

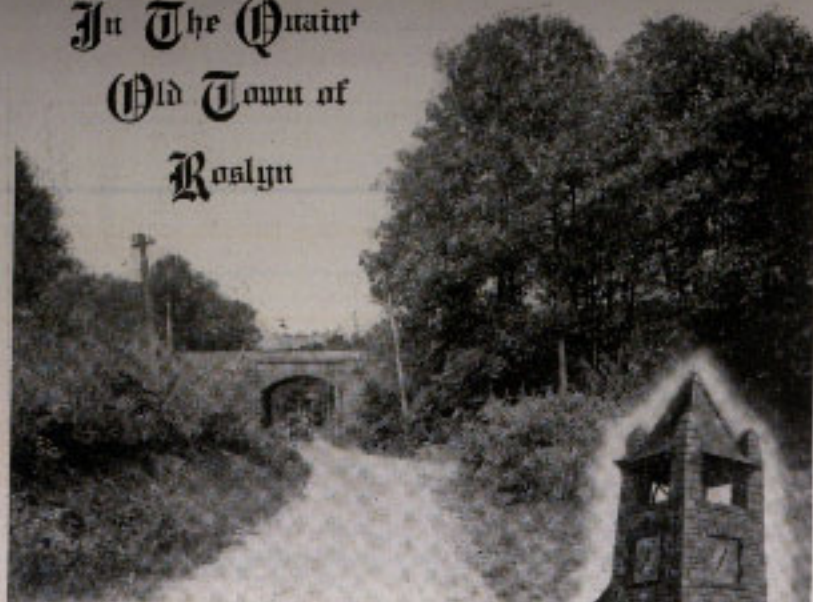
Roslyn Estates  
The Garden of Long Island



A black and white photograph of a dense forest. A path or clearing leads through the trees towards the background. The text is overlaid on the upper part of the image.

Roslyn Estates  
the Eden  
of Long Island

In The Quaint  
Old Town of  
Roslyn



## Roslyn Estates

**W**HAT if Central Park in Manhattan and Prospect Park in Brooklyn, with All their Wild, Natural Beauty, were Converted into Separate Groups of Private Estates? And Suppose that Upon Each of These Beautiful Areas There should be Established about Two-Hundred Comfortable, Picturesque Homes, from Craftsman Bungalows to Imposing Mansions, having Spacious Lawns and Gardens overshadowed by Big, Wide Spreading Trees?

¶ What Then?

¶ This: That Their Relation to the Great Cosmopolitan City of New York would be Almost Identical to That Which the Roslyn Estates—on the City's Border—is Destined to bear Within a Few Years, According to Present Growth.

A Country  
Within  
the City



LODGE ENTRANCE TO ROSLYN ESTATES



**T**HERE is, However, One Important Difference.

¶ Both Central Park and Prospect Park would Require Very High Walls about them to Insure the Exclusiveness of the Private Estates Within their Boundaries. Were these Walls ever so High they Could Not Shut Out the Roar and Turmoil of the City from their Border Lines, Nor Keep Out, too, the Smoke and Grime from the Murky Atmosphere.

¶ Roslyn Estates, on the Contrary, is Physically Protected from

all Undesirable Incursions of Sight or Sound or Tangible Element, in Being Almost Wholly Surrounded by Great, Old Private Estates which Lend a Congenial Atmosphere and Also Add to the Exquisite Landscape Views from All Points of Vantage in the Estates.

¶ And too, Roslyn Estates—although it is now Almost Touching the City Limits, is the *Real Country*; and it is Intended to Keep it Real Country even when the Roaring City Swirls About it with its Multifarious Population and Heavy Commercial Traffic.

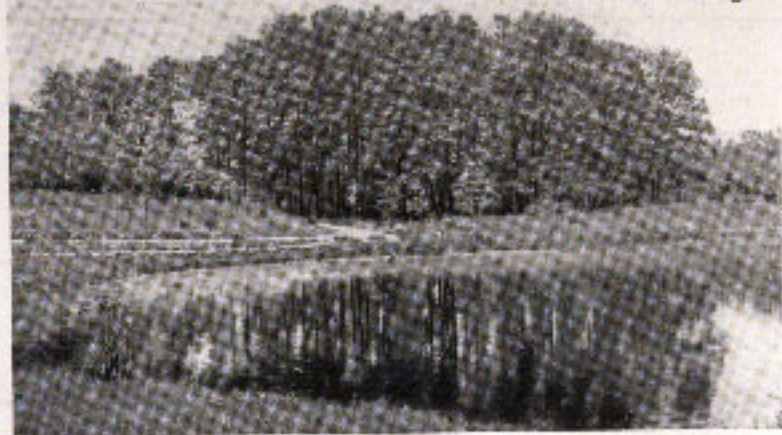




**R**OSLYN ESTATES, Called "The Eden of Long Island," is a Rustic Paradise of Hills, Glens, Spring-fed Lakes, Big Trees and Cosy, Picturesque Homes. It Comprises About Three Hundred Acres among the Highest Lands of the North Shore and is Located on the Queens' Border in the Famous Wheatley Hills, Overlooking Hempstead Harbor and the Old Town of Roslyn—*Thirty-Seven Minutes from Herald Square.*

"Eden  
of Long  
Island"

☪ It is a Pure Country Preserve, being Occupied by Homes of the Better Type—from Craftsman Bungalows to Stately Mansions and Cottages.





Everything "Citified" in Appearance is Carefully Hidden or Eliminated though the Homes are Provided with All the Comforts and Conveniences of City Life.

¶ Beautiful Macadamized Roads and Gravelled Walks,

Wind in and About, Among the Hills and the Lakes Following the Natural Contour of the Land: and all the "Estates," Small and Large, of a Quarter Acre or Ten or Fifteen Acres, have been Laid Out with a View to their Individual Beauty and Character.

¶ *There are No Square Corners* in Roslyn Estates. No "Citifying" Method is Followed which Clips and Destroys the BEAUTY of a Landscape for the Profit of a "Developer."

Winding  
Roads and  
Walks







INTERVALE, ROSLYN ESTATES.

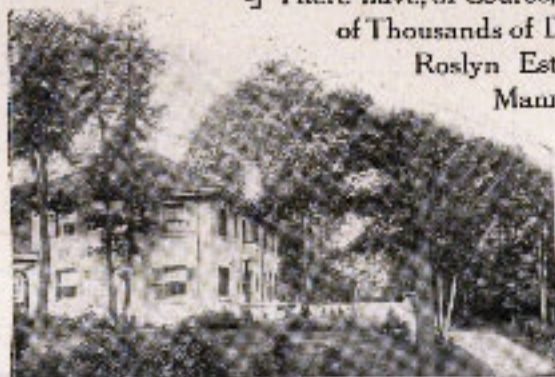


THE TERRACES ON LOTUS POND.

**I**N a Very True Sense, Roslyn Estates is Not a Development. It is Much as Nature Left it, with its Natural Plottings and Natural Beauty. And the Work of Nature has

been Augmented by the Work of Man: First, in so far as to Help Nature in Her Own Work, by Cleaning Out the Small Growths Sapping the Roots of Her Great Oaks, Rehabilitating Her Lakes and Fens and Adding to Her Indigenous Growths of Trees, Shrubs and Flowers by the Transplanting of Many Rare Exotics; Second, in Contributing to the Convenience and Comfort of Man by Creating Access to These Little Realms of Nature and in Building upon them Artistic Homes Which Blend into the Beauty of Their Environs.

¶ There have, of Course, been Hundreds of Thousands of Dollars Put into Roslyn Estates in such a Manner; and Large Sums Must Yet be Expended in other forms of Artificial Improvements and Accessories as

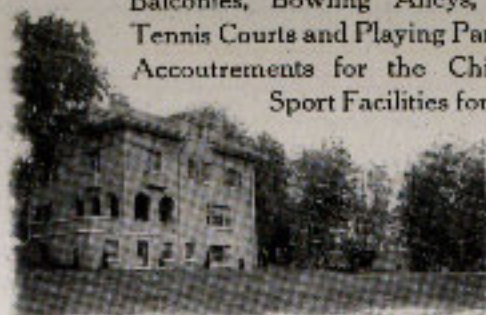


may Now or Later be Needed by the Increasing Population of the Estates. Among the Contemplated Improvements is a Casino or Club House Social Center for the Community Folks with Assembly Hall, Dining Parlors, Tea Rooms, Observation



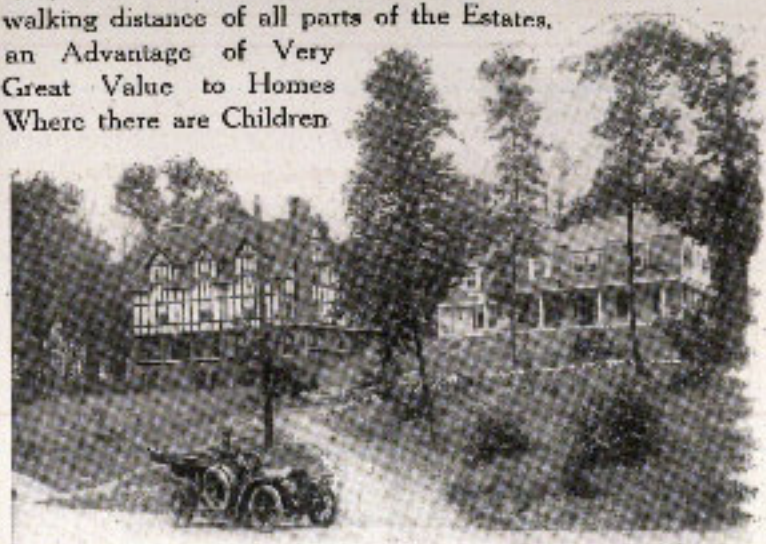
A ROSLYN BANK.

Balconies, Bowling Alleys, Billiard Rooms, Tennis Courts and Playing Parks with Gymnastic Accoutrements for the Children, and Field Sport Facilities for Special Occasions.



Arrangements have also been made for the Establishment of a fine Public School within

walking distance of all parts of the Estates, an Advantage of Very Great Value to Homes Where there are Children.



HOMES IN ROSLYN ESTATES.

**C**EDARMERE, the Old Homestead of William Cullen Bryant, the Great American Nature Poet, is but a Short Distance Across the Harbor from Roslyn Estates. Here the Poet Wrote Some of His Most Famous Poems, including "An Invitation to the Country," one Stanza of Which is as Follows :

"Come daughter mine, from the gloomy city,  
 Before these lays from the elm have ceased;  
 The violet breathes, by our door, as sweetly  
 As in the air of her native East."

**Q** Of the Roslyn Home itself, Bryant Wrote to a Friend :

"At last, I have house and lands on Long Island—a little place in a healthful neighborhood, just above seawater—a long inlet of the Sound overlooked by



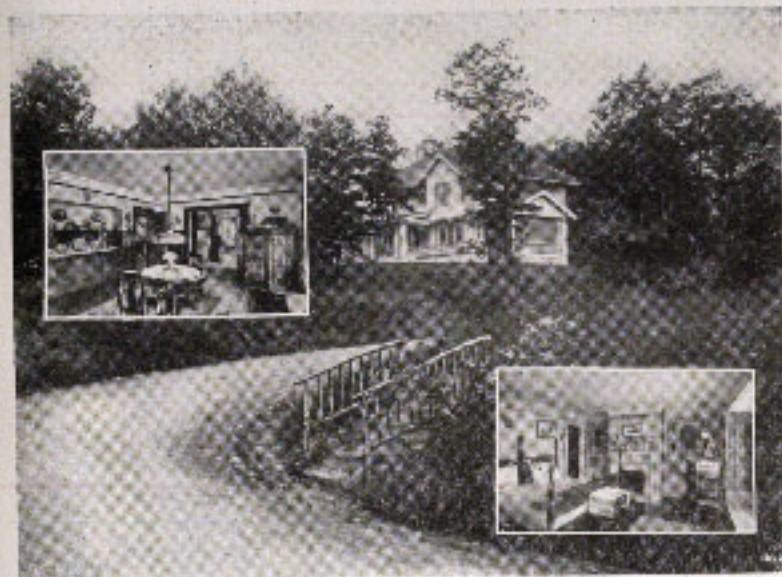
OLD HOMESTEAD OF WILLIAM CULLEN BRYANT, woody hills, and near a village skirting several clear sheets of freshwater, fed by abundant springs which gush from the earth at the head of the valley."

**C** Mr. Bryant Occupied this Old Homestead until the Day of his Death, June 12, 1878. He was Buried in Roslyn.



¶ John Bigelow Commenting on Bryant and his Roslyn home wrote

\*Partly from sanitary consideration, but more to satisfy his craving for opportunities of indulging his love of nature, which amounted more nearly than anything else to a passion with him, Bryant took advantage of the first surge of financial prosperity that overtook him to secure a country home. In 1845, he found on Long Island a place entirely to his taste. It was near a little village afterward called Roslyn, overlooking an estuary of the Sound—such a nook as a poet might well choose, both for its shady seclusion and its beautiful



RESIDENCE OF MR. JOHN A. BADENOCH, ROSLYN ESTATES.

\*William Cullen Bryant (American Men of Letters) by John Bigelow, Page 93. †Goodwin's Life, i. 408.



prospects; embowered in woods that covered a row of gentle hills, and catching glimpses of a vast expanse of water, enlivened in the distance by the sails of a metropolitan commerce.

¶ Peter Ross, L.L.D., in his

"History of Long Island" also wrote:

"Bryant, and later Park Godwin (the poet's grandson) used to declare that they owed much of their triumph over the wear and tear of years to the splendid health-giving qualities of Roslyn's pure air and its restfulness."

**I**N Addition to its Rugged Beauty, Tranquil Atmosphere and \*Healthfulness, Roslyn Estates is Ideal in its Situation for All-Year Suburban Residence. Many Fine Families are Already Happily Settled in Splendid Homes Among its Hills.

¶ The Lodge Entrance to the "Estates" is but a Third of a Mile from the Roslyn Station of the Long Island Railroad, While the North Western Side of the "Eden" is Less than a Mile and a Half from the Manhasset Station of the Port Washington Division.



¶ Both Lines are being Electrified. A *Thirty-Minute Through Service* under a *Fifteen-Minute Headway* During the *Commuting Hours*, from

\*The climate of Roslyn is 10 degrees cooler in the Summer and from 12 to 16 degrees warmer in winter than either Brooklyn or New York.

both Manhattan and Brooklyn, is Officially Promised Within a Few Months. The Transit Service of Roslyn Estates will then be Far More Choice than that Within the City Limits, Elevated or Subway.

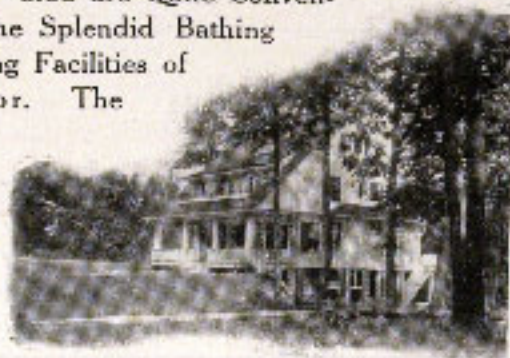


¶ A Trolley Line Passing along the Northern Boundary of the Estates and by the Lodge Gate on the South, Connects with the Railroad Stations on Either Side, Circles Through the Village, and Extends Out to Port Washington, Mineola, the South Shore and Into Manhattan and Brooklyn.

¶ By Automobile, Roslyn Estates is but a Short Hour of New York. The Famous North Hempstead Turnpike and Mineola Avenue, Two of the Finest Motoring Roads on Long Island, Form Conjointly a Boundary for the Property for Nearly Two Miles. These, with the Magnificent Boulevards Within the Estates, Create an Arterial Center for the Finest Short Motoring Trips on the Western End of the Island.

¶ The Golf Links of the Glenwood Country Club and of the Nassau Country Club are Quite Convenient, as Well as the Splendid Bathing Beaches and Boating Facilities of Hempstead Harbor. The

Roslyn Estates, therefore, Offer almost Unlimited Opportunities for the Enjoyment of All Forms of Outdoor Sports.



**W**HILE Roslyn Estates is Entirely in a Class by Itself because of

its Very Fine Location, Rugged, Picturesque Topography and Refined Home Atmosphere, it Offers Greater Values as well as Greater Advantages to Homeseekers and Home Builders at Smaller Costs than Any Other Property on Long Island that Might be Deemed Worthy of Comparison with it in Any Way.

Homeseekers are therefore, Invited by the Management to Carefully Inspect

Roslyn Estates and Compare its Offerings in Plots and Cottages with other High Class Properties--Feeling Doubly Sure that if such Precaution is Taken by the Purchaser he will Prove to Himself that the above Statement is True.

**DEAN ALVORD COMPANY, Managers**  
Roslyn Estates Incorporated 111 Broadway, New York



HOME OF MR. CLARENCE H. MACKAY, ROSLYN.



HOME OF MR. WALTER G. OAKMAN, ROSLYN.



VIEW OF "THE LOCH" IN ROSLYN ESTATES.





ROSLYN ARMS