



The entrance gate to Rolling Green Parkway.

NOW, JUST RELAX, lean back in your chair, and in imagination explore what lies beyond this attractive stone pillar. Down the road stretches an expanse of beautiful rolling country, made breathtakingly lovely by the colorful fall dress of stately trees—golden yellow, pottery red, tendril green, and light chocolate brown. The flame of scarlet on that far hill is sumac, blossoming out in its dramatic autumnal role. Foamy, down-soft clouds float like gigantic water lillies in a charming little pool, looking almost more real than those in the brilliant, Indian summer sky above. A turn in the road, and high on a hill is a gracious, rambling white house. Just one look at the upward sweep of the drive, the gentle climb of the velvety lawn, the dignity of trees standing sentry, the house itself, and one knows that here life is lived graciously, fully, happily.

This inviting house is one of several sharing the beauty of Rolling Green in Edina. Those who have built homes in this attractive residential colony are finding in them peace and contentment, even in these days of cyclonic speed. The windows of their homes frame the countryside in four directions; in their own yards they find the freedom of the out-of-doors, for each house is set on a large plot of ground,

comprising from ten to twenty city lots. Pheasants in large coveys sport their lovely plumage, seemingly conscious of their protected state and welcoming the corn and grain regularly provided for their feeding by the neighbors who enjoy their presence.

Gracious Country Living

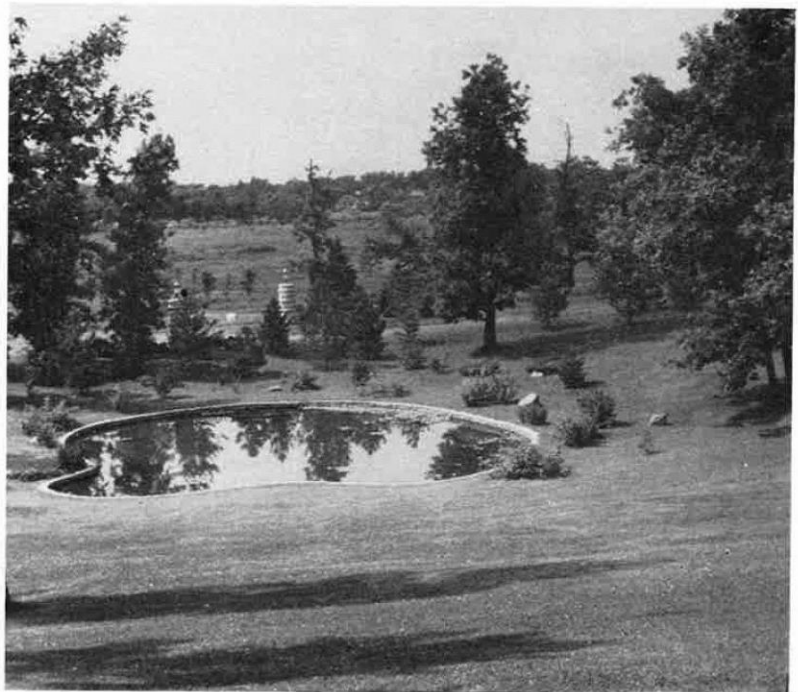
By LUCILE M. EMRICH

Bordering Rolling Green on the west is the golf course of Interlachen Country Club; on the north is Meadowbrook Golf Course; on the south, Interlachen Boulevard, which leads directly to Lake Minnetonka highways; while on the east a wide meadow connects Rolling Green with Hilldale.

While curving roads wind throughout all sections of Rolling Green, no road runs through it. One entering from the boulevard must leave by the boulevard, with result that this colony of fine homes nestles in a beautiful spot, secluded from all disturbances of through traffic.

Gardens are inseparable companions to each home, and they constitute a community of interest among neighbors. Picnic Hill, with a huge fireplace of native stone, a screened pavilion, 24 by 36 feet, and every facility for picnicking, invites frequent use and offers an attractive outdoor gath-

A decorative pool along Merilane.





The magnificent home of Mr. and Mrs. E. H. Keating on Merilane.

ering place for Rolling Greeners. A small lake in the woods provides a protected and popular skating rink throughout the winter.

Yet, with all the advantages of country living, Rolling Green has none of the disadvantages. Each morning the paper is found on the doorstep; there is early milk delivery, and grocery delivery three times daily. Five minutes away is the rapidly growing business district at 50th and France Avenue South, with its fine markets, drugstores, theatre, restaurants, specialty shops, etc. From the Rolling Green station, Como-Hopkins streetcars provide convenient service to within three blocks of new Southwest High School, and directly to the university and to Blake School, the latter being only five minutes distant. A public school bus picks up and returns kindergarten and grade school youngsters.

Eight acres are reserved for playground space wherein a swimming pool will add to the attractiveness of this unique residential colony. Under the efficient direction of Ken Morrill, who is particularly noted for his trick riding in national rodeos, Rolling Green stables were opened last month with complete accommodations for sixteen horses. A comfortable club room provides a meeting place for Rolling Green residents and promotes a neighborliness characteristic of this section.

A tack room, fully implemented for proper care of riding equipment, assures maximum enjoyment from horses. Delightful bridal paths wind throughout the wooded hills and valleys in Rolling Green and Hilldale, skirting the Interlachen Country Club Golf Course and affording riders an opportunity to enjoy beautiful surroundings adjacent to the stable. A paddock, comprising 15,000 square feet provides adequately for exercising, as well as offering possibilities for the conduct of horse shows. Many Rolling Green residents who have heretofore been obliged to stable their horses at distant points are now enjoying the convenience of the Rolling Green stable. The bridal paths connect with roads leading to almost limitless paths in the adjoining countryside, so that one may enjoy a short canter or a long ride. Horses may be rented for riding or for lessons.

Just east of Rolling Green, and possessing similar advantages, is Hilldale, where roads are winding, and the topography interestingly varied. Only two short years ago cows grazed contentedly on the green slopes of a farm which today is Hilldale—a well developed suburban home district. In this delightful section thirty-one houses are already occupied, under construction, or in the blueprint stage. All roads are paved and are lined with

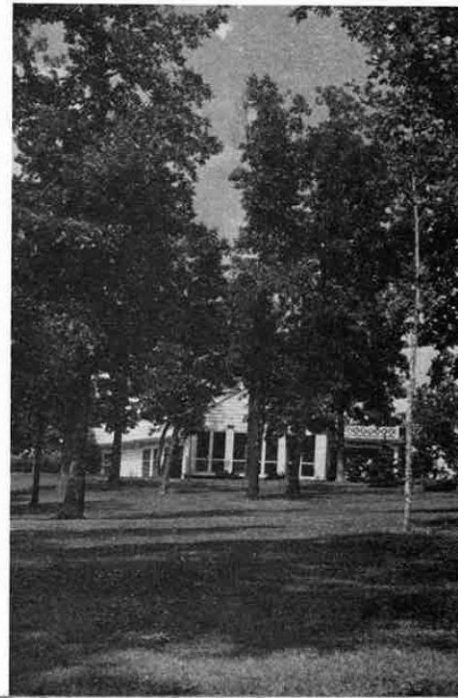
elm trees. And here, as in Rolling Green, one can enjoy a sunset unobstructed by roof tops and chimneys, for building sites are generous, allowing plenty of breathing space, and ample place for children to play without the usual traffic hazards.

As part of the Hilldale plan of development, a young fruit orchard has been planted on each homesite to afford not only the convenience of fruit and shade, but also the beauty of a bower of blossoms in spring.

Hilldale suggested itself as an appropriate name because of the gently rolling nature of the ground—up hill and down dale. The Como-Hopkins streetcar borders this attractive property on the north and is served by the Hilldale station. Store deliveries, school buses, churches, and business district are accessible to Hilldale, just as they are to Rolling Green.

Just across Interlachen Boulevard from Hilldale is an interesting sign announcing that Skyline is the name of a brand new residential development. If you will drive in, you will see where Skyline got its name. You will be intrigued by the Minneapolis skyline if you have never seen it from a distant high point. Though not as extensive as the New York skyline, it is equally interesting. Off toward the west stretches rolling, wooded country, interspersed with tiny lakes. In the distance you will catch a glimpse of a fertile farm, its fields dotted with pumpkins, haystacks, and corn shocks.

Nestling among giant oaks—the home of Mr. and Mrs. H. W. Files.





Attractive home nearing completion for Mr. and Mrs. H. G. Claude Hoaglund.

And here, also, you will be impressed by the beauty and the "wide open spaces" about you—giving you opportunity to really live. The homesites in Skyline will be generous, though somewhat smaller than those in Hilldale, and the houses also will be more modest in cost. The minimum in Hilldale is \$8,000, while in Skyline it will be \$6,000.

In these three additions are homes varying in size from modest structures at low cost to larger establishments, each differing from each other in type of architecture, but all sharing alike the many advantages of wholesome, country living. Wholesome country living that has been made possible in recent years through the foresight of those who have platted tracts of land, ideally situated nearby the large cities, with no other idea in mind than to provide that.

Many sites have been purchased lately by persons who do not plan to build before next year, but who recognized that with constantly rising prices and the dangers of inflation a piece of well situated real estate in a high grade, successful, restricted development is an excellent investment.

That the fascination of country liv-

ing that within many of our metropolitan centers. A place in the country "far from the madding crowd" has long been the lifelong goal of many for whom the dream was never realized. Often the urge to act on this desire was restrained through fear of imaginary hardships which no longer exist even in imagination in the modern



Chap-a-Lee, the home of Mr. and Mrs. Kenneth M. Sperry in Hilldale.

ing is appealing to a constantly increasing number of people is evidenced by the rapid development of suburban areas in all sections of the country. Building statistics indicate home construction outside of cities far exceeds

well planned residential colony adjacent to many large American cities. While cities must of necessity be planned and zoned to provide for factories, warehouses, freight yards, and wide variety of business and industries, the area which is selected, engineered, and laid out as a residential center is developed exclusively for gracious country living—by design, and not by accident, as is the case with most city developments. A railroad location, an industrial plant, or other similar unrelated factor often determines the location and type of development of cities which obviously results in planning not concerned primarily with the highest type of residential growth.

As pioneer America went West, so home-conscious Minneapolis families are moving westward to Edina. In one of these beautiful additions—Rolling Green, Hilldale, Skyline—with their city-country life, you will find the long-looked-for spot on which to bring to realization the home you've always planned.



Delightful home of Mr. and Mrs. M. M. Noxon.