



HILL FARM TO BE DEVELOPED
No. 1: site of James J. Hill home; No. 2: Louis Hill residence

NEW IDEA IN LAND USE

Hill Farm to Be Developed as Model Village

North Oaks farms, 4,000-acre tract in north Ramsey county acquired in 1884 by James J. Hill, the "Empire Builder," entered a new era today.

Louis W. Hill, Jr., of St. Paul, grandson of the famed railroad man, announced that the area, known to thousands as the Hill farm, will become a testing ground for a new idea in land use. Louis Hill owns the farm jointly with two brothers, Cortland and Jerome, and a sister, Mrs. Hennes Schroll, the former Maud Hill.

The announcement said that development of the area will follow two lines.

ONE PHASE covers its use by the newly organized North Oaks Outing association. This group is concerned with such activities as skiing, scouting, camera clubs, riding, forestry, bird and game recognition.

ULTIMATE AIM, however, is a long range development of a model residential community.

No formal housing development is contemplated. Emphasis will be on individual homes meeting different family requirements from standpoint of size, cost and location.

Purchase applications will not be received or considered at present, Hill said. Preliminary surveys are under way, however, and planning experts and advisers have been retained.

Sub-zero Cold Due to Continue

Intense cold settled down over this area today in the aftermath of a week-end blizzard which came in two installments Friday and Sunday.

The mercury early today dropped to 15 degrees below zero here, and to 33 below in the state, as high winds died and snowfall ceased. It was 7 below here at noon.

The blizzard was less severe because of the light snowfall.

The total here, although difficult to measure, was about two inches over the week-end. Winds of 34 miles an hour, with gusts to 50 miles an hour and upward, however, whipped it into drifts and intensified gathering cold.

Today, the state highway department reported all trunk highways again open and in good shape except for some slipperiness in the southeast and remnants of an ice shield over much of the northern part of the state.

As the wind Sunday stripped snow off fields, it had the effect of adding dust to the deposits of snow at many localized points.

The forecast here today was for fair skies and continued cold tonight, Tuesday increasing cloudiness, not quite so cold.

The state outlook is for fair tonight and Tuesday except snow flurries in the extreme south tonight, continued cold.

A high of about zero is forecast in Minneapolis today. A low of 10 to 15 below is expected tonight, with a rise to about 10 above likely Tuesday.

In the state, lows were expected to range to 20 below for much of the state, and to 15 below in the southeast.

The weather bureau reported

Because the area's roads and bridle trails will not support year-around automobile travel, the property is not open to the general public at present.

Hill said the project is a family undertaking and stems from ideas of their grandfather.

"It is our hope to develop this typical Minnesota landscape L. W. Hill, Jr. into a community unique for its completeness in combining country and urban living," he said.

The farm has two lakes, of which Pleasant is the larger, and several small ponds. The wooded shoreline of Pleasant lake will be preserved by restriction.

The general plan will include preserving some of the ponds, swamps and wooded land as wilderness area. There will be provision for studies and experiments by the University of Minnesota and state conservation department.

Although architectural details of homes will not be dictated, home plans will be subject to approval by a committee.

Surface roads will provide access to residential areas. A community golf course, tennis courts and swimming pool are contemplated.

Hill said it is planned to provide living areas to meet as many income brackets as economically possible while still preserving the spacious living concept.

A recently completed ski tow and warming shelter on the farm is available now to members and guests of the Outing association, which is headed by Philip I. Ray, president; Lyman Wakefield, Jr., and G. James Caldwell, vice president; Pierce Butler, III, secretary, and John Morgan, treasurer.

