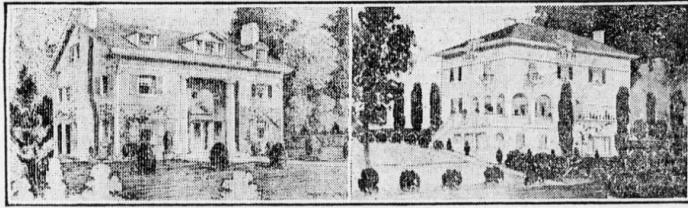


SPECIMENS OF NEW STRUCTURES ON ROSLYN ESTATES



Fireproof Detached Dwellings Erected on the Property Which Dean Alvord Is Developing.

NEW HOUSES AT ROSLYN.

Artistic Fireproof Structures Amid Surroundings in Which Landscape Art Adds to Nature.

One of the interesting examples of country home building near New York to-day, which seems to typify the development in American taste in out-of-town homes, is to be found at Roslyn Estates, Roslyn, L. I.

In developing this property Dean Alvord made a radical departure from the commonplace by selecting not a flat and treeless tract, but 300 acres of rolling woodland in the heart of the Wheatley Hills, to the west of and immediately adjoining the town of Roslyn. This he has developed on the plan that has been followed in laying out the best municipal parks, taking full advantage of every knoll and gully, every bowlder and declivity, every lake and grove of trees.

That such an artistic environment has inspired the construction of houses in keeping with the plan is perhaps to be expected—in view of the growing interest in country living among families of means. Four houses embodying these ideas in home building are now far advanced and will be ready for occupancy in the early spring.

The architect is Frederick J. Sterner, who has made a special study of country houses and produced many notable examples of the artistic and unusual, especially in concrete. The builders are the Fireproof Dwellings Company of New Haven, Conn., and the houses are of fireproof construction throughout.

These four dwellings stand upon about an acre of land each, grouped around Lotus Pond—one of the spring-fed lakes, of which there are several on the estates. One is in architectural style, an Italian villa of the hill country, situated upon a sloping plot at the meeting of two roads. The exterior finish is of dash stucco in rich yellows with dull green ceramic faience. The feeling of this design is accentuated by groups of Normandy poplars and the introduction into the veranda walls of fragments of Roman frieze.

A second dwelling follows the simple lines of the northern Italian villa, the exterior treated in grays and yellows, with outside Venetian blinds. The front facade is beautified by a formal Italian garden with a broad flight of steps leading to a less formal garden on the margin of the lake. The background of large oaks accentuates the lines of the building, contrasting sharply with the pale red tile roof.

The third house is distinctly colonial with large front columns and shingle tile roof. Lattices, blinds and woodwork are in pale green. This house will have a carefully designed colonial garden—a prominent group of large oak trees forming an attractive feature of the plot.

The fourth house of this group is an English country villa. White solid concrete is employed the lower stories will have an ornamental facing of Harvard brick with upper stories in stucco and timber, and a shingle tile roof.

These dwellings typify the plan under which Roslyn Estates was created and developed, namely, to provide a highly protected residence park, beautiful in all its details, that would appeal to those whom the stereotyped city block suburb did not attract—to make a colony of country homes that would preserve in the highest degree the beauties of the country, while providing the essential conveniences of well appointed city homes.

seum of Arts and Sciences and the prospective erection of the new Brooklyn Library and the projected astronomical observatory.

In healthfulness, beauty and desirability and attractive surroundings the Eastern Parkway region has merits all its own. Progressive spirit is shown by the enterprises under way for making it a center of fine homes. The natural advantages are rapidly being appreciated and a healthy growth is under way.

Where Building Is Going On.

At the office of Noah Clark, broker, 753 Nostrand avenue, it was stated that there was great activity in building in the region east of Bedford avenue, on both sides of the Eastern Parkway. Some of the recent structures are these: On the south side of Eastern Parkway, between New York and Brooklyn avenues, have been erected the only two houses in Brooklyn of the type of those on Riverside Drive, New York, from which they are copied. The basements are finished like the parlor floors, there is hardwood trim throughout, each has twelve rooms and two baths, there is electric lighting and telephone service. One of these houses is occupied by the owner, Philip Bierschenck, formerly of the Eastern District, and the other has been sold by Noah Clark to C. M. Schmidt for \$16,000. The same broker has sold at 765 Nostrand avenue, a two-family apartment with stores, for \$10,500. At 806 Nostrand avenue stores and flats have been sold for \$11,000. At 816 Lincoln place a private house has been sold by the same broker for about \$12,000. On

both sides. In Albany avenue between Union and President streets, it is planned to erect sixty homes. Chester Reynolds will build fifty one-family houses in Union street, between New York and Brooklyn avenues, which are expected to sell for \$15,000 each. The Capitol Improvement Company will erect on the Eastern Parkway and Lincoln place, at New York avenue, nine two-family houses, to sell for \$16,000 apiece. A row of seven flats is to go up at Bedford avenue and Carroll street. In New York avenue, between Union and President streets, the Indian Hill Improvement Company is erecting a row of fireproof one-family houses. There will be nine houses of the American basement type, 17 feet wide and about 70 feet deep, provided with steam drying rooms, pneumatic cleaners, cement floors, roof promenade and every latest improvement for comfort and convenience.

Renewal of Real Estate Interest Anticipated.

Frank H. Tyler, broker, of 1183 Fulton street, was inclined to think that the interest in the holidays threw real estate in the background. "I do not believe," said he, "that people have time in the holiday season to think of real estate. Wait until we get into the new year two or three weeks, and interest will revive. Money is plenty for building operations and they will be pushed forward. We have done a large amount of business in the last year. Real estate has weathered the financial conditions splendidly. While there may not have

NEW APARTMENT HOUSES ON THE E



Row of Four-Story Double Structures at the Southeast Corner of Nostrand A. Levy Realty and Construction Company.