

# Phelps Manor



# Phelps Manor

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ESTATE OF WILLIAM WALTER PHELPS, INCORPORATED

## *A Question for You to Answer*



*Where peace and quiet reign*

**T**HERE is one important and outstanding question that confronts the vast majority of people sooner or later, and that is the one pertaining to the location of a home.

Where can I live to best advantage? What environment within my means shall I choose that will bring the most content and happiness to my household? Is the location convenient for me in going to and returning from my place of business? What about the general neighborhood facilities, that

mean so much to the comfort of the members of my family?

These and many other considerations come up for answer. They demand the most careful thought and thorough investigation. And properly so, as a successful outcome to the battle of life may largely depend upon a correct solution of this momentous question at this particular time:

*"His home, the spot of earth supremely blest;  
A dearer, sweeter spot than all the rest."*

### *Where Will You Live?*

To those whose interests require living in or near the great cosmopolitan city of New York, the problem is particularly hard to solve. So rapid has been the growth of New York, that already Manhattan Island has reached the point of



saturation. According to the United States Government Census reports there was actually a decline in the number of people residing on Manhattan Island in 1920 as compared with 1910.

A carefully prepared estimate recently made by The Sage Foundation shows the present population living within a circle of twenty-five miles from New York's City Hall as approximately nine millions.

No other place in the world of equal area contains so many people. But vast as is this population at the present time, we are told by the most dependable authorities that one hundred years from now no less than thirty-seven millions of people will be found dwelling within this same area.

This is the estimate of The Sage Foundation and is regarded as conservative. That organization is conducting a most thorough and scientific investigation of the growth of New York and its suburbs, for the purpose of directing attention of those in authority to the necessity of planning ahead for this tremendous increase in population.



CEDAR LANE THROUGH PHELPS MANOR

—The best informed experts on the growth of populations and of the underlying causes that assure future increases of the same are all of the firm opinion that no large city in the world is more likely to continue steadily increasing its suburban population than is New York. They believe this expansion will continue for many, many years—perhaps for many generations.

New Jersey, as well as Westchester, Long Island and Staten Island, must take care of the great growth that is certain to follow year by year. Picture what this means to the suburbs of the greatest city in the world twenty years hence or even ten or five years from now!

### *The Beauty of Phelps Manor*

The county of Bergen in New Jersey is one of the largest and most important in the State, with a population in excess of two hundred thousand. Englewood, Hackensack and



GENTLY SLOPING AND PARKLIKE GROUNDS

## *PHELPS MANOR*

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Ridgewood, its largest towns, are all less than 20,000 each—a remarkable distribution of population.

The southern boundary of the county is nearly opposite 23d Street, New York, while its eastern line follows the middle of the Hudson River to a point a little above Yonkers. The corresponding area on the opposite side of the Hudson, with no better train service, has a population of millions. Such congestion will never occur here because of restrictions running with the land. There is an absolute necessity for an area which is dedicated by common consent to home ownership, except for the business centers which directly serve such homes.

The topography of Bergen County is one of beautiful rolling hills extending mostly in a northeast and southwest direction. The land is splendidly wooded and there are many very attractive fertile valleys and dales. It would hardly be possible to find a more ideal section of country anywhere for home building amid such excellent surroundings. Here, in the garden spot of the county, the Phelps



SPACIOUS LAWNS AND INVITING SHADE



Estate was established many years ago, and these lands are now open for individual home ownerships.

### *The Founder of the Estate*

In the year 1869, the late William Walter Phelps moved from New York City to New Jersey and became a citizen of Bergen County. He had just previously graduated from Yale and had also completed a law course at Columbia University.

Endowed with a fine mind and possessing unusual ability, Mr. Phelps soon attained a high standing in his adopted State. He was elected to Congress several terms and in 1881 President Garfield appointed him Minister to Austria. Later, in 1889, he was selected by President Harrison as Minister to Germany. He there distinguished himself as a diplomat, having handled a number of intricate international questions most skillfully, giving great satisfaction to his Government as well as lasting credit to himself.



A LANDMARK FOR THE PAST THIRTY YEARS

The success in life which Mr. Phelps soon achieved enabled him to purchase extensive tracts of land, which were mostly in Bergen County. Here near the junction of Teaneck Road with Cedar Lane, in the midst of a large and parklike wooded tract, he built a fine mansion. Unfortunately, in the year 1888, the mansion was completely destroyed by fire, together with its contents, which included a splendid library and many rare and costly objects of art. The standing chimneys and crumbling walls of the destroyed home have long been a landmark in that section of the county.

### *Extensive Development Plans*

Following the death of William Walter Phelps some years ago, his son, John Jay Phelps, succeeded as the head of the estate of his father. The large land holdings have mostly been kept intact. The extraordinary demand for suburban homes which exists at the present time has, however, determined the managers of the estate to place the greater part of these lands on the market.



ACROSS THE ROAD FROM THE PHELPS MANOR PROPERTY



Accordingly, extensive plans have been completed whereby 672 acres, which include the old mansion site, will be immediately developed into splendid residence lots and plots, the new development to be hereafter known as "Phelps Manor." A more important real estate movement has probably never taken place in Bergen County.

These plans and restrictions, already fixed upon for the development of Phelps Manor, practically guarantee an environment of dignity and refinement for all time.

### *Grandeur of Location*

The land is well elevated above the surrounding country and extends in one continuous boundary between Englewood and Hackensack, a distance of several miles. From many of the elevations on the property, one catches glimpses of the distant Palisades of the Hudson to the east, while, looking westward, the Orange and Ramapo Mountains with their grandeur come into view, the entire area within this wonderful panorama being at least one hundred square miles.



TEANECK ROAD, LOOKING TOWARD CEDAR LANE.

### *Parklike Attractiveness*

It is difficult to realize that so attractive a place is available for home building, and that it is only a few miles from the center of New York City. The acreage opened for development is nearly as large as Central Park in New York and larger than Prospect Park in Brooklyn, while in natural attractiveness, with its smooth lawns, wooded drives and great variety of healthy trees and shrubs, it compares favorably with either of these well-known public parks.

### *Matured and Refined Section*

Not alone is Phelps Manor attractive for great natural beauty within itself, but it is surrounded by the refinements of a matured section of high class suburban places. The attractive city of Englewood, containing many homes of



COUNTRY HOME AND GROUNDS ADJOINING PHELPS MANOR

magnificence, adjoins it on the east, with West Englewood immediately on the north. Within a mile to the west is the thriving city of Hackensack, which also has many elaborate homes and which is the county seat of Bergen County. On the south are Bogota, Ridgefield Park and Leonia. Practically all of these have been built up in the last few years by New York business and professional men who have solved the problem of a satisfactory living location.

Two fine schools are within five minutes' walk of property lines. Churches and clubs are available. Plans are being consummated to establish a country club on a part of Phelps Manor in the near future, with golf as the principal feature, with sufficient acreage to provide adequate facilities for the rapidly increasing demands of that popular game.

### *The Joy of Living in the Open*

Here, then, one can have the best things in life and appreciate to the utmost the joy of living in the open air: Spacious



A SECTION OF BEAUTIFUL HOME-SITES FRONTING ON QUEEN ANNE ROAD



grounds, ample shade, a garden, fruits and flowers. And best of all, plenty of sunshine, that great builder of strength and health for the human system. Right at hand are the mostly highly improved roads of New Jersey to tempt the motorist. All these attractions are available to people of moderate means as well as to those who are more fortunate in this world's goods.

### *Reverse Movements to Suburbs*

From every direction one sees evidences of suburban expansion. Congestion of residence space in the cities and exorbitant rents have reached a state where the tenant has begun to solve his difficulties by moving to the suburbs. He has, since the close of the war, come to realize that by starting with a small sum of money he can soon own his own home in the country and with a modest priced automobile go when and where he pleases. He is on the move and the



QUEEN ANNE ROAD LOOKING SOUTH

trend which a few years ago was strongly towards the city is now equally as strong in the direction of the suburbs.

This reverse movement, which is just getting under way, promises to result in one of the greatest shifting in populations the nation has ever witnessed. People who are well informed on this subject predict that in the next ten or fifteen years the building of suburban homes will equal the growth of the automobile, the movies, the phonograph or the latest sensation—the radio.

As a matter of fact, the above-mentioned inventions, together with the tremendous increase of good roads, have all contributed to bring about the suburban movement.

### *Calling for Prompt Action*

People who are now considering the purchase of suburban property should bear in mind the following facts and govern themselves accordingly: Readjustment to a normal



STREET ADJOINING PHELPS MANOR ON THE SOUTH

condition in commercial and industrial lines of business has been pretty well completed, but that in the matter of real estate values the readjustment has only begun. If you wish to purchase well-located suburban real estate near a large city at present low prices, it will be necessary for you to go about it without delay.

And do not overlook the further important fact that a better location does not exist in the vicinity of New York than you will find at Phelps Manor.

### *Regarding Transportation*

Phelps Manor extends all the way from the West Shore Railroad on the west to the Northern Railroad of New Jersey on the east. Teaneck Station and Bogota Station on the former road both serve this property, thus affording good train service to and from New York City. The Susquehanna Railroad and New Jersey and New York Railroad also have stations within ten minutes' taxi ride of any part of Phelps



ENGLEWOOD-HACKENSACK INTERBORO BUS LINE RUNNING THROUGH PHELPS MANOR





*"I come from haunts of coot and hern,  
I make a sudden sally  
And sparkle out among the fern,  
To bicker down a valley."*

—"The Brook"

keep pace with the fast growing population in northern New Jersey. A vehicular tunnel under the Hudson River, the only one of its kind, is now in course of construction, and it is expected that a subway tunnel under the river at 125th Street will also be authorized in the near future. The West Shore Railroad (N. Y. C. System) which renders the most direct service, are working out improvements which will cost many millions of dollars.

Manor. The Hudson River trolley line to 125th Street Ferry is available, while an interboro bus line passes over Cedar Lane and Teaneck Road, two important highways extending directly through the center of Phelps Manor.

The distance from 42d Street Ferry by West Shore Railroad to Teaneck Station is ten miles, and from Chambers Street Ferry, in downtown New York, via the Northern Railroad of New Jersey, to Sheffield Avenue Station, Englewood, is thirteen and one-half miles. Additional transportation is being provided to



THE NEVER-FAILING SPRING OF CLEAR,  
COLD WATER

SALES DEPARTMENT

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PHELPS MANOR

*Situation*

Cedar Lane, Teaneck Road and Queen Anne Road, between Hackensack and Englewood. The heart of Bergen County. Three miles from Hudson River. West Shore Railroad Bogota or Teaneck Stations. 270-foot elevation.

*Accessibility*

15 minutes' drive, 125th Street Ferry.

15 minutes' drive, Dyckman Street Ferry.

30 minutes' drive, 42d Street Ferry.

30 minutes' ride via 125th Street Ferry and Hudson River trolley to Queen Anne Road.

40 minutes' ride, West 42d Street, New York City, via Ferry to Weehawken and West Shore Railroad to Teaneck Station. Commutation 12 cents a trip.

*Conveniences*

Finished streets, sewers installed, curb and sidewalks laid. Water and gas mains extended. Fire hydrants and street lights provided. Two fine schools adjoining property, churches, clubs and shopping centers near at hand.









