

ADJOINING DISTRICT OF FINE HOMES STARTED; WILL INCLUDE 34 HOUSES

'Rolling Green' Area, Being Developed by Merrill Hutchinson, Will Comprise 34 Homesites; Building Begun

A neighboring district of fine homes, to be known as Rolling Green and comprising 34 homesites, is being projected by Merrill Hutchinson, head of the Hutchinson advertising agency.

Two homes, those of Mr. Hutchinson and Howard W. Files, vice-president of the Pillsbury Flour Mills company, are already under construction, and six additional houses will be started in three months.

Development of the new district is being privately restricted by Mr. Hutchinson, and will not be in the nature of real estate promotion, he declared. Friends and neighbors are being invited to take homesites in the new district.

Although ultimately an estimated three-quarters of a million dollars will be added to Edina village tax rolls as a result of the project, the village is not being called upon to share in the cost of development, Ben B. Moore, village recorder, revealed. Streets, sewer and water installation, street lights, paving and other improvements are not being undertaken with village funds.

Mr. Hutchinson has prepared for The CRIER a resume of the new district's origin, which is published herewith:

By MERRILL HUTCHINSON

It was late in February of this year when first I climbed over the barbed wire fence and trudged through three feet of snow up a steep incline to reach a crest from which I gained a panoramic view of what was later to be christened Rolling Green, Edina, Minnesota.

In a rather forlorn manner, some of the leaves clung tenaciously to the white oaks, and the limbs, piled high with snow, made a beautiful picture. Visions of what these woods and the great open spaces surrounding them would be with the buds of Spring and the leaves of summer in full development caused me to decide at once that here at last was the country place which I had been seeking for years as the site for my home. But this piece of ground comprised 130 acres, which was far too large for my requirements or my purse. I then conceived the idea of inviting a group of friends to share the tract with me and thus establish a colony of friends in what was, to all intents and purposes, a restricted little village by itself. The property is bounded on the north by the Como-Hopkins carline and on the south by Interlachen Boulevard, while Interlachen Country Club borders it along the west side, and a nursery and farm on the east. It was apparent at once that we were thus protected from any undesirable encroachment from all sides, particularly since the property along the east border is largely meadow land and much



Architect's Drawing of the House Under Construction for Merrill Hutchinson in the Adjoining Rolling Green District.

lower than the balance of the tract, while the bordering property is likewise low land on its west line so that the building sites in Rolling Green are definitely protected for all time from any undesirable developments.

Faced With Difficulties

But, having experienced a spontaneous and urgent desire to possess the tract of land, I met with all of the usual difficulties in satisfying my desire.

(Continued on Page 14)



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horses will be built in the meadow land on the east side of the property, and a paddock will also be constructed at the same point. Tennis courts, basketball and other recreational facilities will be provided on approximately eight acres of ground so that children may be safely left to play by themselves free from the dangers of automobiles or other traffic, since there are no cross-roads and no through roads in Rolling Green.

Ultimately there will be approximately three-quarters of a million dollars in real estate and buildings added to the tax rolls of Edina. Mr. Howard W. Files, vice-president of the Pillsbury Flour Mills company, has under construction on a beautiful knoll in the center of a three and one-half acre tract in the woods at the north end of Rolling Green a long, rambling type of country home which will enjoy gorgeous vistas in all directions. The Merrill Hutchinson home is also under construction on a 17-acre piece running through the entire depth of the woods and overlooking Interlachen Country Club golf course as well as Meadowbrook golf course. Travertine stone from Winona is being used exclusively in the entire building and four-car garage.

Plans are now being drawn and construction will start within 90 days on six additional homes on tracts ranging from two to five acres each. It is planned to stock two pools in the center of the woods with trout and bass. An easement has been retained for a bridle path ten feet wide around the outer edge of the entire property so that riders need not leave Rolling Green to enjoy interesting bridle paths throughout a half mile square. Rolling Green is not being promoted as a real estate venture, tracts being for sale only to a small group of good neighbors.

Imperfect knowledge is the parent of doubt; thorough and honest research dispels it.—Tyron Edwards.

A friend you have to buy won't be worth what you pay for him, no matter what that may be.—G. D. Pranvice.

ROLLING GREEN SECTION OPENS

(Continued from page 7)

For a time it appeared that none of the problems would need solution, because the first and major one was the fact that the owners of the property did not desire, and for quite a while could not be induced, to sell the property. An agreement for sale was finally consummated with the eight heirs in whom the title was vested, but not until after four months of continuous negotiations and an arrangement providing for retention of seven and one-half acres and the old homestead on the farm by the then owners whose family had occupied the premises since 1867.

Having started out with the intention of building a home on 20 acres of ground, and through circumstances having been shunted into a position where it was necessary to allocate sections of 130 acres to friends, I was faced with the necessity of first laying out and then building two and one-half miles of roads for convenient access to all parts of the property and over a third of a mile of water drain pipe to keep the lower portions of the ground dry. Electric power being already on the farm, no difficulty was experienced in running wires to all sections of the property. This was also true of telephone lines.

Roads Graded, Trees Planted

We proceeded to grade two and one-half miles of road and surface it with four inches of gravel which will be allowed to pack during the winter, preparatory to surfacing with cut back asphalt in the spring. Elm trees will be placed on each side of the roads throughout their full length. A stable accommodating approximately 12

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