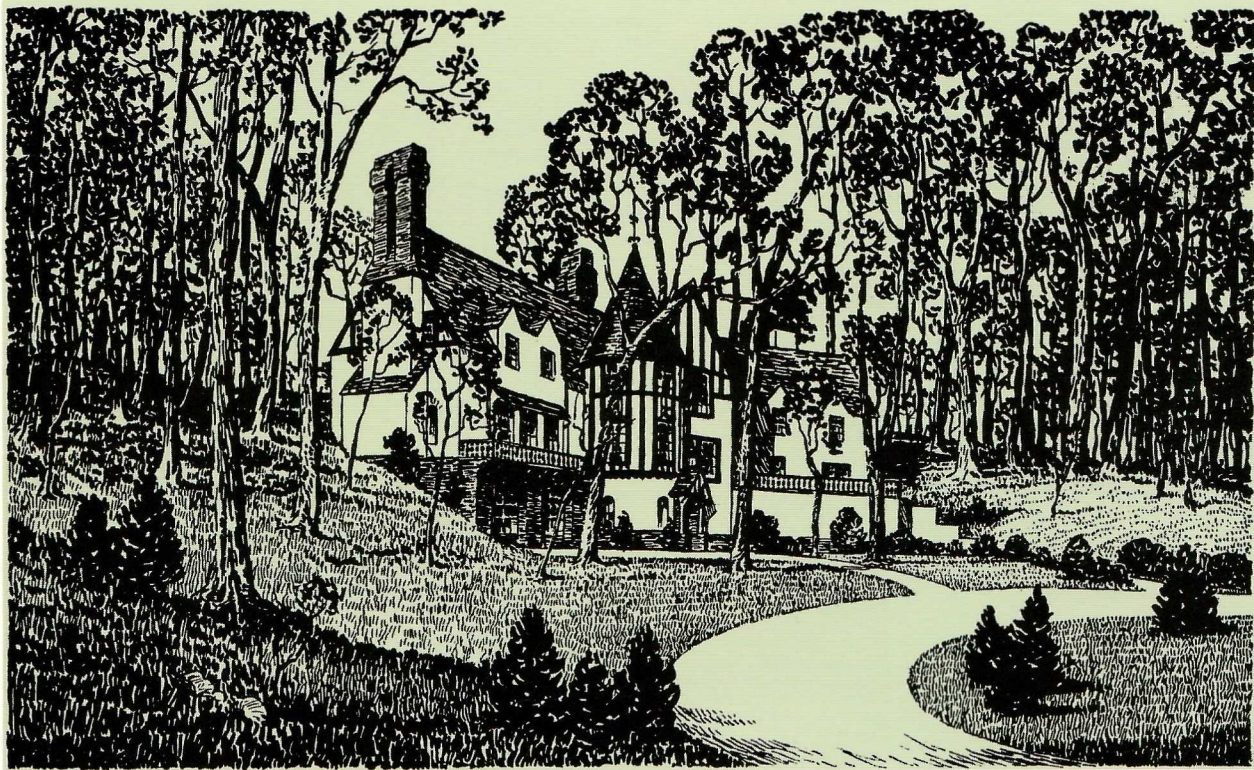


Hills & Dales



Residence of C. F. Kaufholz, Hills & Dales
 Architect, Abram Garfield, Cleveland, Ohio



HIS BOOK IS INTENDED to present, with pardonable pride, the latest facts about Hills & Dales, now generally regarded as Canton's Finest and Most Successful Suburban Sub-division. With more than thirty charming home-sites already sold, and with seven of the most beautiful homes in this vicinity nearing completion, the success of Hills & Dales is assured.

In a certain sense, this success is a tribute to the whole community, as it demonstrates that Canton people are quick to appreciate the best when it is offered to them.

We believe that a careful examination of the merits of Hills & Dales will reveal the fundamental reasons for its success. It has everything that is desirable, and nothing offensive or undesirable. It offers the best home-site values obtainable in this vicinity.



Residence of John C. Keplinger, Hills & Dales
Architects, Albrecht & Wilhelm, Cleveland, Ohio

It is a well established fact that when the total value of private homes under construction in a new subdivision exceeds the amount invested in its development, the subdivision is a success.

This point was reached in Hills & Dales by October, 1924, when contracts were let for the seventh residence. These residences with their grounds and gardens include more than fourteen acres of undulating turf and woodland, and represent an outlay of money and architectural talent greatly in excess of anything of the kind ever seen in the first year's history of any Canton sub-division.

The home-sites which were sold in 1924 represent a total area of more than fifty acres and were equal in area to 152 lots in a subdivision where the average size is 90 feet by 165 feet. Considered in this light the sale of thirty tracts in one year was quite an achievement.

In short it can be truthfully said that Hills & Dales enters upon its second season one-third sold, and with more than ten percent of the final number of homes already planned or nearing completion.

With its character permanently established, its success insured, and a number of comparatively inexpensive homes under way which will prove that a large outlay is not necessary to come within the restrictions, Hills & Dales is not only a beautiful place to live, but a safe investment.

Prices are remarkably low considering the many advantages, and in view of the limited number of home-sites remaining to be sold (less than eighty all told) the prospects are bright for much higher values in the future.

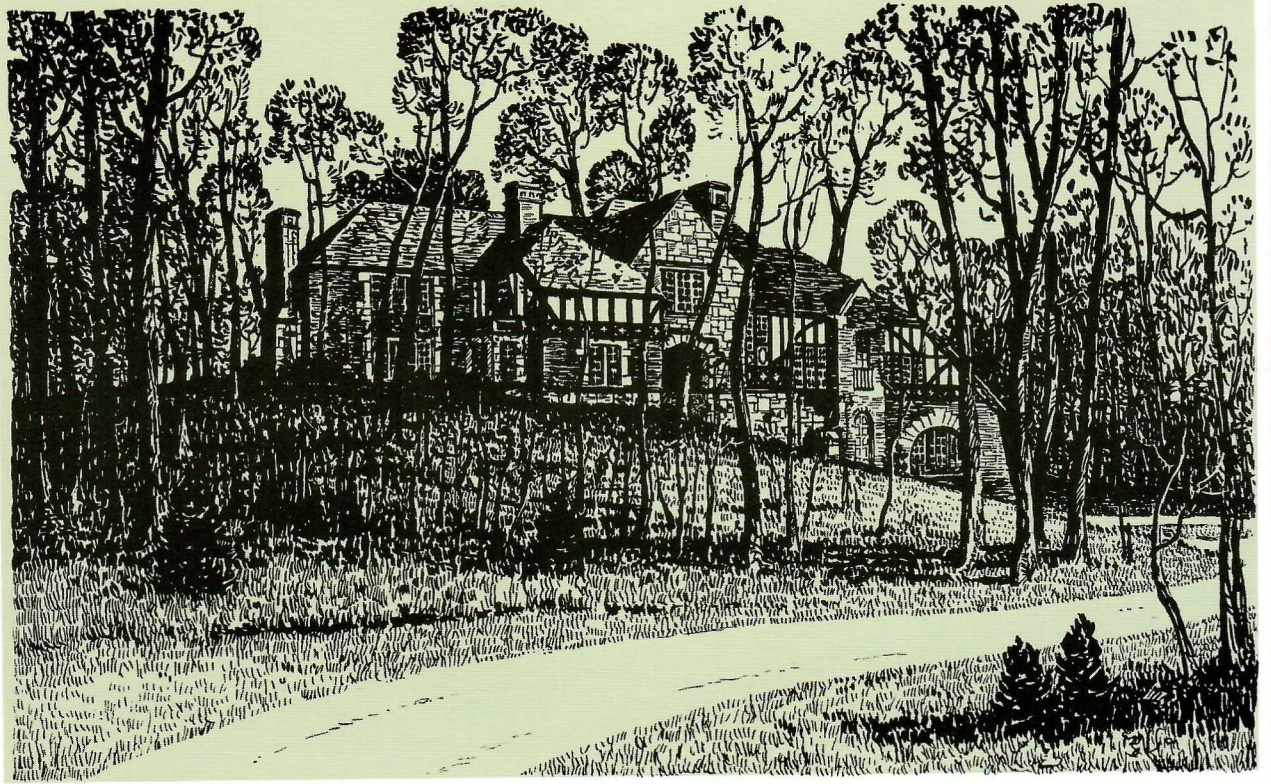
It is only proper therefore, to suggest early consideration while some of the choicest tracts are still available.



Residence of Dr. J. C. McConkey, Hills & Dales
Architects, Albrecht & Wilhelm, Cleveland, Ohio



THE RESIDENCES, ground plans and sketches in this book present actual developments in Hills & Dales. Even the architectural sketches of small houses on pages ten to thirteen inclusive were drawn to meet the ideas of actual home builders, and to harmonize with certain home-sites in Hills & Dales. Hills & Dales has been distinguished since its inception as a place of performances, not promises,—of facts, not fancies. Development was completed before a single home-site was sold. Buyers in Hills & Dales know what they are getting because it is all on the ground. No one is asked to invest in promises of what will be done next month, next year or next generation.



Residence of Judge Wm. B. Quinn, Hills & Dales
Architect, Charles E. Firestone, Canton, Ohio

Road Paving

Paving of Country Club Road from the school house on Fulton Road to Brookside Country Club draws attention to the fact that Hills & Dales has three excellent approaches. The effect of this on future values will become more and more apparent as traffic increases.

Two Other Approaches

Under present conditions the best of these approaches is by way of the double paving on Massillon Road to Reedurban, north on the Reedurban-McDonaldsville paving to Brookside Country Club, and through the Club grounds to Hills & Dales.

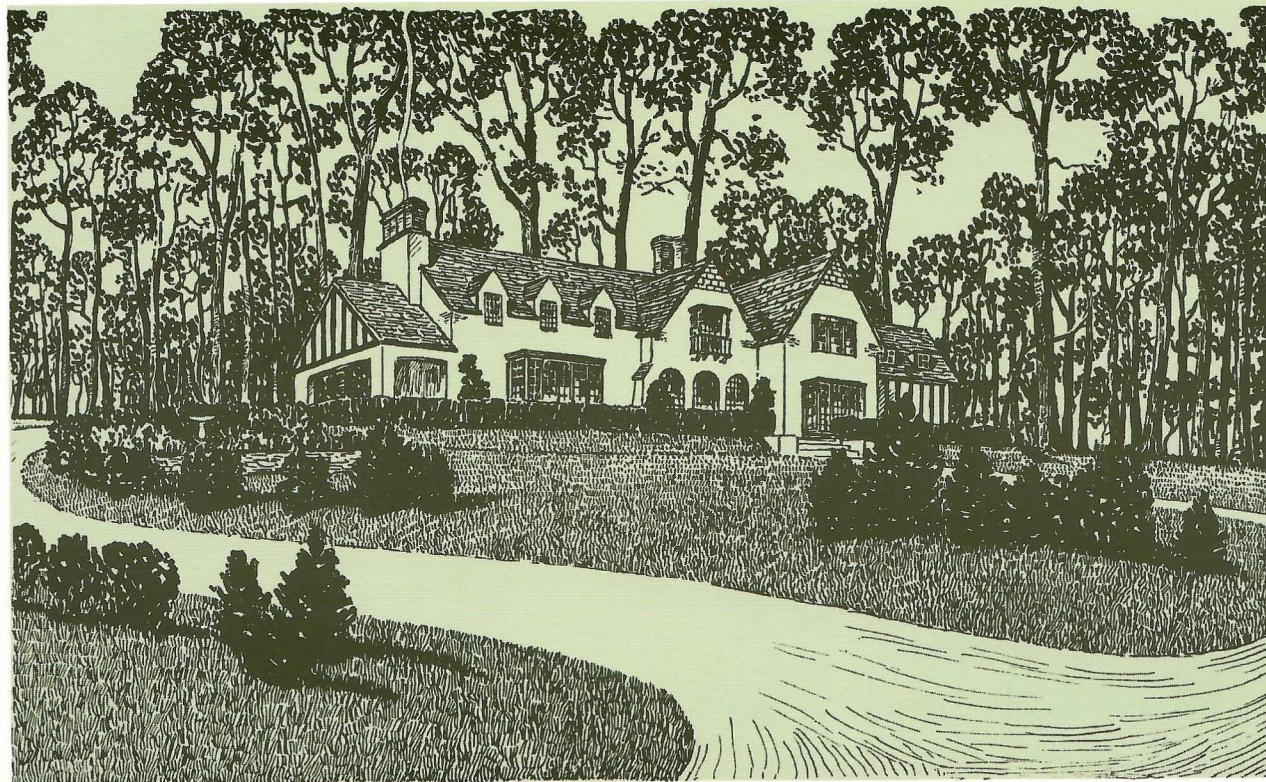
The other is by way of Twelfth Street Extension to the south end of Dunkeith Drive (the main thoroughfare in Hills & Dales) a few hundred yards east of the crest of Hang Hill.

School Available

Plain Township has announced plans for a modern, eight grade school on Fulton Road within five minutes driving distance from any point in Hills & Dales.

Transportation

Northern Ohio Busses from Public Square to B. & O. tracks on Fulton Road. New service will run to the school house on Fulton Road, less than five minutes distance from Hills & Dales. Much of the quiet seclusion of Hills & Dales results from the fact that it is not reached by any public transportation service. Residents rightly depend upon private automobiles, and provide for emergencies by keeping one extra, light car. The expense of this is slight compared to the extra cost of home-sites in districts where public transportation exists.

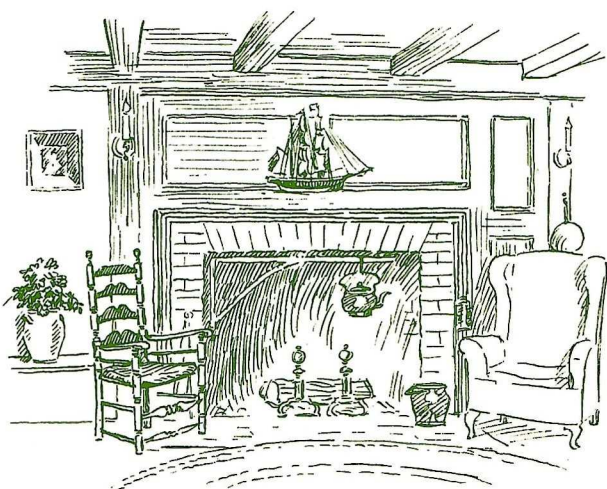


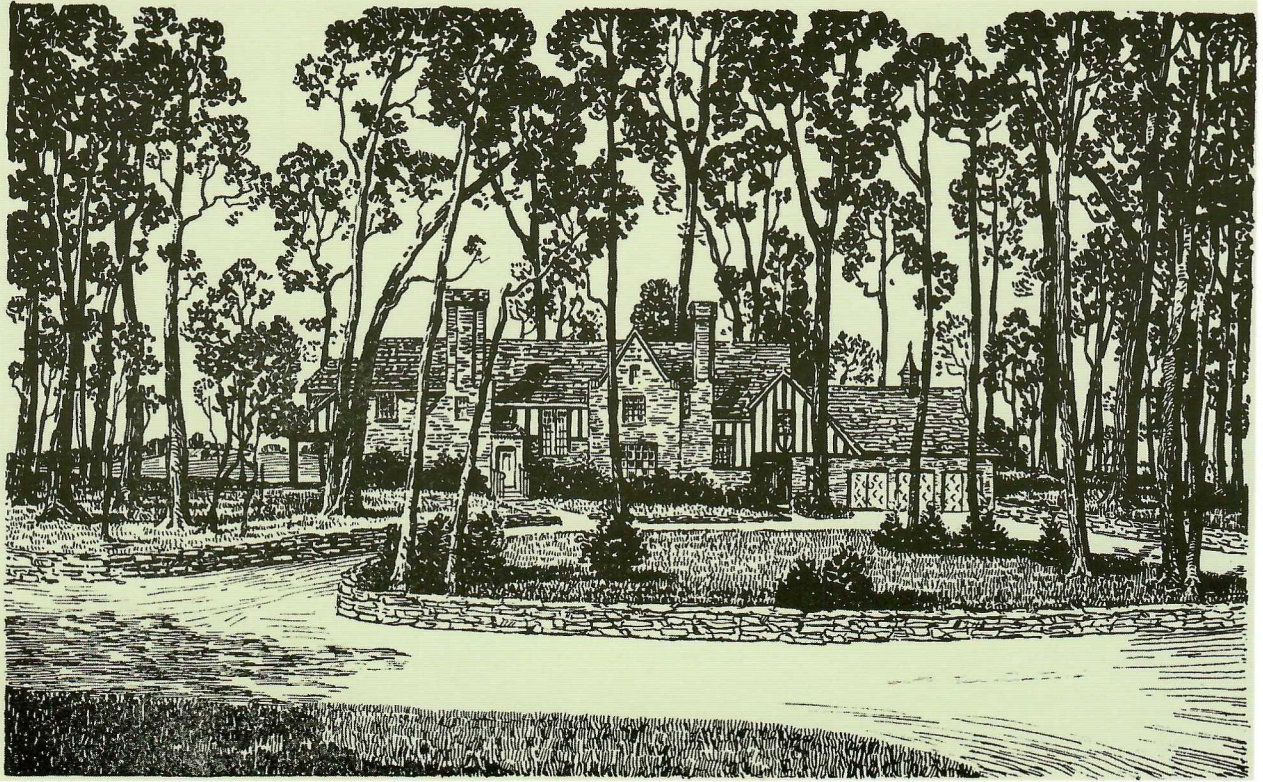
Residence of C. H. Schlabach, Hills & Dales
Architects, Bartholomew & Smith, Pittsburgh, Pa.

HILLS & DALES IMPRESSES the visitor with a sense of restfulness. One rides through its miles of graceful, winding roads without seeing a thing that offends.

This consistency of environment is a source of wonder to those accustomed to the haphazard development of residential sections in rapidly growing cities. Hills & Dales is not to be classed as a speculative property, and because of the stringent restrictions it will never appeal to the commercial influences which have been destroying home-site values in other places.

Think of these ideal conditions—enduring for a century without danger of interruption. Three-quarters of an acre or three acres,—the protection is the same.





Residence of T. K. Harris, Hills & Dales
Architects, Albrecht & Wilhelm, Cleveland, Ohio

THOSE WHO HAVE the pleasure of visiting the charming homes which will be completed this summer in Hills & Dales will no doubt reflect that the original cost of any home-site is a very small part of the total investment in house and grounds. Yet the complete significance of this thought may escape them.

The fact is; that the builder of a modern home is in urgent need of protection for an investment which may range all the way from ten to a hundred thousand dollars.

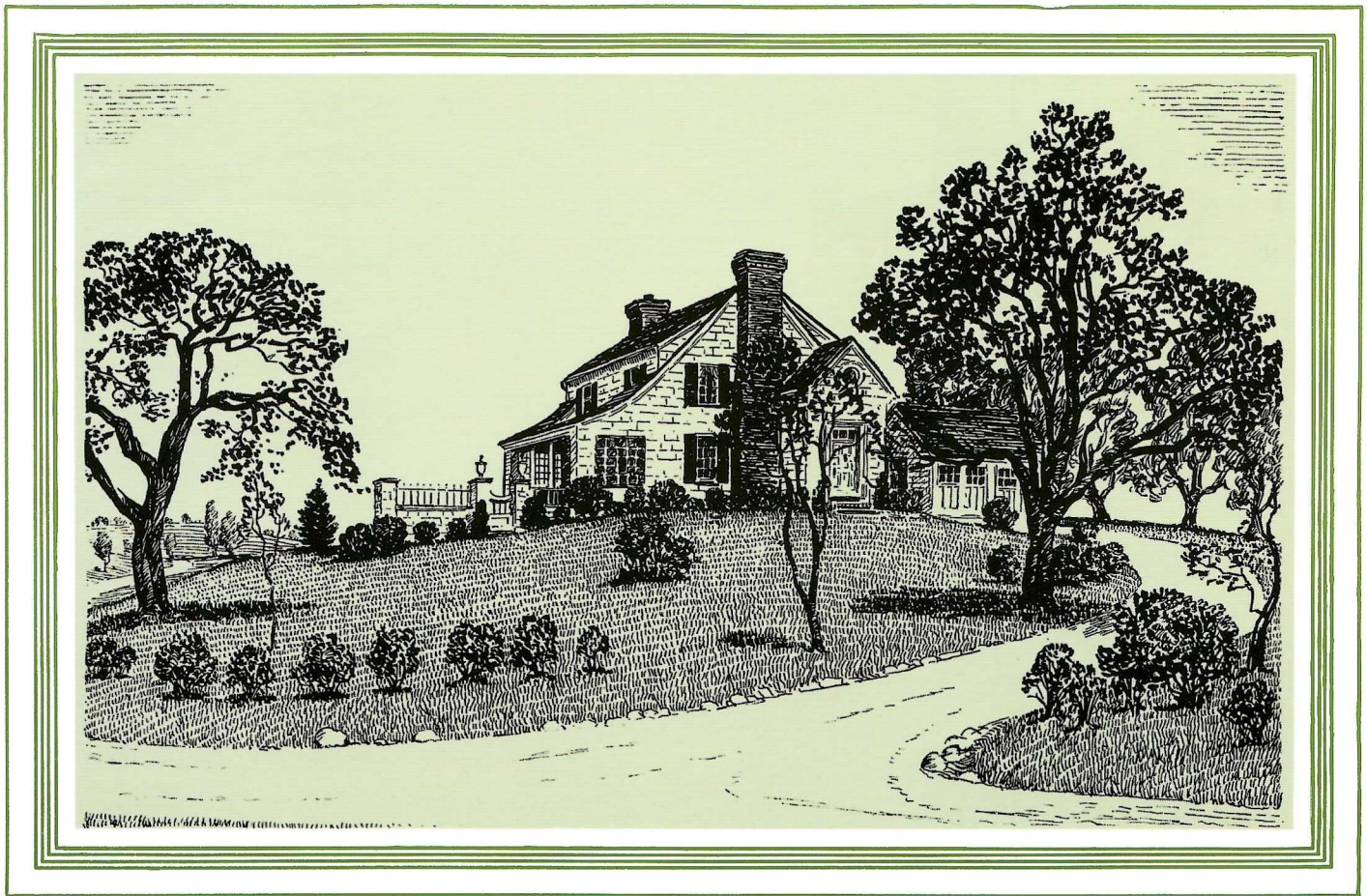
This question was raised in a forcible manner by a distinguished outsider who was consulted as to the advisability of building a residence in Hills & Dales which is now nearing completion.

This expert submitted the Hills & Dales Restrictions to the most rigid legal scrutiny and reported that, in his judgment, they constituted satisfactory protection for the future.

At the same time he pointed out that even the most rigid restrictions would not suffice to preserve the high character of Hills & Dales unless the development company could be shown to be not only disposed, but also financially able, to maintain the high standards already established.

Upon ascertaining the capital and resources of The T. K. Harris Company, and that the directorate included Messrs. Joseph M. Blake, E. A. Bowman, Austin Lynch and J. B. Smith, in addition to Mr. Harris, he reported that, in his judgment, his client would be safe in expending any amount he saw fit upon a residence in Hills & Dales.

In view of the care and thoroughness with which this investigation was made, and the fact that the residence in question is now nearly completed, we feel that it should be of interest to all who are considering the construction of a new home.



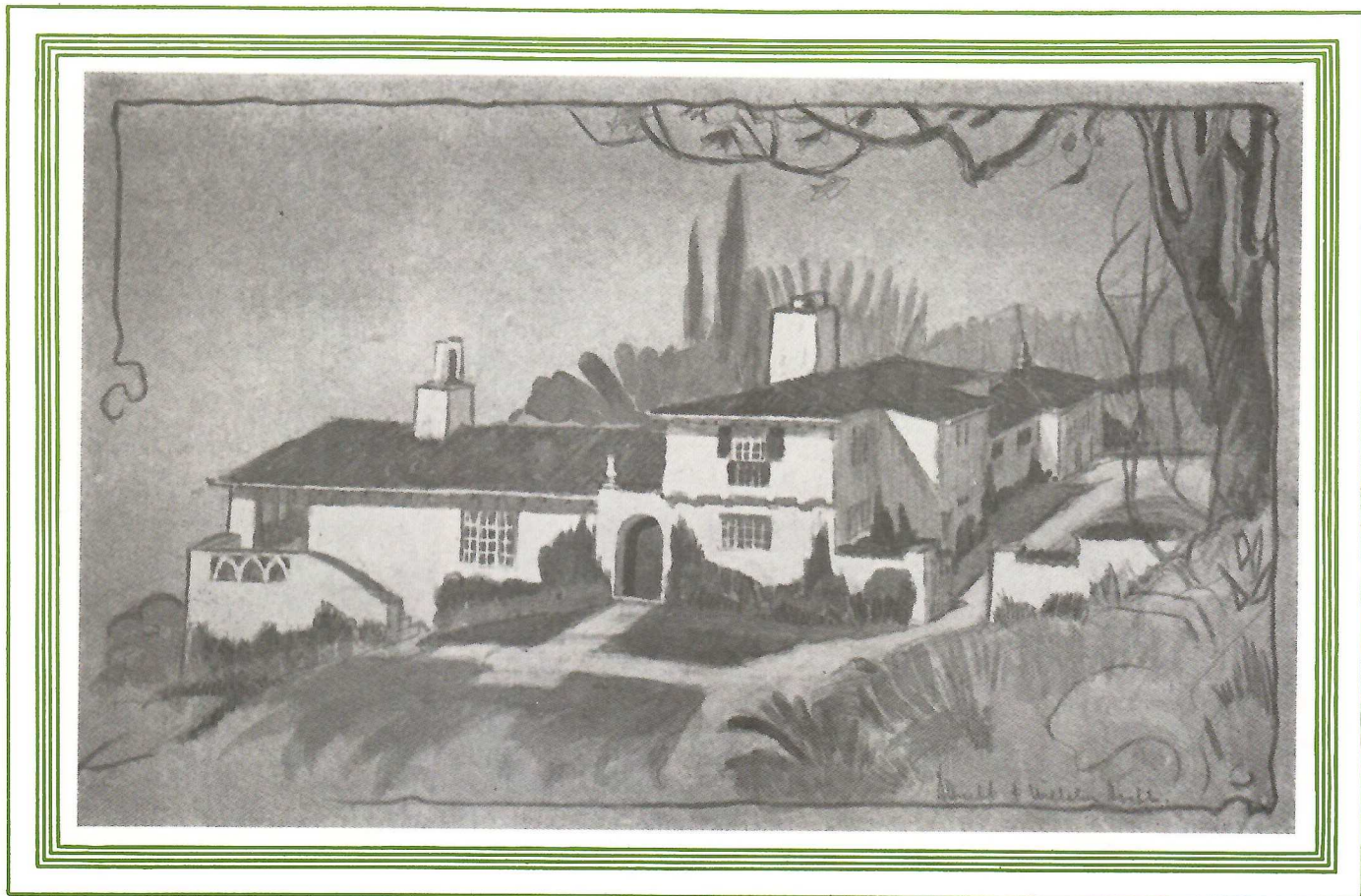
Residence of Richard S. Wise
Architects, Albrecht & Wilhelm, Cleveland, Ohio



TO APPRECIATE the perfection of Hills & Dales as a background for an ideal childhood, it is only necessary to reflect what it would have meant to you yourself if you had had such a place to grow up in. Environment plays a large part in shaping human destinies, and Hills & Dales is the ideal environment for children. Brookside with its golf, tennis and tradition of good sportsmanship, the Saddle Club with its healthy interest in pursuits which require both skill and courage; woods and streams, birds, trees, flowers and hundreds of acres of fine turf, all safe from the hideous danger of city traffic. Parents who visit Hills & Dales know that it is a paradise for their children. They would consider it worth while for that reason alone, even if it did not possess the other qualities which make it the perfect setting for a real home.



Map of Hills & Dales, drawn in the manner of an antique map, showing the home-sites sold and the residences completed or being constructed as of March the first nineteen twenty-five



Small residence designed for a hill-side lot in Hills & Dales
Architects, Albrecht & Wilhelm, Cleveland, Ohio

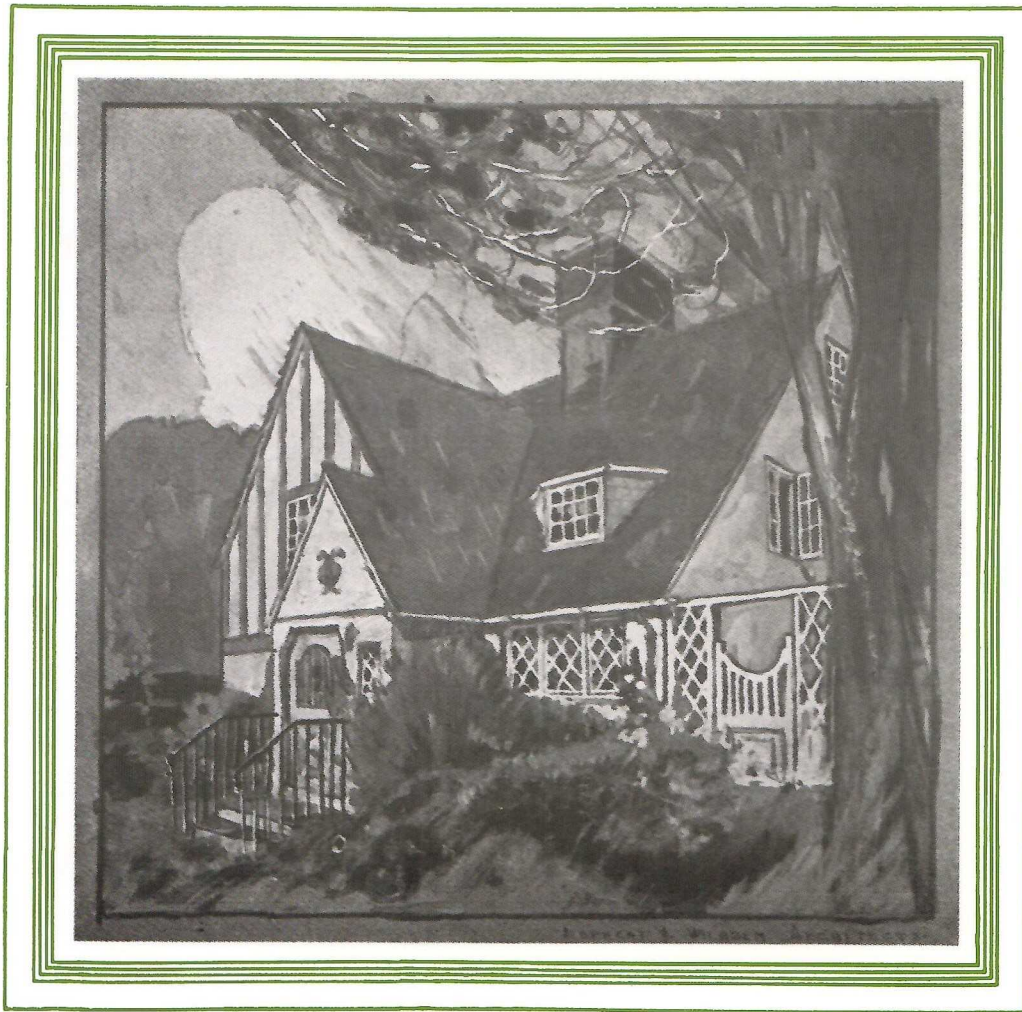
THE PARK like appearance of Hills & Dales has been favorably commented upon by every visitor. The grass is always cut, the roads always in fine repair, and the whole place has an air of being exceedingly well groomed.

This is not merely a phase of the promotion stage as in so many other subdivisions. It is permanently provided for in the restrictions, a special fund being created for that purpose.

The president of the development company, himself, is one of the most enthusiastic residents of Hills & Dales. He no doubt had in mind his own dislike of unkept vacant lots, and a natural desire to protect his own investment after the tracts are all sold, when he inserted the clauses in the restrictions which provide for permanent maintenance.

SHRUBBERY AND YOUNG TREES, (several carloads of them) planted in Hills & Dales in 1923, will have the advantage of two years growth by fall. By that time the truly magnificent effect of the planting will become fully apparent. The **DOUBLE** rows of trees along every road and avenue, the massive groups of evergreens and shrubbery will make fitting frames and backgrounds for lovely homes.

When every tract is developed with formal gardens, small orchards, miniature berry patches, extensive beds of flowers and heavy plantings of mock orange, forsythia, dogwood, oziers, coralberry, privet, deutzia, winterberry, arrowwood and wigelea, Hills & Dales will be the most beautiful spot imaginable.



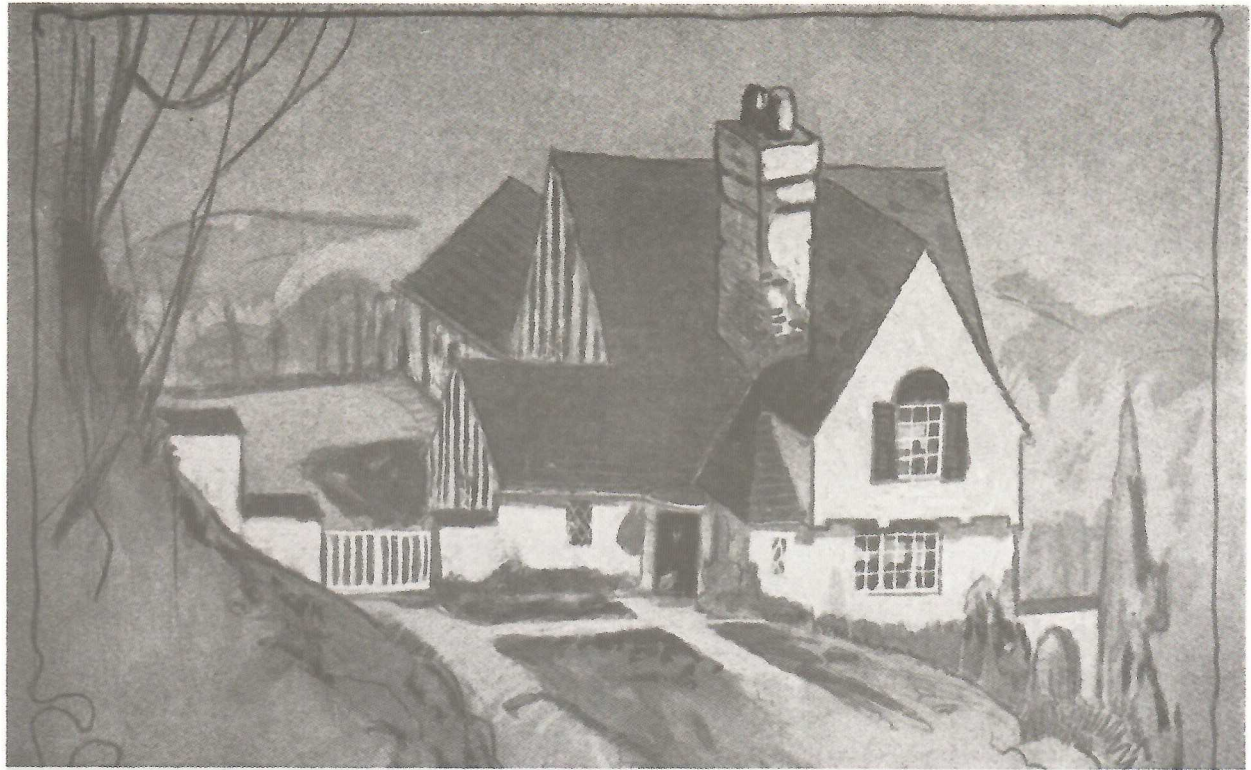
Small residence to be built shortly in Hills & Dales

Architects, Albrecht & Wilhelm, Cleveland, O.



HILLS & DALES is rich in all the beauty which is dear to those who live close to Mother Nature. It is a place of special delight to the student and lover of birds. The parks, woodlands and thickets of Hills & Dales are natural bird refuges, and a minimum expenditure for bird houses, feeding stations, bird baths and nesting material will attract a great variety of feathered guests.

Meadowlarks, bob-o-links, wrens, cardinals, orioles, blue birds, killdeer, robins, goldfinch, flickers, martens, nuthatches, song sparrows, wood-peckers, warblers, sapsuckers, thrushes, indigo birds, owls and many others are old residents of Hills & Dales, and have already shown a willingness to make life interesting for all newcomers who show the slightest disposition to return their hospitality.



Preliminary sketch for residence in Hills & Dales
Architects, Albrecht & Wilhelm, Cleveland, Ohio

IT IS NOT unusual for a subdivision to offer a certain amount of protection by restrictions which apply inside its own boundaries. But it is most unusual to be located like Hills & Dales in a situation which affords the finest kind of protection far beyond the boundaries of the subdivision itself. With the Joseph M. Blake, A. B. Clark and H. D. Pownall properties continuing in an unbroken line for more than a mile south, with the Country Club and Saddle Club occupying more than 300 acres to the west, and the C. G. Herbruck estate extending nearly a mile north, Hills & Dales lies at the very heart of an area of more than a thousand acres where living conditions will always be ideal, where traffic will never become congested or dangerous, and where values will steadily increase.

The fine roads, efficient drainage, excellent turf and artistic planting in Hills &

Dales are silent witnesses to the engineering skill and conscientious development work.

This also explains why an acre of land in Hills & Dales costs more than raw farm land, and is worth it.

Several parties have investigated the question of buying farm land and developing it themselves. They found that it would cost infinitely more in the end than to buy in Hills & Dales.

This was partly because they would have to take more land than they wanted for themselves, and partly because it is much more costly to improve a single piece than to develop a hundred pieces all at the same time, as was done in Hills & Dales.

Finally, being in unrestricted surroundings, they might any day find a pig-sty or a market gardener's shack next door to them.



**Preliminary sketch for
residence in Hills & Dales**

**Architects,
Albrecht & Wilhelm,
Cleveland, Ohio**



TO MOST PEOPLE the astonishing thing about Hills & Dales is that it is possible for one to own a country estate within twelve minutes ride of the Public Square and with all the conveniences and advantages of a city home.

Spacious sites in Hills & Dales, large enough for extensive private gardens, small orchards and vineyards, are so low in price that when the cost of private water supply and sewage disposal plants is added, the total is actually less than the price of small city lots in much less desirable locations.

But in Hills & Dales the SUN SHINES. The sky is visible above. Smoke, soot and grit are unknown. Every home-site is continuously breeze-swept with bracing air which is laden with the fragrance of foliage, and alive with the song of birds. Back of it all is the peaceful dignity which every man dreams of having some day in his own home.

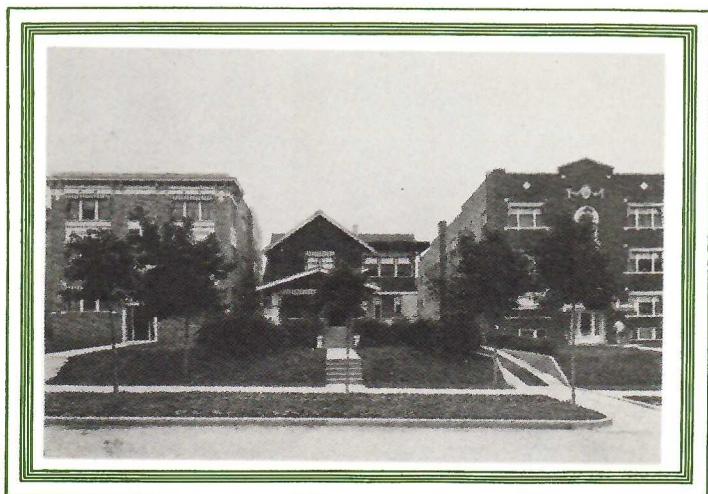


Left—

A daily scene on one of the bridle-paths in Hills & Dales.

Right—

The small house above is an example of the spaciousness of building sites in Hills & Dales, where houses can never be closer together than 60 feet and where the average will be more than 150 feet between dwellings.



One result of building in an unrestricted neighborhood

CANTON'S BEST residential districts afford many striking examples of what can happen to beautiful homes that are not properly protected by restrictions applying to the surrounding property. As the mention of specific, local cases would only tend to stir up already unfortunate situations, the above photograph was obtained from another city. It shows how a small home may be suddenly hemmed in on all sides so as to become practically untenable and worthless. It has been shown that the best neighborhoods may be ruined any time by a garage, grocery, drug store, dance hall or filling station. Such disasters are impossible in Hills & Dales, where nothing can ever be built but single family homes. These can never be closer together than sixty feet, and they will average 125 to 175 feet apart.

THE DEVELOPMENT of Hills & Dales, and similar residential districts adjacent to country clubs in other cities reflects a revolution in social life. This revolution is not peculiar to any one place or even to any one country. It is apparent throughout the world. Electricity and the automobile have made it possible. Financial authorities everywhere have taken notice of the increasing popularity of suburban homes. Roger W. Babson, in a recent bulletin remarked:

"I am particularly optimistic with regard to suburban building development. The boom in city building is different. Auto traffic is so congested in the big cities that shoppers had rather trade in suburban stores than drive into the heart of our great cities. City dwellers are looking for homes in the country. I cannot emphasize too strongly the importance of this tendency toward suburban expansion."



A large Colonial residence which is being planned for construction in Hills & Dales at an early date.



Above Right—

View of north end of Brookside golf course from Hills & Dales. No. 7 green is in the center of the picture, surrounded by sand traps.



Another bridle path in Hills & Dales.

Views

OF THE MANY splendid views of Hills & Dales which may be had from various directions the finest is undoubtedly from the crest of the Twelfth Street Extension hill near the A. B. Clark residence. It is even worth stopping one's car to study the view from that point. Another fine view, especially in the morning, is from a point just west of the crest of Fulton Road hill, west of the road to Lakeside Shrine Club. From different points in Hills & Dales the views extend for more than five miles in all directions.

The only satisfactory way to inspect a property like Hills & Dales is on foot, under

the direction of a guide who knows the interesting features, and who can answer questions intelligently. Under such guidance you could spend an interesting hour or a very pleasant afternoon examining the manifold advantages of these beautiful home-sites.

By appointment we will be pleased to motor you to Hills & Dales or meet you on the ground. We will take you over its graceful, winding drives which are purposely arranged to discourage high-speed traffic. In fact, we consider it a privilege to present Hills & Dales to you, and will feel that you are in no way obligated because you have accepted our invitation.

Call McKinley 123 and we will endeavor to meet your convenience.

SUMMARY OF FACTS ABOUT HILLS & DALES

Location

On Country Club Road (to be paved this summer) just east of and abutting upon Brookside County Club and Brookside Saddle Club, in the direction of Canton's finest club and residential development.

Approaches

I. By way of Fulton Road and Country Club Road to Dunkeith Drive.

II. By way of Twelfth Street Extension to South end of Dunkeith Drive.

III. By way of Massillon Road and Reedurban-McDonaldsville Road, through Brookside Country Club to Brookside Parkway.

Transportation

Modern Bus Service on Fulton Road to within five minutes driving distance from any point in Hills & Dales.

Development

Artistic Landscape Engineering, Permanent Roads and Drainage, Generous Planting of Trees, Shrubbery, Flowers and Evergreens, Park-like Turf and Maintenance, Ohio Power Electricity, Telephones.

Size of Tracts

From 150 feet by 250 feet to 325 feet by 336 feet. Average 225 feet by 300 feet.

Area of Tracts

From 32,000 square feet to 147,000 square feet. Average 69,700 square feet. (One Acre is 43,560 square feet.)

Area

TOTAL AREA OF HILLS & DALES 202.0 Acres. Area of Roads and Parks 25.2 Acres. Net Area of Home-Sites 176.8 Acres. Average Area per Home-Site 1.56 Acres.

Homes Completed or Practically Completed

Mr. Charles F. Kaufholz.

Mr. John C. Keplinger.

Dr. J. C. McConkey.

Judge Wm. B. Quinn.

Mr. C. H. Schlabach.

Mr. T. K. Harris.

Mr. Richard S. Wise.

New Homes Being Planned

Ten residences, ranging in cost from \$10,000 to \$55,000 each.

Prices

Price per square foot which is the only fair basis for comparison, is lower than any other subdivision in this vicinity, and when the cost of installing water supply, septic tanks and other conveniences is added, the price is still below that of any other subdivision of comparable quality. The bearing of this fact upon the probable course of future values in Hills & Dales is of the utmost importance to every prospective home builder, and should receive the most careful consideration.

Terms

One Price to All.

Liberal Terms if desired.

For complete information and prices call

Richard S. Wise, Agent

THE T. K. HARRIS COMPANY, CANTON, OHIO

Telephone: McKinley 123

104 Market Avenue, South