |
| Native white | 26,502 |
| Foreign-born white | 15,980 |
| Negro | 651 |
| Other races | 72 |

Russian and Central European Jews in the south central sector, and Italians to the north, make up most of the foreign-born.

| | |
|------------------|--------|
| FAMILIES | 11,641 |
| —owner families | 1,691 |
| —tenant families | 9,950 |

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

| Rental | Expenditure | |
|------------|---------------|-------|
| \$150 & up | \$10,000 & up | 73 |
| 100-149 | 6,000-9,999 | 222 |
| 75- 99 | 4,500-5,999 | 227 |
| 50- 74 | 3,000-4,499 | 1,232 |
| 30- 49 | 1,800-2,999 | 5,185 |
| 40- 49 | 2,400-2,999 | 1,904 |
| 30- 39 | 1,800-2,399 | 3,281 |
| Under 30 | Under 1,800 | 4,298 |
| Unknown | | 404 |

| | |
|------------------------------|---------|
| Median family expenditure | \$2,041 |
| Average family expenditure | \$2,289 |
| RESIDENTIAL STRUCTURES | 4,806 |
| —one-family houses | 1,543 |
| —two-family houses | 1,187 |
| —three-or-more-family houses | 2,076 |

The northern part of this district is sparsely settled. The southern half may be host to a million people on a hot Sunday in summer. For here is that portion of Coney Island containing the amusements and most of the beach. Neptune Avenue is the main shopping street and is filled with shops and stands catering to the amusement crowds. On the side streets, to the north of Neptune, are many cheap summer bungalows. Sea Gate, on the western tip of the island, was once a residential community of high-income families. It is still closed to the general public, but the rental values now are only slightly higher than in the rest of the district.

