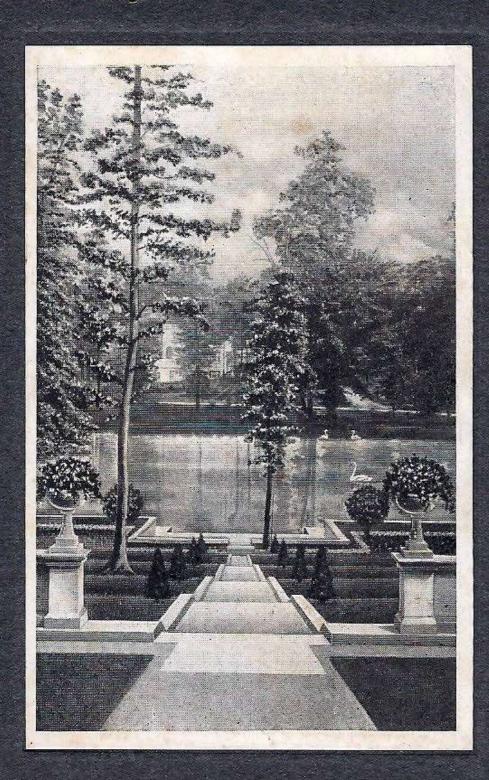
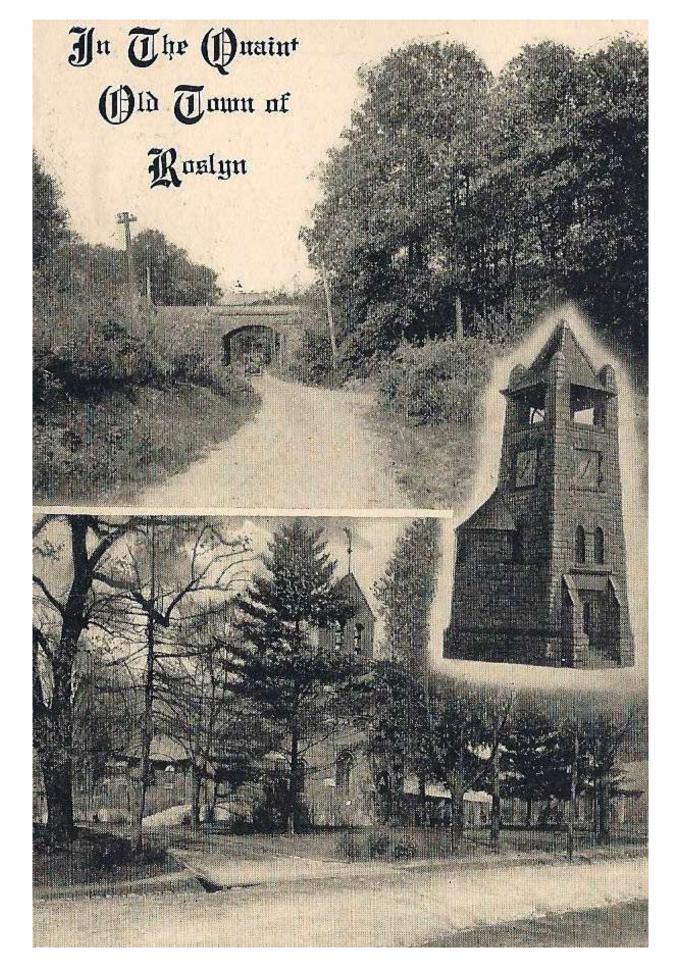
The Joseph of Youn History



Roslyn Estates the Eden of Long Island



Roslyn Estates

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 Es-

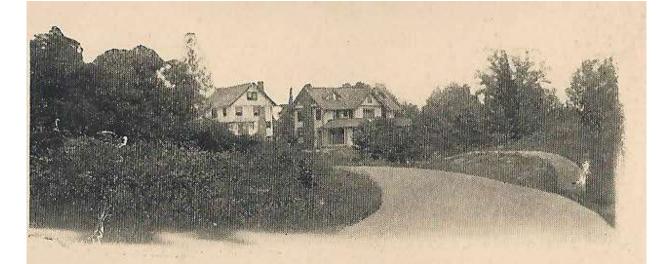
tablished about Two-Hundred Comfortable, Picturesque Homes, from Craftsman Bungalows to Imposing Mansions, having Spacious Lawns and Gardens overshadowed by Big, Wide Spreading Trees?

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.



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 High-

est Lands of the North Shore and is Located on the Queens' Border in the Famous Wheatley Hills, Overlooking Hempstead Harbor and the Old "Eden of Long Island"

Town of Roslyn—Thirty-Seven Minutes from Herald Square,

¶ 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,

Winding Roads and 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





a Very True Sense, Roslyn Estates is Not a De. velopment. It is Much as Nature Left it, with its Natural Plottings and Natural Beauty. And

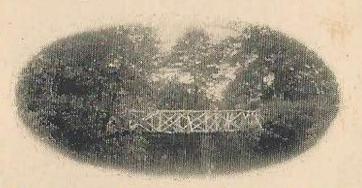
the Work of Nature has

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

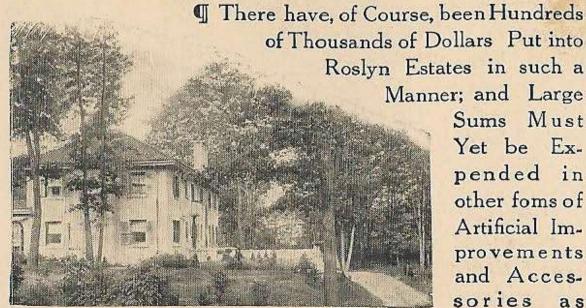


Roots of Her Great Oaks, Rehabilitating Her Lakes and Fens and Adding to Her Indigenous Growths of Trees,

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 Lit-



tle Realms of Nature and in Building upon them Artistic Homes Which Blend into the Beauty of Their Environs.



Sums Must Yet be Expended in other foms of Artificial Improvements and Accessories

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

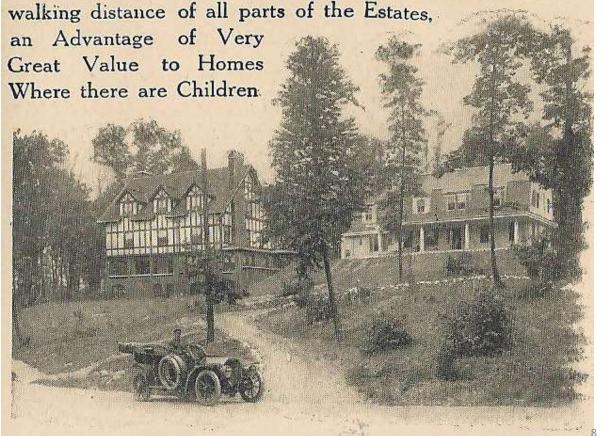


A ROSLYN BANK.

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



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



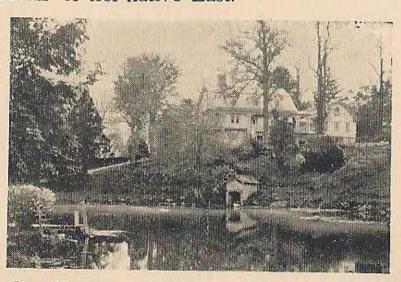
Homes in Roslyn Estates.

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."

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

* "At last, 1 have house and lands on Long Island—a little place in a healthful neighborhood. just above seawater—a long inlet of the Sound



OLD HOMESTEAD OF WILLIAM CULLEN BRYANT,

overlooked by 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."

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

prospects; embowered in woods that covered a row of gentle hills, and catch-



ing 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."

> 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 Manhassett Station of the Port Washington Division.



4 Both Lines are being Electrified. 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. 10

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



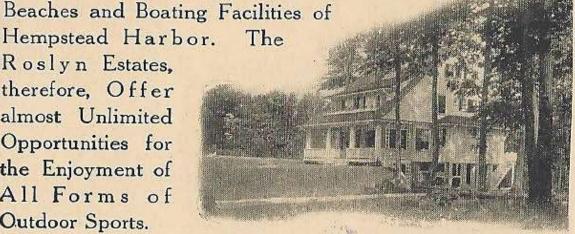
along the Northern Boundary of the Estates and by the · Lodge Gate on the South, Connects with the Railroad Stations on Either Side, Circles Through the Village, and Extends Out to Port Washington, Mineola, the South Shore and Into Manhattan and Brooklyn.

¶ 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 Conven-

ient, as Well as the Splendid Bathing

Hempstead Harbor. The

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





HILE Roslyn Estates is Entirely in a Class by Itself because of its Very Fine Loca-



HOME OF MR. CLARENCE H. MACKAY, ROSLYN.

tion, 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

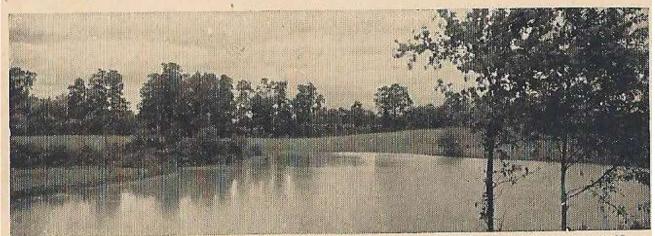
be Deemed Worthy of Comparison with it in Any Way.

I Homeseekers are therefore, Invited by the Management to



Carefully Inspect Home of Mr. Walter G. OAKMAN, ROSLYN. 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



VIEW OF "THE LOCH" IN ROSLYN ESTATES.



ROSLYN ARMS