

*The
Country Club
District*



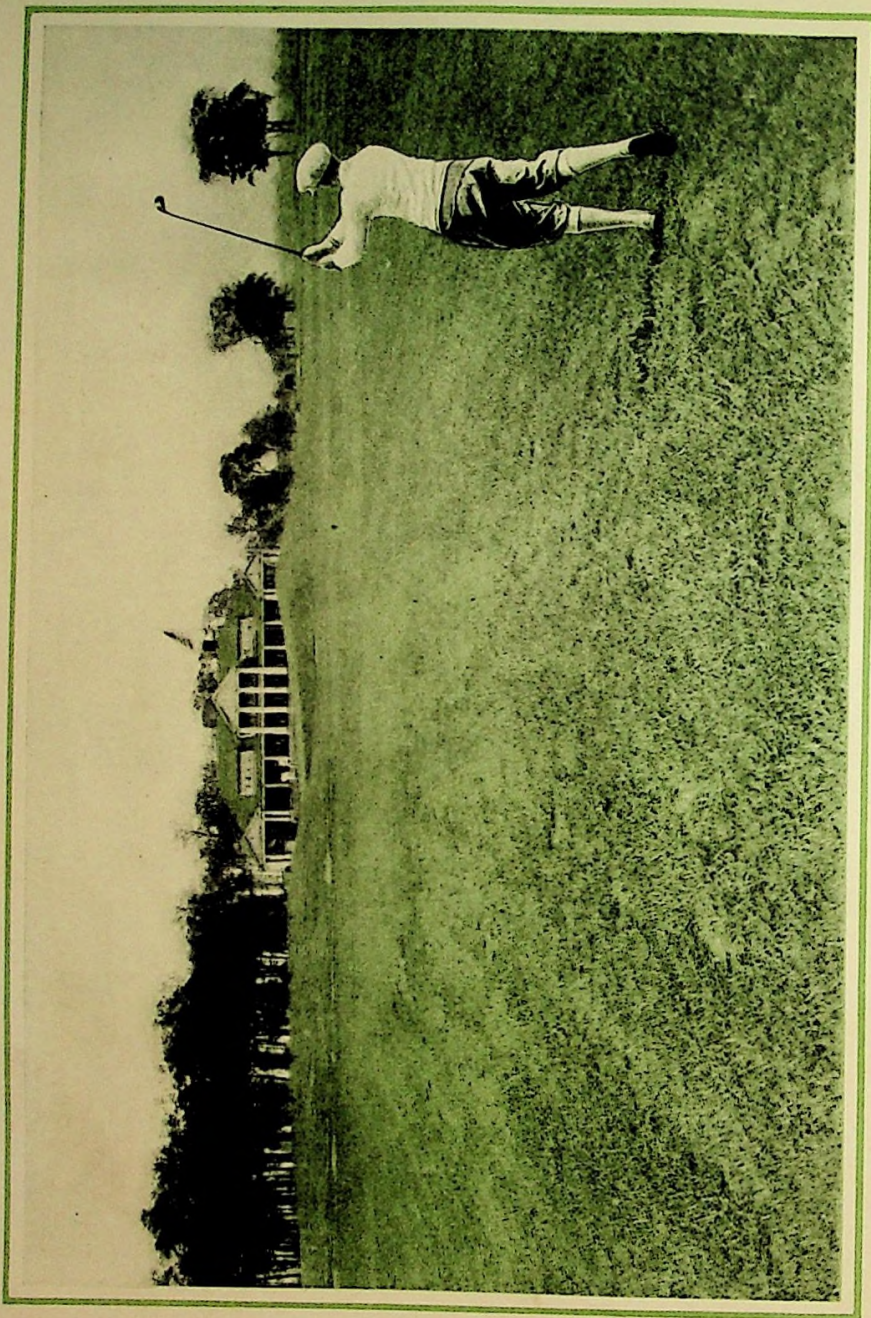


*The
Country Club
District*



One thousand acres

**Restricted
and Protected**



THE TRUMBULL COUNTRY CLUB

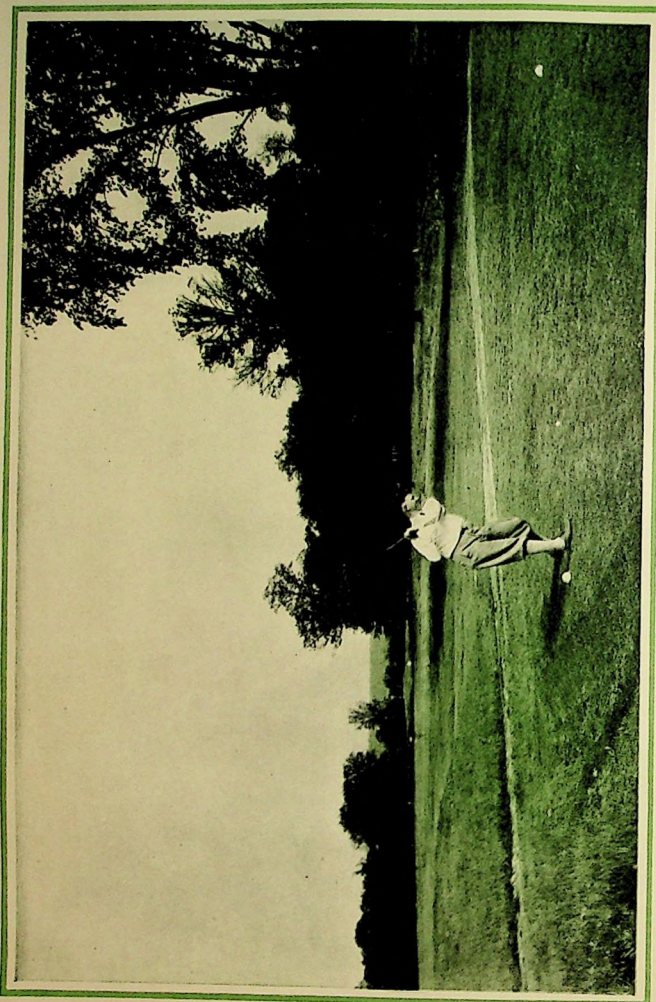
To the Reader

The mission of this brochure is to announce the opening of The Country Club District, a Residential District distinctive in that no other Homesites which we or others may plan for Warren can have the open Park features which the Country Club affords and the peculiarly desirable advantages which obtain in such surroundings.

We are endeavoring to picture to the family, and especially to the wife, who rightly has so large a part in the choice of the Homesite, the District as it is to-day. It is hoped that the illustrations will help you to see the present and to visualize the future.

Careful thought and study have entered into the preparation of this portrayal in the hope that it may awaken interest in a neighborhood which is intelligently planned and lead you to study and carefully consider the problem of your Homesite.





No. 6 FAIRWAY and GREEN and NORMAN HALL, the "PRO."

An Open Letter

Dear Martha:-

YOUR last letter told us that you are planning a Home, and of course we are awfully glad to hear it. You know Jack and I built a few years ago, and we are now designing a real Home with the right surroundings and I must tell you about it. Do you know, Martha, we didn't give enough thought to the selection of our Homesite.

Of course you are going to have a good architect make your plans. We thought that was the first thing to do and so planned the "Home of Our Dreams" and after a number of evenings with the architect we had a real "beauty", it just suited us. We then looked for a lot, and "picked up" one on one of the then best residential streets. The man who owned it needed the money and we were tickled to death with our bargain. Well, after we had lived there a couple of years we found it was a "bargain".

You see when we built there was no house for two or three lots on either side of us, but one day





Home of C. L. Wood
Adjoining Perkinswood

when a foundation was started to the north of us we had an awakening. Our House was about five feet from the line on that side and we saw the foundation going in at about the same distance from our line on their side and realized that our view in that direction was spoiled.

Well, when our neighbors moved in they were lovely folks and they partly made up for the loss of the view and feeling of openness which we had enjoyed. We still had the sunshine and view to the south, until one day we struck earth with a "dull thud". It happened this way, Martha, and this is why I am telling you all about it. You see Jack



Home of R. H. WILKINSON, JR.

and I had been out at the Country Club enjoying the sunshine and the open and all, and as we drove in we saw men excavating for a foundation to the south of our Home. There was just the driveway between us and the other house and do you know when Daisy and Joe Jones, who turned out to be just the dearest bride and groom ever, sat down in their "love nest", we could see whether they had "flap jacks" or eggs and bacon for breakfast.

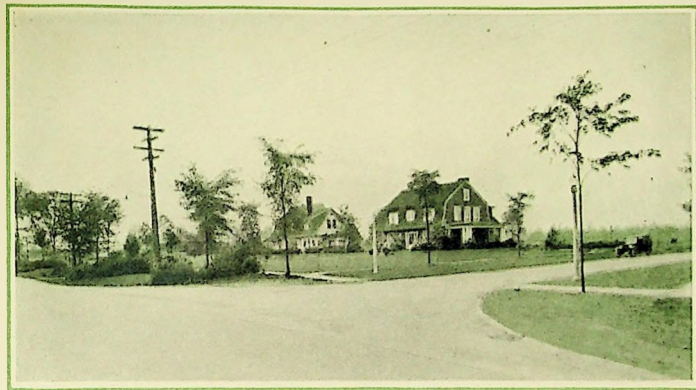
Shaking hands with your neighbors is alright, but you don't want to do it from your second story window when you are putting up drapes and your neighbor is making beds.



A. A. Williams

No. 5 GREEN and CLUB HOUSE

Dr. D. E. Hoover



*Homes of S. C. IDdings AND A. E. GREEN
Showing Intersection of Butler Road at Market Street*

The houses seem nearer than ever then—you feel walled in on both sides. And the place to shake hands isn't from one porch to another, either, when you are entertaining callers and the talk and laughter from your neighbor floats in and jars you like a buzz saw.

And do you know, we had never realized how near our Home was to the street until we were hemmed in on both sides and the noise of autos and the voices of people passing on the sidewalk hit the houses and sounded as Jack said "Like a radio when the static is bad."

By this time the loss of our view and the feeling of openness and privacy was getting on Jack's nerves and mine too. Then too



Home of R. H. PATCHIN

little Jackie was growing and he wanted to romp about and play, but with the autos in front and the garages filling the rear of our lots, there was no place for play.

Do you remember Jud and Mary Jackson whom you met when you visited us last? Well, a few weeks ago, they invited us out to dinner in their new Home near the Country Club. The house isn't big or imposing, but it sets like a gem in its surroundings. The minute we sat down in the sun room and saw the beautiful view, the hills in all shades of indigo and green, and colors changing in the sunset glow, I felt as tho I were in Paradise—I just wanted Jack to take me in his arms and make the dream complete. Jack

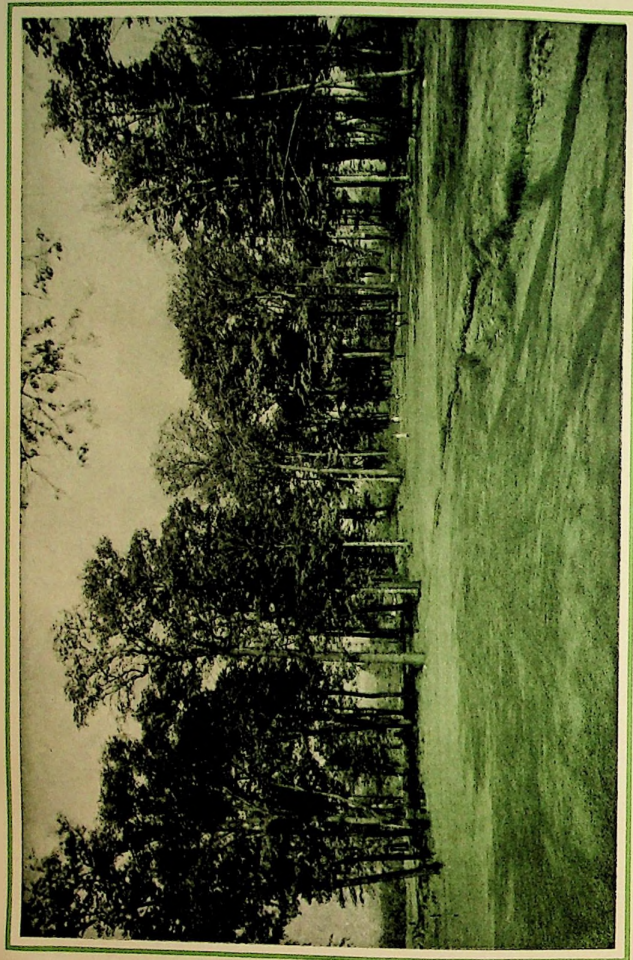


Norval Cobb

LOOKING UP NO. 16 FAIRWAY

Fred Byard

slapped Jud on the back and said, "Say, old man, this is the life! Why you own all outdoors don't you?" You see, Martha, the houses next door were just near enough to be friendly, and we were far enough back from the street to be away from noises. When Mary went out to call the children to dinner we went with her and such a yard as they have! The shrubbery is just luxuriant now, and they have a young orchard coming along in the rear. Birds of all kinds were flitting



No. 15 GREEN



Home of E. B. HITE

about and the Bob Whites were calling. Such a place for the kiddies to roam and play you never saw. Mary says they never before had such rosy cheeks, and when we sat down to dinner you should have seen those youngsters eat.

When we had finished Jud explained all about the place and how they went about building. He said that the first thing is to choose your Homesite, not just "pick up" a lot, and then have the architect plan with you a Home to fit the Site you have selected. Jud said he and Mary had looked over the



Home of J. D. EDWARDS

"nearer in" properties, and that neighborhoods where the houses and garages are close up together and so near the street that the sense of freedom and openness is mostly lost, are no place for him.

Jud, you know, is a sort of methodical chap so he and Mary took a day off now and then and drove to nearby cities where large Subdivisions were planned and built up. They saw the difference they said right away be-



AN IMPORTANT PUTT

C. G. Thomas

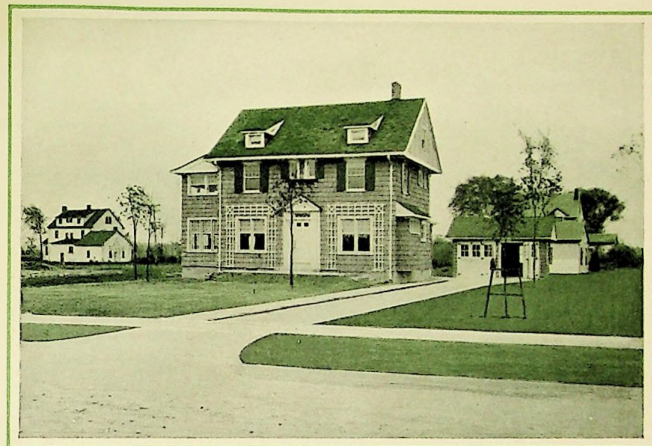
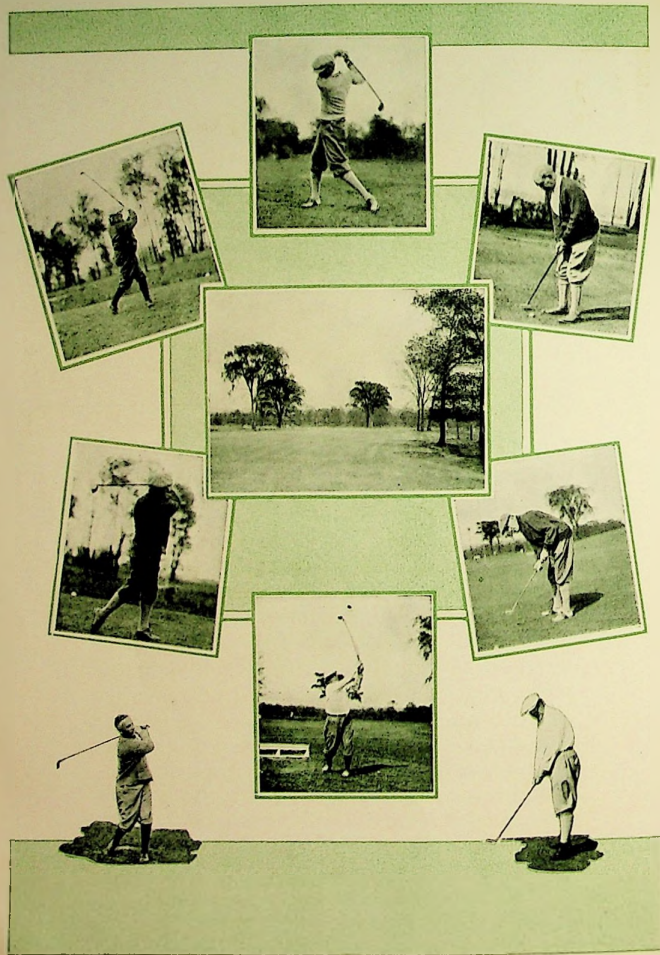
W. H. B. Ward

Major D. E. Hoover

Fred Byard

T. H. Thomas

tween the ordinary checker board layout of streets and the large, intelligently planned Subdivisions with Boulevards in pleasing curves, little Parks and Playgrounds here and there and the Homes thoughtfully planned with varied architecture and harmonious colors. There were also the narrower streets intended to be more secluded where the Homes were not so pretentious, but all in such wonderful taste and variety. Judd says it isn't the size of the house which makes the attractive Home but the size of your lot and the size of the neighboring lots. He says, too, that

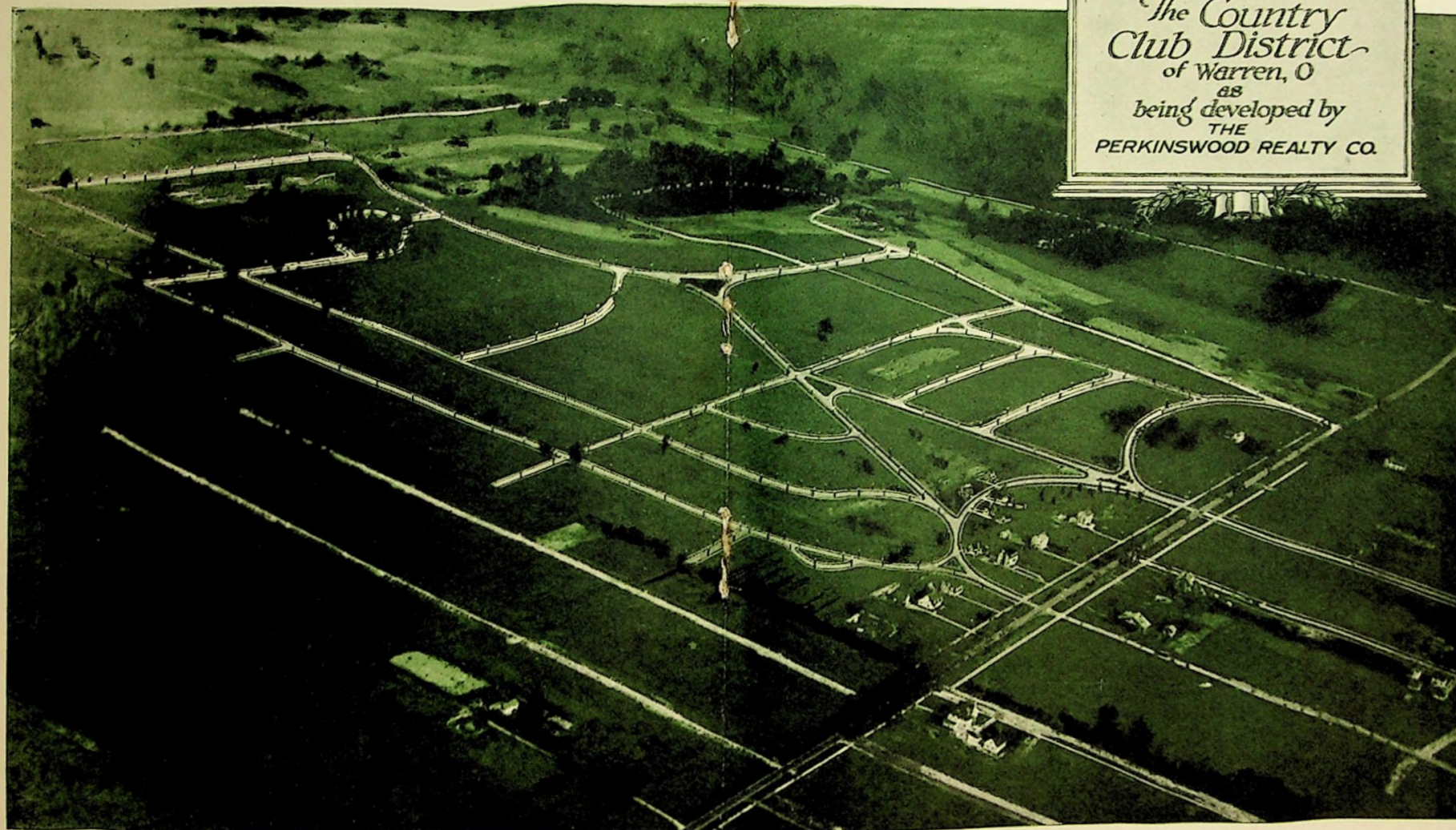


*Home of C. E. BAILEY
Crescent Drive*

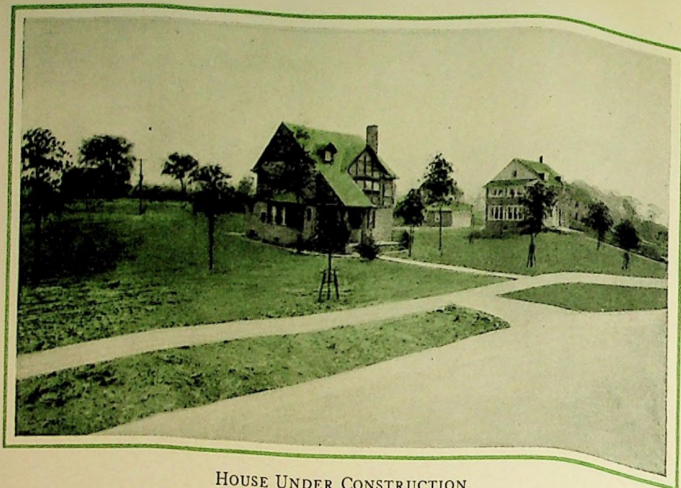
unless the proportion of the width of the lot which a house can cover is regulated, the neighborhood will be spoiled, for otherwise your neighbors can build right close up to your line and shut off your view and light.

You see, there are a lot of things to consider. Why, do you know that a neighbor of ours had to buy the entire next lot in order to keep any view at all. Of course, if each lot had been wider, and the houses kept well away from the side line they wouldn't have had to almost "bust" the savings of a number of years in order to protect their Home. You

When Mr. King G. Thompson, President of The Upper Arlington Company, which is developing the widely known Country Club District at Columbus, Ohio, visited Warren, he remarked, "Your Country Club District easily ranks with the first half dozen Residential Developments of the north in magnitude, natural beauty, and in the scope and character of the plan."



Aeroplane View of THE COUNTRY CLUB DISTRICT showing East Market Street, Crescent Drive and Golf Drive as today. The future streets including Fairway Drive skirting the west side of the Golf Course have been drawn in in accordance with the complete plan to be found on the last page.



HOUSE UNDER CONSTRUCTION
Crescent Drive

know, Martha, the lot isn't a large part of the cost of a Home but if the Homesite isn't right, nothing else is, and your whole investment is lost.

Judd says that one of the most interesting things he saw in one of the newest and finest Country Club developments was a small playground right in the center of the block entirely away from streets and autos. He was told that last year the neighbors got together and employed a playground instructor during the summer and it worked so well, and the cost was so little to each one, that they are



Geo. H. Jones

NO. 9 GREEN AND FAIRWAY
Norman Hall, Pro.

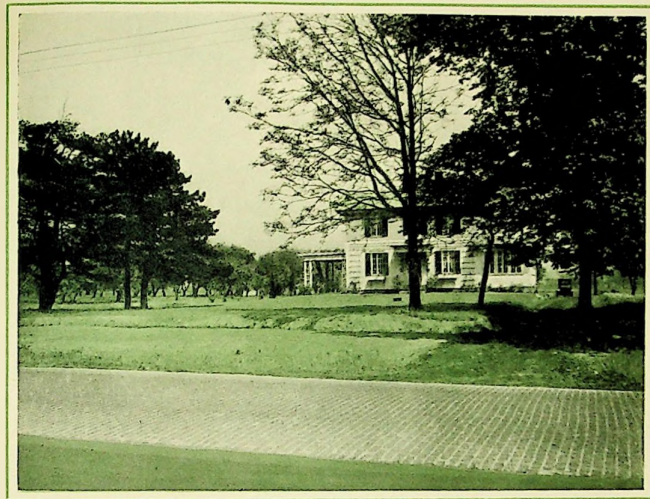
R. H. Wilkinson, Jr.

going to continue the arrangement. You see one can steal away to shop or for a little rest and leave the kiddies where they will be safe and having a good healthy pastime. Isn't that the best idea yet! But we couldn't do it where we live because no playground was provided in the plan. In fact we have come to the conclusion that not much of anything was planned in our neighborhood. Like Topsy, "it just grew".

After studying the best neighborhoods in a number of cities, Judd says that he is sure that the only place where a Home can be

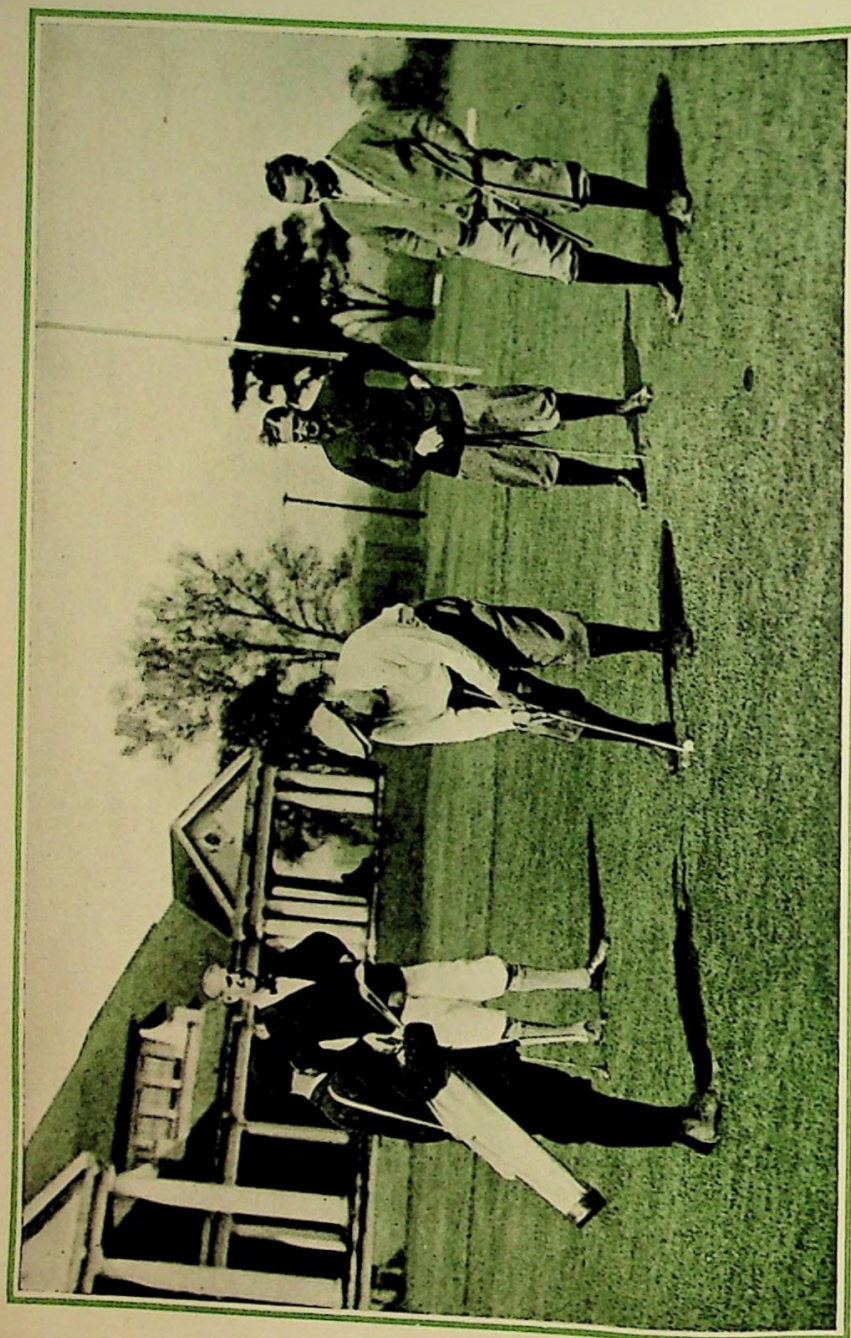


Aeroplane view of Country Club, and Fairway Drive District now under construction. Atlantic Street Extension on extreme left and Market Street on extreme right. Note Playgrounds.



Home of F. DEAN ADAMS

permanently beautiful and protected against apartments and the undesirable things which creep in and destroy your happiness and the value of your property, is where a large tract of land is planned carefully and intelligently laid out by some one who makes a study of it. Above all, where there is some one to watch the development and see to it that the protective restrictions are enforced so that the houses, streets, playgrounds, parks, and all can develop in harmony and beauty.



No. 18 GREEN AND CLUB HOUSE

C. L. Wood

Phil. Pritchard

Char. Eagen



A thing which struck Judd and Mary particularly they said, is that they noticed that in every case where there was a Country Club near a city the most desirable Homes and Homesites were sure to be around it and the drives which wound around the golf course itself were filling up with the finest and most restful Homes.

Well, Martha, as we drove away that night from their pleasant Home we decided to reserve a Homesite out near them in the Country Club District so we could build there some day. The very next day, however, as we drove out to select our Homesite we passed on our own street a very indifferent new house that was being built not nearly so good as the other houses, and we then and there decided to sell just as soon as we could. I said to Jack, "How can they build such a house on our street? I thought our street was restricted". Jack said that the restriction was put on several years ago when \$5,000 built a pretty fair house, but that now a house could be built on our street costing not half as much as ours and still meet the restriction. He added too, that unless there were



some Company which was interested in enforcing the restrictions they didn't amount to much.

This is a long letter, I fear, but if you can profit by our experience you will be ahead several years of hard savings I know and, above all, enjoy a lot of health and happiness which you otherwise might miss.

Judd remarked the other night at the dinner, "I missed the first forty years of my life before we built here in the Country Club District". You should hear them tell how they slip out together after dinner in the evening and play a few holes and putt a round. Mary says that Judd had always thought before they moved out that golf was an old man's game, and that he had no time to play if he wanted to, but if I should attempt to tell you the stories which those golf "nuts" tell of the fun they have together in the evenings on the golf course this letter would never be ended.

I will stop now, tho', Martha and say "good-bye", but I do think you had better come and see our Country Club District before you finally decide on your Homesite.

Lovingly,
Clara.

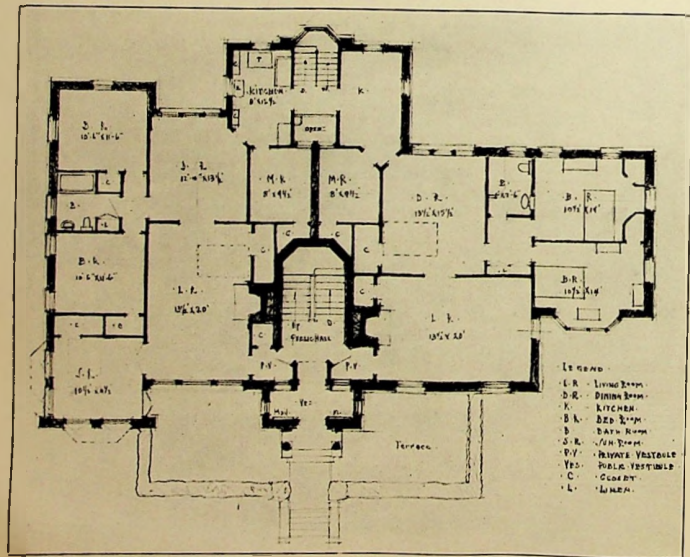
Ten Commandments for a Happy Home

Transcribed from
THE ACTS OF EXPERIENCE
Chapter 20, Verses 1 to 10

1. *Thou shalt not cover more than two-thirds of the width of thy Homesite with thy Habitation.*
2. *Thou shalt build thy Home with setback sufficient to give freedom from the noises of the street and to assure thy privacy.*
3. *Thou shalt choose a Homesite deep enough to keep neighboring garages and Houses from obstructing thy view, for that "shut-inness" feeling is an abomination unto the wife of thy bosom.*
4. *Take heed to set up thy Habitation where thou art assured that thy Home shall not shame thy neighbor's Home, neither thy neighbor's Home shame thy Home.*
5. *Thou and thy neighbor and thy neighbor's neighbor shall submit all house plans to the Company for approval. Else how canst thou be assured that suitable habitations shall encompass thee round about.*
6. *Thou shalt not build thy Home on a street of inadequate width.*
7. *Eschew the square checkerboard plan of streets and get thy Homesite in a distinctive neighborhood, where drives with graceful curves and inter-sections offer pleasing vistas to thine eyes and the eyes of thy household. Thus only will the individuality of thy Habitation be truly expressed.*
8. *Thou shalt build where convenient Parks and nearby Playgrounds are provided, that the days of thy youth and the beauty of thy wife and the joy of thy off-spring may be prolonged in the land.*
9. *Thou shalt set up thy Habitation where the land for many blocks as far as thine eye seeth is restricted to Homes in keeping with thine. Else may arise the place of trade or the house which sheltereth many families, and the value of thy Home and the distinctiveness and individuality thereof fade away like the grass of the field.*
10. *Finally, O Man, hearken unto me. Get thy Homesite from a Company which is strong in the land and vitally interested in the enforcement of these commandments which I have given thee, else thou shalt surely find thy heritage a mere lot, when thou hadst set up thyself among the people as the possessor of a Homesite. Selah.*



PROPOSED RESIDENTIAL APARTMENT



TYPICAL FLOOR PLAN

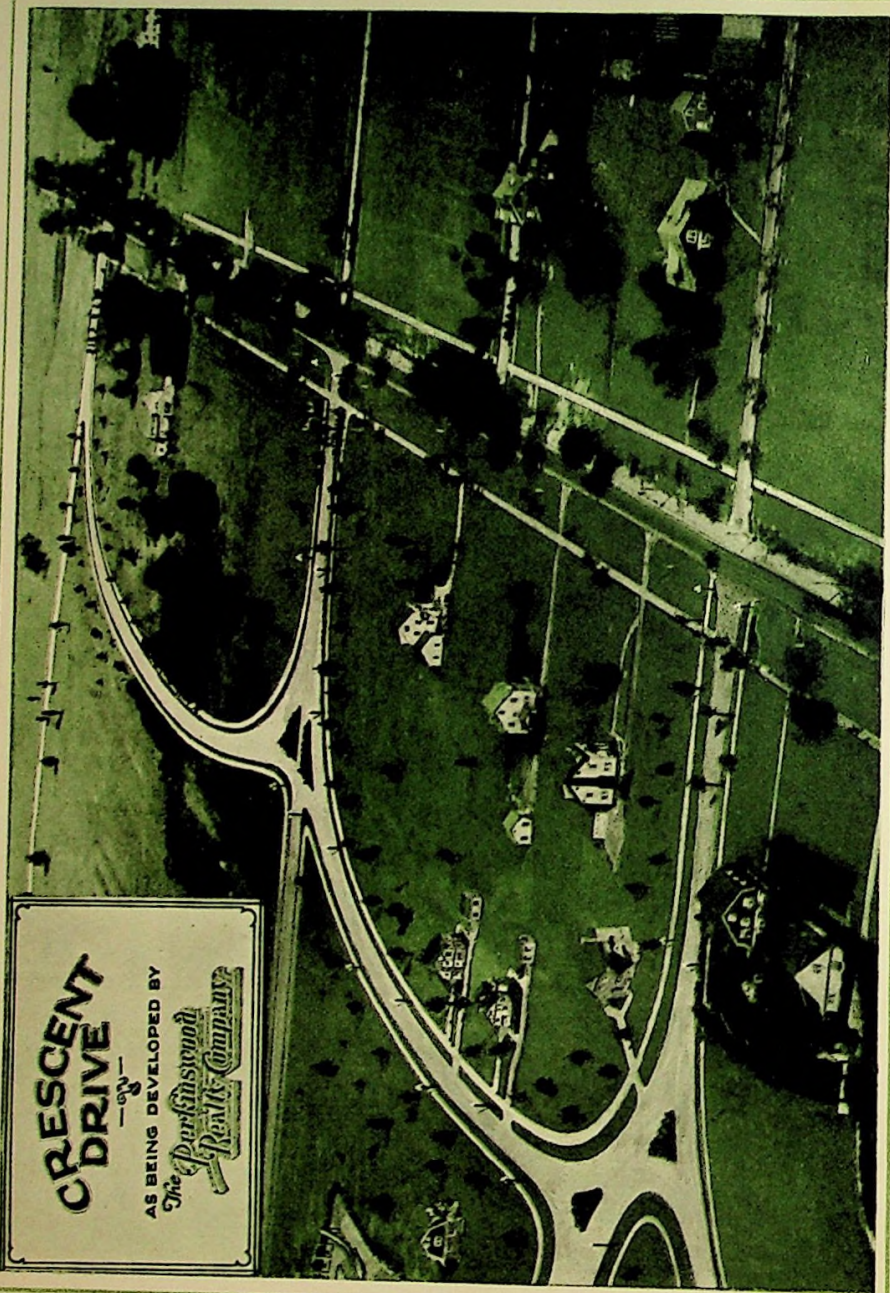
The Residential Apartment

IN planning a modern Residential District, place must be reserved for the necessary features which make it complete. Not only must the single residences be protected by well thought out restrictions, parks, playgrounds, main connecting boulevards, etc., but place must be had for the residential apartment and the suburban store.

When we think of an apartment or store, our mind pictures a squarish building built up to the sidewalk line and occupying practically the entire lot. Such buildings are a scar in a residential district.

If, however, a block is reserved for this purpose and the store is built properly set back and with gable roof and attractive design, it will be readily seen that such a building, housing say a delicatessen, groceries, meat, and drugs, is a real convenience and necessity, and if properly planned may be an ornament to the District.

Again, a residential apartment, such as here suggested, which is well set back from the street and occupies a large lot planted with trees and shrubbery, can serve a real need and be a thing of imposing beauty. In fact, there should be nothing in the character of the building and grounds to distinguish it from a beautiful large residence. A prominent man asked when he saw this picture,



Crescent Drive and Market Street 100 feet in width. The Residential Apartment will be located in the block North of the intersection of Butler Road and Crescent Drive as shown in the detail Map on last page. Note tree planting on Crescent Drive.



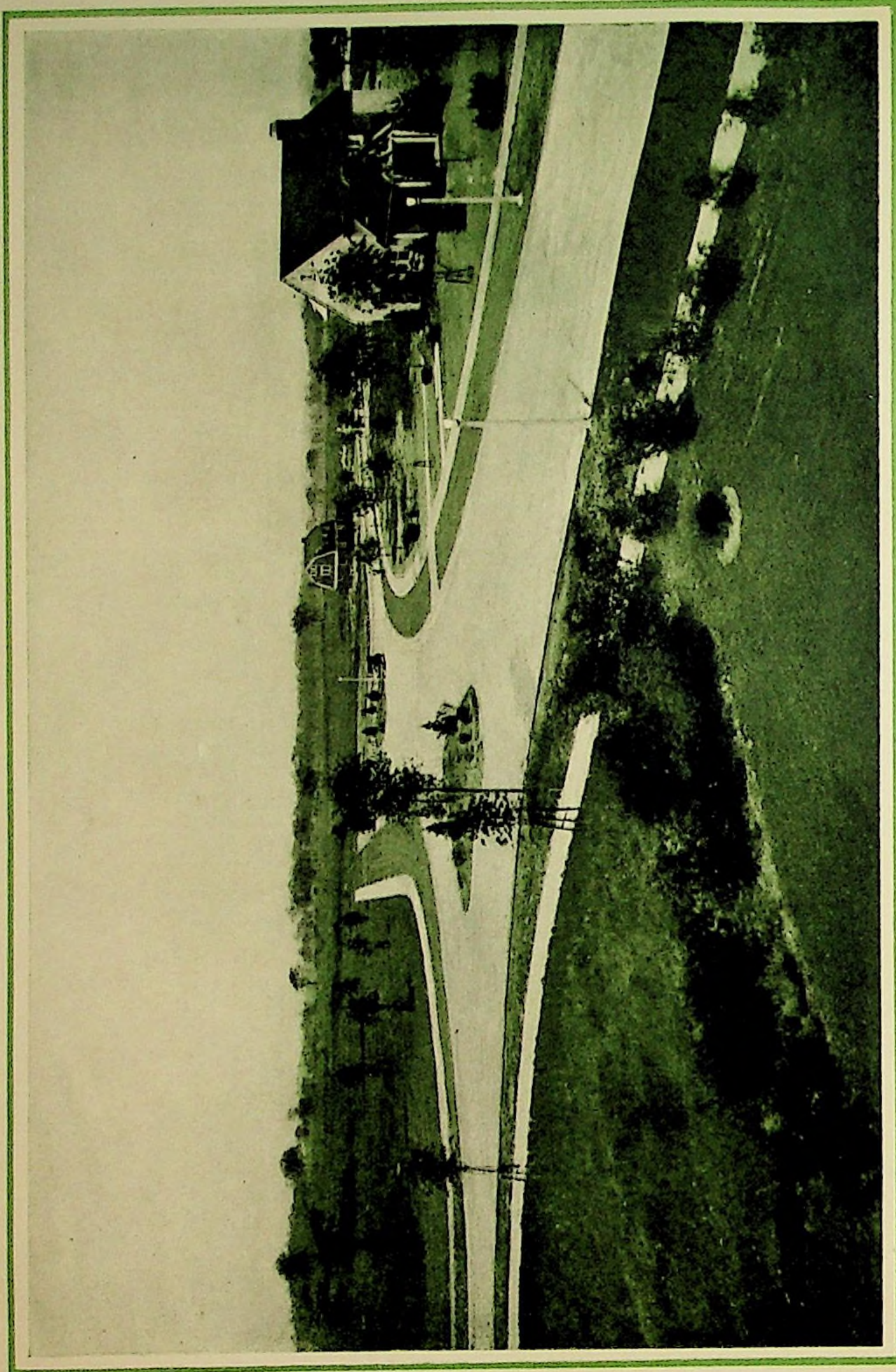
"Whose fine residence is that?" That is the impression which can be created. Indeed there is no reason why families which are so situated as to desire an apartment should be compelled to live in the noise and dirt and heat and congestion of a down town apartment.

The fact of the case is that in "Roland Park", Baltimore, to which everyone who plans a fine residential district goes for inspiration, some of the most beautiful sections are those in which the residential apartments sit surrounded by ample lawns and beautiful landscaping.

The present plan provides six apartments, each of which may be owned by the occupant. It is believed that as soon as one building such as the one here suggested is completed there will be immediate demand for others.

The idea is merely suggested here and full details will be gladly explained to those who are interested.





Intersection of CRESCENT DRIVE and BUTLER ROAD
Showing Model Home

The Model Home



LEN of the representative contracting firms of Warren conceived the idea of joining in building a Home to exemplify the quality of their workmanship.

The first requisite was a model site, and it was the consensus of opinion that the new Crescent Drive just being opened up, offered the ideal spot. An architect was then commissioned to plan a house in keeping with the Homesite and the surroundings. This house of the modern English type was the result.

The construction is of Stucco applied on Cinder Blocks, chosen for their strength, damp-proof, and non heat conducting qualities. Insurance against cracking plaster is secured through the use of Metal Lath, which, with the cinder block walls, is a fire-resisting construction.

The Home has a large reception hall, with coat-closet and lavatory; living room, opening onto the side porch, dining room, kitchen, breakfast room, four bed rooms and bath. The basement is partitioned into furnace room, coal room and laundry. A two car garage similar in construction to the house stands conveniently near.

The stairway is accessible from the kitchen as well as from the reception room. In the living room is an attractive nook with built-in seats facing the generous fire-place. Opening directly from the living room is the spacious dining room, from which the kitchen is reached in a few steps. Here much thought has been expended to provide a drudgery eliminating "domestic science" kitchen. The sanitary "hospital finish" on the walls, done in artistic tints makes the kitchen a joy to work in, rather than a place to be avoided.

Special note should be taken of the cozy Pullman breakfast room, and the general arrangement for step saving, ventilation and light, also the many built in conveniences, generous cupboard space and Nickeloid work-table covering. All the papers and sweepings go through the little trap door in the floor directly to a receiver in the basement to be burned when convenient. The rear porch is screened and has space for the refrigerator.

Ascending to the second floor we find the sleeping rooms, all with cross-drafts, generous linen closets and clothes presses, and a tiled bath room with shower-bath and tub.

The Electrical Convenience feature of the house has been carried out with an unusual degree of completeness. Upon examination plug outlets and switches are found to suit all the requirements in every room. The front entrance is illumined by a concealed soft light in the step posts. Outlets are provided



THE MODEL HOME

for lamps, piano, phonograph, fans, sweeper, tea wagon, buffet and dining table utensils, with a floor push under the table for signaling to the kitchen.

The kitchen has a "daylight" center light, with an extra light directly over the sink, outlets for flat iron, for utility motor at the work-table and for iceless refrigerator. All sweeper plugs are two feet nine inches from the floor to save stooping in making the connection.

The breakfast room has a duplex plug so the coffee urn can be bubbling at the same time the bacon is on the grill.

The telephone stands on a little recess in the stair hall. There is also a telephone extension to the main bed room upstairs conveniently placed near the bed. The bed room also has outlets to take care of night lamp, floor lamps, dresser lights, toilet articles and sewing machine, the last being in the alcove where there is a good light by day and lamps specially placed for sewing.

The complete modern laundry, a necessary adjunct to the present day Home is exhibited in the basement. The equipment



Home of W. H. CALLISTER

comprises an electric washing machine, tubs, ironing machine, fan, clothes dryer, soiled linen receptacle.

The garage has ceiling and trouble lights, also door light operated by switch from the house.

The service lines are carried from the rear line to garage and from there underground into the house, so that no unsightly wires are on the house.

All work has been done by each contractor to exhibit his best workmanship and this is, we believe, truly a House "Built on Honor",—one that will stand with a minimum of repairs for years to come.

The location of this Home on this key Homesite with a frontage of more than one hundred feet overlooking the eighty foot Butler Drive with its pretty Parks at the intersection of Beechwood Drive and Crescent Drive, offers permanent free and open views and vistas from every window.

The Story of the Map

Landscape engineers, experienced in planning notable Country Club Districts, have been employed in developing the finished plan which is shown on the opposite page.

Just as a house not planned by an architect is apt to be disappointing and often jarring, so a Residential District laid out without a careful study of the needs of the community and without the help of the landscape architect is equally apt to be disappointing and uninteresting. A reason why many neighborhoods are unattractive is that they have grown "piecc meal". It must be remembered that only with a large tract of land is a well planned modern neighborhood possible.

Streets, as well as Houses, must be planned to please the eye. The plan presented here, with frequent Parks, Playgrounds and streets of easy curvature, affords an abundance of interesting vistas, with charming sites for Homes throughout the District.

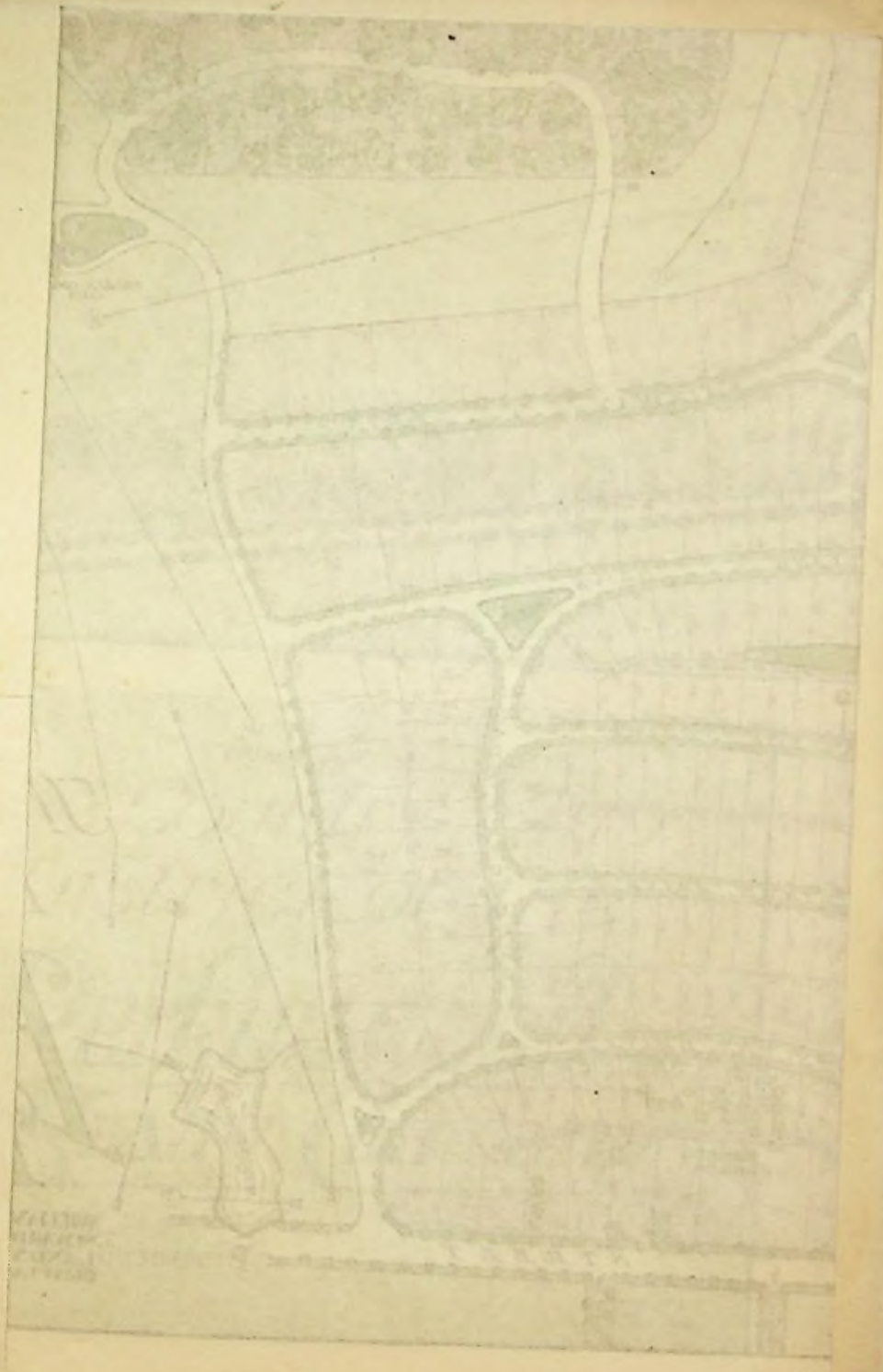
The Men Who Are Back of the Country Club District

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Hippodrome Building Phones: 2003 - 2004
Warren, Ohio



Map

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