A DEFINITION OF THE TYPICAL HOUSING RESTORER
IN
GERMAN VILLAGE, COLUMBUS, OHIO

A Thesis

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by

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INTRODUCTION

As a community develops through the years, its history is written in its street patterns, its physical nature and geographical characteristics, and its architectural and design patterns. As a total picture, these dimensions form an important part of a community's historical and cultural heritage, which if lost, can never be replaced. Not only can historic preservation of a given community rehabilitate and conserve that which is a part of its heritage, but also aid in the adaptation of structures for its continued well-being and growing needs.

Thus, the problem of renewal and rehabilitation of America's existing housing stock in areas of historic significance, is one facing this nation as a most pressing and critical situation. To date many efforts have been made to lessen the problem, primarily through federal aid for housing. As such, attention has been focused upon development corporations and private individuals and homeowners who have been assisted by various federal programs. Urban renewal and the related programs of the Department of Housing and Urban Development have been effective tools for renewal, rehabilitation, and historic preservation. Evidence of these programs in action can be seen in a number of cities. These examples illustrate not only urban renewal and rehabilitation, but also historic preservation.

*Preservation of Victorian architecture at Cape May, New Jersey, an ocean resort

*Urban renewal of Strawberry Banke, New Hampshire's 18th and 19th century mansions in Portsmouth, New Hampshire

*Historic preservation of Spanish and Mexican influences from early 1900's in Monterey, California
*Saving the heritage of mid-1800's Moravian buildings in Bethlehem, Pennsylvania

*Urban renewal/conservation of Moorish style residences in New Haven, Connecticut's Wooster Square

*Rebuilding of dynamic central city, for Little Rock, Arkansas

There are both small towns and large cities alike which have benefited from the assistance given through federal urban renewal programs.

Yet, there remains an important segment of housing rehabilitation and preservation which has not been researched. This segment is the private rehabilitation/restoration of single-family homes by the private owners of the residences. As an aid to the preservation of the housing stock in the inner core of most American cities, this entire process is critical. But, first it is essential that we ascertain who is the private restorer, what private renewal/restoration is being done, and how it is being done. Therefore, this thesis will investigate exactly who is the private restorer, what he does, and how he does it in the preservation area of German Village in the City of Columbus, Ohio.

As such, we may be able to promote the idea that private individuals should act as catalysts for private renewal and preservation of great numbers of areas, rather than steering federal aid to a select few. Private renewal has a definite role to play in rehabilitating and preserving our housing stock. This judgment is not disputed. Rather, the dispute centers on who should finance these endeavors. It is the feeling of the author that the private individual who is the restorer should be sought out and his observations and experiences applied elsewhere under similar conditions. If we are able to define the "typical restorer in German Village, Columbus, Ohio who restores his home and
continues to reside in it," perhaps we can channel his efforts in the most critical areas of need.
GERMAN VILLAGE BACKGROUND

Today's German Village of Columbus did not suddenly emerge. Rather, it has grown from the depths of German background and ancestry. The Village emerged in the early 1800's when settlers of German ancestry arrived in Columbus. The Germans had left behind them certain possessions—tangibles and not—in another country. Yet, they brought with them an environment, its customs, its life style, its architecture—their heritage. They transplanted these characteristics to mold their own village within a growing city. As such, German Village was an established, thriving segment of the City of Columbus by the mid-1800's.

For almost 100 years, the Village was a solid area within the growing urban area of Columbus. Yet, as time passed various factors came to bear on the decline of the one-time German majority of the Village. The anti-German sentiment as a result of World War I, Prohibition and the disappearance of the many breweries (and their numerous German employees), and the immigration of other segments of the Columbus population and the Appalachian population into the Village—all took their toll. Some residents of German ancestry did remain, but the stability of the once-thriving German area began to wane, and with it the physical structure of the area and its special character and characteristic life style.

By the early 1960's the German Village area had become a slum, and its German societal structure, life style, and architecture suffered. Therefore, the area was considered as an urban renewal area, much to the dismay of some of the residents (as well as outside people interested in historical preservation). To prove the validity and the worth of the preservation of the area, citizens joined their forces to save the area from urban renewal's bulldozers.
Organized Efforts to Preserve and Restore

One of the efforts to save German Village from urban renewal’s bulldozers was German Village Society, Inc., which was formed in 1959 and continues its work today. The Society has worked as a nonprofit corporate: 1) form the German Village Society, Inc. with 183 charter members, 2) preserve the German Village area through their encouragement and guidance, 3) aid in the adoption of the German Village Code in 1963, and 4) continue to preserve the area through the work of its present 475 members.

From the work and the actions of the German Village Society and similar groups and organizations, the German Village area was removed from the urban renewal rolls. The Village was designated as an historical area, and the German Village Commission was also formed. It serves as an adjunct to the Columbus City Council, as citizen volunteers administer the German Village Code and guide reconditioning endeavors.

The German Village Commission has three primary functions which it is to fulfill:

1. the study of problems and need of the City of Columbus to further preserve, rehabilitate, and restore the German Village area

2. the determination of what particular legislation (and the submitting of the necessary legislation to the City of Columbus City Council) to accomplish the preservation, the rehabilitation, and the restoration of the German Village area

3. the holding of regular meetings to accomplish the above and to administer the German Village Code (viz., to review plans for restoration work in the area and issue Certificates of Appropriateness for all work being done)¹

¹The German Village Code of Columbus, Ohio. September 1, 1969 revision, originally passed April 29, 1963. Columbus City Council, Columbus, Ohio. p. 12.
you have this picture, this is what the German Village program is trying to accomplish.  

This is what is being accomplished through the German Village Code by the German Village Commission, the German Village Society, and the numerous German Village residents and landowners to preserve the character of German Village through private preservation and rehabilitative measures. The characteristics of the incoming population have changed, but the area is being rejuvenated to a new thriving character. The German Village area has become a most desirable area within the Columbus Urban Area in which to reside.

German Village Restorations

In the early 1960's property values were low, and houses and the land on which they were built could be purchased at artificially low prices. In fact, many of the old-time residents were quite willing to sell their property, since the area was one of the least desirable areas in Columbus in which to live.

People desiring to preserve the character of German Village began to purchase properties and recondition the buildings upon them. The approximately 233 acres which is contained within German Village is generally bounded by: Pearl Street on the west; East Livingston Avenue on the north; Lathrop Street, Brush Street, Grant Avenue, Jaeger Street and Blackberry Alley on the east; and by Nursery Lane on the south.

Preservation of a heritage and the restoration of a physically deteriorated area were the main interests of those who began reconditioning the area within those boundaries. This was particularly the case of

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2The German Village Code of Columbus, Ohio. September 1, 1969 revision, originally passed April 29, 1963. Columbus City Council, Columbus, Ohio. p.2.

3Ibid., p. 12.
those who formed the German Village Society, which has been particularly instrumental in preserving the area. Properties were reconditioned to provide residences for the restorers, as well as to be resold for profit. Yet, in essence, the architecture and the once prevalent life style (as reflected through an architectural style) were preserved.

Today the scene has changed, and German Village is a desirable location in which to reside in the City of Columbus. It is no longer financially easy to acquire property. Property prices have risen markedly as interest in the preservation of the area has grown. Throughout the past 6-8 years the number of preservations has also risen considerably. Although the motivations to preserve and recondition have continued to center about preservation of the character of the area, they have included, in addition, the profit motive and the prestige of the area and its restorations. Reconditioning and preservation are now moving as rapidly as did the blighting influences which once produced the German Village slum. "The reclaiming of property in German Village represents the largest private undertaking of its kind in the world."4

The purpose of this thesis is to examine those residents who have preserved and reconditioned single-family residences in German Village. Who is the typical restorer? From where did he come? What was and is his occupation? What process did he follow in his reconditioning endeavor? How does he feel about the process, the regulations governing the preservation, the preserved residence? These are general categories which will be examined in this thesis through an analysis of a sample of these preservation and rehabilitative measures which have been accomplished in German Village.

THE PROBLEM

The Methodology

The framework of this thesis will be defined by the years 1963 (as a beginning point) and 1969 (as the cutoff point). These years have been chosen because of their individual significance—viz., 1963 is the first full year in which the German Village Code was in existence (it was passed and in effect April 29, 1963) and for which Certificates of Appropriateness are available. The year 1969 was the last full year in which preservation endeavors may have been initiated and for which information is available concerning completed preservations. By selecting preservations which were begun after the adoption of the German Village Code, the author is given the fundamental background within which the restorers in German Village must operate.

"Preservations" or "reconditioning endeavors" in the text of this thesis are necessarily narrowly defined, thereby attempting to eliminate distortions and errors interjected because of the lack of commonality among the structures themselves. Therefore, "preservation" or "reconditioning endeavor" is defined as:

1. Residence located within the confines and legal boundaries of German Village, as defined within the German Village Code (Section 3306.04 of the German Village Code).

5Within 30 days after the filing of an application for a certificate of appropriateness, the German Village Commission shall determine whether the proposed construction, reconstruction or alteration of the exterior architectural features involved will be appropriate to the preservation of German Village pursuant to the purposes of this Chapter and whether, notwithstanding that it may be inappropriate owing to conditions especially affecting the structure involved, but not affecting the German Village generally, failure to issue a certificate will involve a substantial hardship to the applicant and such a certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the interest and purpose of this act."

The German Village Code of Columbus, Ohio, September 1, 1969 revision, originally passed April 29, 1963. Columbus City Council, Columbus, Ohio. p.17.
2. Single-family residence
3. Residence presently owner-occupied by the restorer
4. A preservation which has been recorded; that is, the following regulations have been adhered to:
   a) Application for building permit, all plans and specifications for work involved, have been deposited with the Secretary of the German Village Commission.
   b) Certificate of Appropriateness has been issued for the specified preservation.
   c) Building permit was issued according to Section 3306.06 of the German Village Code.
5. A preservation is specifically defined as:
   a) Residence identified by visual survey including exterior rehabilitative efforts as a minimum.
   b) Exterior, as a minimum, is defined as sandblasting (i.e., this excludes endeavors which would solely involve erecting a fence, replacing a sidewalk, etc).
   c) This visual survey has been substantiated by a check of the issuance of a Certificate of Appropriateness by the German Village Commission.

The selection of the sample from which the subjects of the case studies were drawn was derived from a visual survey of preserved residences. These subjects were then checked against the listings of complete preservations for which Certificates of Appropriateness were issued between 1963 and 1969, inclusively. From this total (220 owners), addresses were checked to determine how many restorers were presently residing in the reconditioned residences. From this
total (55 owners), contacts were made, and twelve (12) restorers agreed to participate in the interview process.

- Single-family homes 837*
- Completely reconditioned single-family homes 220** Percent 23.5%
- Completely reconditioned single-family homes still resided in by the restorer 55*** Percent 25%
- Completely reconditioned single-family homes still resided in by the restorer 55
- Questionnaire survey 12 Percent 21.8%

Each of the twelve (12) restorers about whom a case study has been made, was interviewed individually. (See Appendix A for the interview questionnaire.) All interviews were tape recorded in the respondent's own language for answers to the specific questions. Each of the twelve (12) case studies is presented separately in the text of this thesis.

*Historic Preservation "German Village, Columbus, Ohio," Vol. 18, No.2 March-April, 1966, p. 64

**Estimated from the number of Certificates of Appropriateness issued, German Village Commission, Columbus, Ohio, 1963-1969.

***Calculated from matching address of owner of reconditioned residence (given at time Certificate of Appropriateness was issued) with address in Columbus, Ohio Telephone Directory, August, 1969.
In addition, specific data from each study is employed for an analysis and comparison of all the case studies together.

The twelve (12) restorers of single-family residences to be examined will serve as the sample to define "the typical Columbus, Ohio, German Village restorer who continues to live in his restored residence," since the adoption of the Columbus, Ohio, German Village Code. The definition of the "the typical restorer..." will be formulated from the following HYPOTHESIS and Sub-Hypotheses.

The Hypothesis

HYPOTHESIS

The "typical Columbus, Ohio, German Village restorer who has continued to live in his restored residence since the adoption of the Columbus, Ohio, German Village Code" will be found to exhibit the following characteristics:

1. characteristics of the restorers
   a. education: college educated head of household
   b. income: $10,000 to $14,999 total household yearly income
   c. occupation: professional status (according to the U.S. Census definition)
   d. family size: two adults

2. the single-family residence restored
   *originally single-family, brick structure

3. the motivating factors to restore
   *area undergoing preservation activity

4. the preservation process for all restorers was similar, if not identical in all cases because of the regulations imposed
The sub-hypotheses examined will 1) act as analyses in themselves and 2) act as inputs to the main HYPOTHESIS. These sub-hypotheses include:

**Sub-Hypothesis A**

Because of the German Village Code and other regulations surrounding preservation endeavors, the physical work and the extent of the preservation work was similar in all cases.

**Sub-Hypothesis B**

Those who preserved were not residing in the residence in question at the time the decision to preserve was made.

**Sub-Hypothesis C**

Initial interest in preservation and reconditioning endeavors by the individual was stirred by the similar preservation work being undertaken in the neighborhood.

1. Little or no work in prior preservations had been done by the restorer.
2. Final decisions to restore did not rest upon profit motives.
3. Those who restored had friends and/or neighbors who had reconditioned residences or were reconditioning at the time the restorer decided to restore.
4. The German Village Society was (and is) the organization which has been the most influential and helpful, in the eyes of the restorers, in creating interest in and disseminating information about the preservation process.

**Sub-Hypothesis D**

The preservation process through which the individual restorers progressed was the same or similar in all cases because of the existence of the German Village Code.
Sub-Hypothesis E

The original plans and desires of the restorers were fulfilled.

1. More physical work was accomplished on the reconditioned
   residence than originally planned.

2. Outside financial resources were not available other than
   those of the usual financial channels.

Sub-Hypothesis F

Those who preserved would preserve again.

1. The restorers' interest in German Village preservations has
   increased.

2. The restorers' feelings toward the German Village Code have
   changed since initial contact with the Code (i.e., the Code
   is more restrictive than originally viewed).

The examination of validity of this HYPOTHESIS and Sub-Hypotheses has
helped to define "the typical restorer..." or single-family residences
in German Village from 1963 through 1969.

Relevance to City and Regional Planning

German Village is an example of private renewal/rehabilitative
activities and endeavors. As such, it is an example in which city
planners should be greatly interested since German Village is "private
urban renewal," and the largest of its kind in the country. The area
has not included demolition which often accompanies urban renewal; thus,
the Village is an important aspect of renewal which too often is over-
looked. Not only is rehabilitation of an area an objective of recondi-
tioning activities; so, too, is preservation. The preservation of German
Village is economic, social, and physical in nature. As such, this
thesis examines these aspects in relation to restorers who have undertaken this private renewal endeavor.

A case study approach is important to a study such as is being undertaken. This study can be in greater detail than is often the case in planning guidelines, yet not be statistical in nature. This thesis helps to answer the important questions of--WHO? WHAT? WHEN? WHERE? WHY? HOW?--of German Village preservations. In addition, through the use of the case study approach one is able to ascertain "typical" or "characteristic aspects of the process, the single-family residence, and the restorer."

As a result of this thesis, one will be able to examine the private preservation process as it exists in German Village. The specific aspects of the thesis will not be only physical, but social and economic in nature, as well. The process of restoring single-family residences and the restorer himself are most important to identify. Particular aspects have been initiated at specific points in time by certain individuals. Therefore, the crucial combination is the point at which the parts of the process and the individual restorer met. If the particular individuals who recondition and specific points in the preservation process can be more accurately pinpointed, it may be possible to input one or the other as a catalyst for this combination. In addition, through critical examination, it is possible to ferret out the pro's and the con's of the specific combinations which occur. Thus, an organized group, such as government, may act to initiate an optimum process, input optimum individuals to act as restorers, and create optimum combinations as a result.

It is particularly important to city and regional planning to know
who is the individual who is the typical restorer in private renewal endeavors. This individual possesses particular characteristics which will be discerned from this thesis, and he has been motivated by particular occurrences. Therefore, why not discern the specific characteristics of these restorers?

In addition, the depressed section or area characteristics can be determined. The restorer's characteristics can be determined. The two sets of characteristics (those of the area and those of the individual) can be joined in the best combination. These individuals may then be the catalyst in other areas to be renewed and rehabilitated. Or, the areas can look for individuals with specific characteristics.

From this thesis one will see those aspects of the preservation process and the characteristics of the typical restorer which have been molded from 1963-1969. Therefore, one can pinpoint how feelings toward preservation, German Village, and the German Village Code have appeared to this "typical restorer." Thus, which (if any) of the qualities and characteristics of these items can be traced into the future and applied to given areas and/or given populations.

The German Village preservation process is important as an input to the city planning processes of the City of Columbus. Private renewal has its position in the entire spectrum of the rehabilitation of an area. City planning needs more areas like German Village since these efforts are the catalyst to initiate the rehabilitation efforts. This process is a means by which to rejuvenate the C.B.D. through the efforts of many who have returned to the area. Those returning bring with them the small bits of environments elsewhere when they gather to reside together in German Village. If city planners believe that it is to
the advantage of the C.B.D. to retain people with middle class characteristics, then it should be advantageous to provide neighborhoods desirable to these people. It appears to be a device by which to retain the middle class within the C.B.D.

Therefore, it is time to investigate the entire preservation process and its merits and disadvantages as they react with and upon the "typical restorer." The "typical restorer"—he is the individual who possesses talents, desires, and interests which should be channeled toward the well-being of the entire City of Columbus.
RELEVANT LITERATURE

An extensive literature survey was undertaken, and it produced only that which is contained in the annotated bibliography in Appendix B. Numerous library resources were combed, and human resources were contacted without much reward.

The literature which has been published on the subject at hand has resulted in bolstering the volumes written on the why's and the wherefore's of federally assisted urban renewal endeavors. Granted, federally assisted urban renewal has resulted in restored and rehabilitated areas. But, the process through which the projects have been implemented and those who have accomplished the projects have differed from that which appears evident in the Columbus, Ohio, German Village. The Village is a private endeavor and is not assisted or hindered (as the case may be) by the federal urban renewal process. The German Village process, experience, rules and regulations, and restorers have been hand fashioned and tailormade from a bare minimum provided for them--i.e., a desire to preserve and rehabilitate a declining area, slated for urban renewal.

The purposes for historic preservation in Columbus, Ohio and in other communities may be quite similar. But, the great difference lies in the question of "whose purposes are these?" In German Village specific individuals wished to preserve a heritage. Consequently, they took it upon themselves to handle the legislative, administrative, and police functions for the project area. No state or federal assistance was given. Therefore, the author has found no comparable areas having been restored.

The German Village restorers, themselves, are also a rarity. In
this case they have financed and administered the entire program. They have worked as individuals—both as homeowners to restore their own residences and as an integral part of one of the many organizations in German Village to promote the preservation activities. It was found in other communities, that one of two situations existed: 1) the private individuals were subsidized in their restoration activity, so as to financially enhance their position at little cost to the individual (as compared to German Village where each restorer has bore the financial burden alone, without reimbursement except at the time of sale of the property), or 2) the private development corporations entered the scene to profit by a rehabilitation endeavor of large areas simultaneously. Therefore, the experiences of other communities have been fruitless in shedding light upon the question of who is the restorer in these communities.

One final inquiry has been made. The author wrote to ten (10) communities which have undertaken historic preservation in a manner similar to Columbus, Ohio, German Village. The responses were fair; but, the information received was not useful in an analysis of the restorer himself.

Thus, the author sees this lack of literature pertaining to the subject at hand, as another piece of evidence to suggest this thesis' importance to city and regional planning. The responses which I have received from the above communities would also suggest a need and desire on the part of other communities to analyze the success of the German Village restoration endeavor.
TESTING THE HYPOTHESIS

Data

In order to acquaint the reader with the twelve (12) individual restorers who were interviewed, a brief case study of each is given below. Each case study follows a similar outline in order to establish continuity among the twelve (12) studies, as well as to form the basis upon which to make comparisons. The comparisons will serve to define "the typical German Village restorer who has restored his residence and has continued to live in the residence" and to validate the HYPOTHESIS and the Sub-Hypotheses of this thesis. Therefore, the studies will conform to a four-part narrative for each case study to include:

1. Characteristics of the residence and the respondent at the beginning of the reconditioning endeavor.

2. Why the particular restoration was undertaken and what characteristics influenced the preservation process that he followed.

3. The preservation process through which the respondent progressed and the characteristics of the residence at the end of the reconditioning endeavor.

4. Personal reactions of the respondent to his own preservation endeavor and to the preservation process in general.

From the analysis of the data, statistical information will be formulated. The statistical information will be the input to a final case study, "Case G.V. Restorer," who is the "typical German Village restorer who has restored his residence and has continued to live in the residence" as defined by this thesis. The conclusions of this study have been given in this manner in order to continue the
format established by the twelve (12) case studies and enable the reader to evaluate the "typical restorer" in a common light.
Case A

I

As one enters residence A, he is immediately deluged not only by the sounds of hammer and saw, but by a multitude of voices. The commotion is primarily caused by Mr. and Mrs. A's eight children who all live at home. All ten members of family A were involved in the purchase and beginning of their preservation in 1964. The single-family home was purchased in 1964 for $9,500 on the family's $10,000-14,999 yearly income received from Mr. A's work in steel fabrication.

Residence A is located in the east central part of German Village. The home was originally one room, which since its construction circa 1880, has had two rooms added to the front portion and an upstairs added. Nothing other than the fireplace from the original one room has been eliminated.

II

Family A was residing in their home when they decided to restore. As a matter of fact, they knew nothing of the preservation activity in German Village when they purchased their home. Yet, as soon as they became aware of the immense improvements that were being made, they immediately initiated their own reconditioning activities. The major parts of the home have been reconditioned; but, work is still being carried on.

The most obvious reason for reconditioning residence A was a necessity to fully accommodate all the members of the family. Yet, three other reasons quickly were enumerated by Mr. and Mrs. A:

1. convenience of the German Village location to work and to the schools
2. interest of surrounding neighbors in preservation

3. increased value to neighborhood homes after reconditioning work

As work progressed, it became obvious to family A that if they should decide to sell their home, the profit motive could be applied very effectively to their home, although profit was not the reason for their preservation.

While Mr. A had done no previous work in restorations, he had done extensive remodeling, including all three homes in which his family has lived. In addition, he completely remodeled a skating rink, as a business venture, and his parents' home. His remodeling work has expanded to such a degree that he is presently self-employed in the home improvements business.

In addition to Mr. A's prior remodeling work experience, he gained advice from six neighbors who had reconditioned their homes. These neighbors encouraged family A to assist in increasing the value of the neighborhood. Family A found one individual, Liz Stevens, to be very encouraging and interested in preservation. She spoke at various community meetings to emphasize the increased value of a home after preservation work and what steps to follow to accomplish reconditioning.

III

Mr. and Mrs. A received primary information as to how to accomplish their preservation task not only from literature on remodeling, but also from other restorers. The restorers included German Village Commission and German Village Society members, neighbors, William Scheurer, and Lawrence Hoffman. All were helpful in explaining the function of German Village and the purpose of obtaining a Certificate of Appropriateness.
Family A had no intention of financially gaining from their restoration. Instead, two goals were focused upon:

1. make the home adequate for the large family
2. begin on the most essential parts of the house and logically proceed through the entire house

When all work is completed, they will have accomplished what was originally planned.

The work which has been done includes:

<table>
<thead>
<tr>
<th>Prior To Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>sandblasted and tuckpointed repaired with shingles</td>
</tr>
<tr>
<td>Roof</td>
<td>new gutters</td>
</tr>
<tr>
<td>Gutters</td>
<td>enclosed front and side with new room; back encompassed by new room</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>enclosed patio, which is completely landscaped</td>
</tr>
<tr>
<td>Gardens</td>
<td>remain as were replaced by wood fence</td>
</tr>
<tr>
<td>Walkways</td>
<td>living room, dining room, kitchen, 2 baths, 6 bedrooms</td>
</tr>
<tr>
<td>Fences</td>
<td>lowered to 7' ceilings</td>
</tr>
<tr>
<td>General layout</td>
<td>9'6&quot; ceilings; plaster walls</td>
</tr>
<tr>
<td>Floors</td>
<td>pine and carpeted</td>
</tr>
<tr>
<td>Structure</td>
<td>---------</td>
</tr>
<tr>
<td>Staircases</td>
<td>replaced 2 staircases</td>
</tr>
<tr>
<td>Plumbing</td>
<td>completely new</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>remains as was</td>
</tr>
</tbody>
</table>

As Mr. A accomplished his preservation, he thought that the German Village Code was merely a set of not too strict regulations by which to abide. These feelings have not changed; although one suggestion was to modify the regulations to include more up-to-date building materials, so as to make reconditioning work more feasible with readily available materials. Since their preservation work, family A's interest not only in German Village, but also in German Village restorations, has increased.
IV

Since Mr. and Mrs. A can sell their home for $45,000 on the market today, they would stand to increase their initial investment. This takes into consideration the improvements costs incurred at approximately $1,000 per room and $3,000 for the kitchen.

Mr. A would undertake a preservation again if he were not living in the residence at the same time as he was restoring. Any property, which he might acquire to restore, would be a rental property, since his family is satisfied with its present home and its location. In a rental investment, Mr. A would recommend two actions:

1. restore according to the ages and the tastes of those for whom he is preserving
2. lower all ceilings to 7' for ease of cleaning and heating

He also set forth three questions which should be answered by any prospective restorer:

1. Is the property a safe and good investment?
2. Why am I restoring?
3. How much do I initially want to spend and then invest in the preservation?

Mr. and Mrs. A believe that the success of outside financial resources channeled into German Village would depend on the restorers themselves. Since some people invest too much in their preservation endeavor, federal funds and regulations might stem impulsive spending. In addition, these additional funds would make preservation work more feasible to complete and finish, for most people, including family A. Yet, Mr. A quickly added that if he were to undertake another preservation, he would still do all the work himself.
Case B

I

Residence B is located in the northeast section of German Village and was originally constructed as a single-family residence. At a later date it was converted to a duplex, and it now has been restored to the original single-family residence. Constructed in 1882, the residence is the total original structure, with only the outside stairwell to the basement having been removed.

The residence was purchased in 1967 by Mr. B, a 27-year old bachelor. Mr. B attended college for three years, and was employed as an advertising salesman at a yearly income of $5,000-9,999.

II

Mr. B was not residing in the residence which he reconditioned when he decided to restore. He specifically purchased residence B so as to restore it. Therefore, the work on the plans was begun after the purchase in 1966 and work progressed on the residence through 1968.

Three specific reasons were given as to why Mr. B undertook a preservation:

1. He preferred older homes because of the proportions of the rooms and the soundness of the structures.

2. He enjoyed the convenience of German Village, but no longer desired to rent and have no investment return.

3. There was the possibility for off-street parking at a later date. He had done no prior work in remodeling or preserving, but had been influenced by the rented German Village home in which he lived for three years.

There were two other residents in Mr. B's immediate neighborhood
who had restored before him; but, he did not seek any advice from them.

Yet, he found the German Village Society, the German Village Commission, and personal friends interested in his endeavor. His friends all enthusiastically encouraged him, since he was doing what had not been done before.

II

The various parts to residence B and their condition before and after the preservation are as follows:

<table>
<thead>
<tr>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>good condition</td>
</tr>
<tr>
<td>Roof</td>
<td>slate</td>
</tr>
<tr>
<td>Gutters</td>
<td>step-type gutters</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>old porch and steps converted to new entry hall</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
</tr>
<tr>
<td>Walkways</td>
<td>in front, side, and rear</td>
</tr>
<tr>
<td>Fences</td>
<td>wire in rear, and iron in front</td>
</tr>
<tr>
<td>General layout</td>
<td>two-family dwelling</td>
</tr>
<tr>
<td>Walls and ceilings</td>
<td>plaster over brick</td>
</tr>
<tr>
<td>Floors</td>
<td>one layer of pine; no sub-floor</td>
</tr>
<tr>
<td>Structure</td>
<td>good condition</td>
</tr>
<tr>
<td>Staircases</td>
<td>original one sagged</td>
</tr>
<tr>
<td>Plumbing</td>
<td>poor condition</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>poor condition</td>
</tr>
<tr>
<td></td>
<td>sandblasted</td>
</tr>
<tr>
<td></td>
<td>repaired with slate</td>
</tr>
<tr>
<td></td>
<td>repaired with half-rounds</td>
</tr>
<tr>
<td></td>
<td>new porch and steps added</td>
</tr>
<tr>
<td></td>
<td>remain as were</td>
</tr>
<tr>
<td></td>
<td>iron remains, wire being replaced by wood</td>
</tr>
<tr>
<td></td>
<td>living room, dining room, kitchen, 2 baths, 2 bedrooms</td>
</tr>
<tr>
<td></td>
<td>all new plaster on walls</td>
</tr>
<tr>
<td></td>
<td>ali carpeted</td>
</tr>
<tr>
<td></td>
<td>---------</td>
</tr>
<tr>
<td></td>
<td>jacked up 3” on one side</td>
</tr>
<tr>
<td></td>
<td>completely replaced</td>
</tr>
<tr>
<td></td>
<td>completely replaced</td>
</tr>
</tbody>
</table>

Architects assisted Mr. B, but he was his own contractor, a situation most beneficial to him since he could oversee the work very closely. Once the project was underway, the entire process came logically as to what steps to take. None of his original plans were changed after work was started. Yet, in some areas the preservation resulted in more work accomplished than originally planned.

Mr. B’s preservation progressed smoothly although he encountered
an enormous amount of extra work as he completely rebuilt all wooden pieces from the inside to the outside. This included making replicas of all the old woodwork to make replacements where necessary.

As Mr. B proceeded with his work, he thought that the German Village Code was basically good, but that there were too many details which could have been eliminated. His feelings toward the Code have not changed, but he feels that his entire preservation "picture" must be seen before a fair judgment can be made. He would like to see one change made in the Code—i.e., a more intensive investigation of interior preservation work being done.

Mr. B's interest in German Village since his restoration has increased. To exemplify his increased interest, he would like to buy some two-family residences to restore. He genuinely feels that work presently being done in this particular housing range is "shoddy." His belief is that if the work is done properly the first time, that little damage can be done by tenants. "It appears that the rents being charged are much too high, since many of the residences are deteriorating far below the surface which has been restored.

Yet, at the same time, Mr. B stated that his interest in restorations has declined because, through the efforts of some, there have been sudden changes in zoning to permit commercial establishments. Mr. B is interested in his home and feels that commercial zonings increase the number of transients in the area, which in turn increases his maintenance costs.

IV

Mr. B hopes to financially gain from his preservation, but recog-
nized that it will be a number of years before he can realize a profit. His residence, purchased for $10,500, is presently on the market, but the highest offer received has been $32,500. The discrepancy between the offer and the actual worth of the residence—viz., $47,900—is caused by the fact that residence B is not in the mainstream of preservation activity.

Mr. B would restore again, but would do five things differently:
1. preserve a larger home (i.e., 3 bedrooms)
2. proceed much slower
3. live in the home and work around himself
4. accomplish as much removal work himself as possible
5. ferret out those who could do quality work, but not so expensively

He also offered the following advice to anyone wishing to restore in German Village:

1. when buying, find property and building whose price has not been inflated
2. plan ahead before doing anything
3. hire a responsible contractor and use signed and sealed bids

Mr. B believes that any outside financial resources channeled into German Village restorations would induce him to restore again, and the measures would survive. At the same time, he does not think that such financial assistance would aid people since those who are now restoring in German Village are “sold on the German Village idea.” They have made it the success that it is today, and they have done an excellent selling job for the Village. “It would be a mistake if federal funds were brought in and with them the ‘cockeyed optimist’ who is not interested in a German Village type environment.”
Case C

I

Mr. and Mrs. C are avid antique fanciers and collectors and have an entire house of old furniture. Thus, when one enters their home in the northeast section of German Village, he sees residence C in its 1894 perspective. Their avocation was one reason that Mr. and Mrs. C purchased the home in 1969--viz., their antiques had outgrown their apartment. At that time Mr. C was employed by the State of Ohio as a professional writer with an annual income of $15,000-24,999. Mr. C is a 55-year old college graduate.

The single-family residence is the total original structure. Only minor changes had been made over the years to change a cellar stairway to a bath, eliminate an open front stairway with a balcony, and remove a front and a back porch. In addition, the ceilings had been lowered at the time Mr. and Mrs. C purchased the home for $21,500. If the home were sold today, it could bring a selling price of $32,500. Besides any financial profit, they rate as a major goal their own creativity and satisfaction.

II

Residence C was bought with the intention of restoring it, since Mr. and Mrs. C wanted to live in German Village and knew friends who were restoring in German Village. In addition, three pragmatic reasons were enumerated as to why they decided to recondition a home in German Village:

1. no freeway driving to work
2. convenient location to downtown shopping and service areas
3. no trouble to dispose of a home in the German Village area
Mr. C had done extensive remodeling work over the past number of years to include:

1. 20 floors of a major downtown office building
2. a convalescent center
3. 500 homes in south Columbus

Their neighborhood included four other restorations when they began their work. Yet, these were not the people from whom advice was sought. Instead, other friends in German Village, including the William Sellers, Marion Boyers, and Drury Johnson (all who had done restoration work), assisted Mr. and Mrs. C. Other than these people who were contacted, they used no other advice since they had formulated their own ideas and made decisions and improvisations for the two months prior to their moving to German Village.

III

Specific plans for their preservation followed logically after one another either by instinct on the part of Mr. C, general cleanliness of the home in which they were residing, or a progression from one room to another as the facilities were needed.

Mr. and Mrs. C do feel that they accomplished more in a shorter period of time living in the home, than they would have if they had reconditioned while residing in their apartment. They found, though, that they worked too hard and too impulsively. Yet, knowing the couple, it seems that this would have been the case whatever the situation might have been, since they work extremely diligently on whatever they tackle.

They have almost completed their work. They still plan to convert
the third floor into a studio apartment to give themselves an extra income from the rent. Other improvements on residence C have included:

<table>
<thead>
<tr>
<th>Surface</th>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>very good; already sandblasted (1st house in Village to be sandblasted)</td>
<td>remains as was</td>
</tr>
<tr>
<td>Roof</td>
<td>asbestos shingle</td>
<td>remains as was</td>
</tr>
<tr>
<td>Gutters</td>
<td>good condition</td>
<td>remain as were</td>
</tr>
<tr>
<td>Porch and steps</td>
<td>front steps new, but each step of a different width</td>
<td>front replaced</td>
</tr>
<tr>
<td>Gardens</td>
<td>1 flower bed</td>
<td>totally bricked patio, which has been completely landscaped original on side, front walk relocated</td>
</tr>
<tr>
<td>Walkways</td>
<td>brick in front and on side</td>
<td>high wooden fence</td>
</tr>
<tr>
<td>Fences</td>
<td>picket fence surrounding lot</td>
<td>remain as were</td>
</tr>
</tbody>
</table>
| General layout   | living room, dining room, kitchen, 2 baths, 3 bedrooms | ---
| Walls and ceilings | good condition; ceilings had been lowered | remain as were |
| Floors           | pine wood              | all carpeted       |
| Structure        | excellent condition    | railing removed and to be replaced with walnut railing |
| Staircases       | front with iron railing | a few pipes were replaced |
| Plumbing         | cast iron; good condition | remains as was |
| Electrical wiring| good condition         |                     |

Mr. and Mrs. C view the German Village Code in the same manner in which they did at the time of their preservation—i.e., the Code is a good means by which to accomplish the goals of German Village. But, the regulations must be applied according to their original meaning and intent. It appears, to them that no changes are needed in the Code as long as this meaning is strictly applied and enforced.

II

Consequently, since Mr. and Mrs. C have found no great dissatisfac-
tion with the area and its preservation activity, their interest in
in German Village and German Village restorations has increased. In fact, they are anxious to begin reconditioning other properties. They enthusiastically speak of their preservation and of future preservations, which they wish to undertake. They have gained some knowledge which they will apply to other reconditioning work:

1. look at each house and its characteristics, because the preservation depends on each individual house

2. live in the house because one sees more work to be done, and he disciplines himself to work at a certain desirable pace

Mr. and Mrs. C can relate humorous anecdotes on any improvement to be made. These tales, in addition to certain pieces of helpful advice, could assist any prospective restorer. Their advice includes:

1. Locate a basically sound structure for the price you want to pay.

2. Make certain that you can tolerate your neighbors, no matter if they decide to restore their home, or not.

3. Don't plunge into the task. Think it through first.

4. Make certain that the money necessary to complete the preservation is available.

Outside financial resources for German Village restorations would definitely spur Mr. and Mrs. C to restore again. On the other hand, they do not think that such assistance would assist most people in reconditioning a home. The respondents feel strongly that each restorer must possess the basic motivation to restore before the area can be a success. "It appears that people have been more willing to risk their money since German Village is not a public venture. Private initiative has been the driving force for the survival of German
Village," said Mr. C. With initiative as Mr. and Mrs. C have, German Village is certain to survive for a long time to come. (And, survive with an excellent sense of humor, if Mr. and Mrs. C have any part to play.)
Case D

I

Residence D is a 140-year old house, located in the northwest section of German Village. It was originally built as a single-family home and then converted to a two-family rental unit. Mrs. D was the first to see some potential in the condemned structure. She set out to purchase it and another smaller house on the same property. In 1963, she purchased both for $10,500. The smaller house was constructed a bit prior to the larger front house, as if it were a part of a plan. But, the small house was never torn down after the large one was built on the front part of the property. The two houses have been joined to furnish a one story, single-family dwelling and an efficiency apartment for a relative who lives with Mr. and Mrs. D.

The house was purchased on Mr. D's $5,000-9,999 yearly income, although he did not want to become involved in another restoration. So, Mrs. D proceeded with the preservation since she had already reconditioned three houses. But, it wasn't long before Mr. D joined in on the preservation activity. Mr. D, aged 45, has a high school education and was employed as an inspector of precision instruments in 1963. At the time of the preservation, Mr. and Mrs. D and the relative were residing in one of their restored residences in German Village.

II

The preservation work began in 1963. But, before a great amount of reconditioning could be done, a small fire erupted in the night in the small house. Therefore, more work actually was accomplished than
planned in order to repair smoke and water damaged areas of the house.

Mrs. D primarily wanted the house to recondition so as to save the house from the demolition crews. It also proved to be that interesting property to restore that she had been hunting. Remodeling and preservation is an avocation for Mrs. D, and she has ample experience to qualify her. Initially, her family remodeled their home in Worthington. She married a contractor and did a great amount of remodeling with him. Then, she did the three houses in German Village before she married a second time.

There is, to date, no one else in family D's neighborhood who has reconditioned his home. In two cases people have been forced to make minor exterior improvements because of an automobile crashing their front porch and in order to acquire a commercial rezoning for an inhome business.

Since most of their friends have reconditioned homes, they still received innumerable pieces of advice and encouragement to pioneer in the neighborhood. They all cling together (primarily as members of the German Village Society) for advice on workmen and work to be done. Some of these with whom Mrs. D talked included: Mr. and Mrs. Frank Fetch, Phil Kientz, Doug Goodsell, Ralph Long, William Scheurer, Mary Carolyn Newton, and the Tschappat family. Two organizations outside German Village are also interested in Columbus' preservation work—viz., the Worthington Historical Society and the Roscoe Village Historical Society.

III

At many times along the preservation route, finances became a major
obstacle to progress. Yet, once Mrs. D had begun, she worked ahead
so as to complete her preservation—a liveable home, saved from a bull-
dozer; that is all she wanted. Their standards became more strict
when they realized that it was to be their home. Mrs. D accomplished
no more than she had planned, although too much was invested in the
purchase of the home and the improvements made within it. Mr. and Mrs.
D could realize only $32,000 if the joined houses were sold. They
appear to be in a poor location for any activity except a commercial
establishment—a situation which Mrs. D refuses to tolerate, so she will
not sell her property).

The improvements to residence D included:

<table>
<thead>
<tr>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Surface</strong></td>
<td></td>
</tr>
<tr>
<td>stucco front; rest</td>
<td>some of stucco removed and</td>
</tr>
<tr>
<td>of house brick and</td>
<td>painted instead; rest of</td>
</tr>
<tr>
<td>in poor condition</td>
<td>house totally painted</td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td>because of fire and poor</td>
</tr>
<tr>
<td>slate</td>
<td>condition, replaced by</td>
</tr>
<tr>
<td></td>
<td>asbestos shingles</td>
</tr>
<tr>
<td><strong>Gutters</strong></td>
<td>remain as were</td>
</tr>
<tr>
<td>good condition</td>
<td>one entrance eliminated</td>
</tr>
<tr>
<td><strong>Porch and Steps</strong></td>
<td>brick patio and landscaped</td>
</tr>
<tr>
<td>two entrances for</td>
<td>garden areas</td>
</tr>
<tr>
<td>duplex</td>
<td>back brick walk along house</td>
</tr>
<tr>
<td><strong>Gardens</strong></td>
<td>had to remove to get the house</td>
</tr>
<tr>
<td>none</td>
<td>off the condemnation lists</td>
</tr>
<tr>
<td><strong>Walkways</strong></td>
<td>living room, dining room,</td>
</tr>
<tr>
<td>wire in back and on</td>
<td>kitchen, bath, 1 bedroom;</td>
</tr>
<tr>
<td>sides of house</td>
<td>efficiency apartment with</td>
</tr>
<tr>
<td><strong>General layout</strong></td>
<td><strong>bath</strong></td>
</tr>
<tr>
<td>two-family unit and</td>
<td></td>
</tr>
<tr>
<td>single-family unit</td>
<td></td>
</tr>
<tr>
<td><strong>Walls and ceilings</strong></td>
<td>repair work done</td>
</tr>
<tr>
<td>brick and plaster</td>
<td>all refinished</td>
</tr>
<tr>
<td>all pine except</td>
<td></td>
</tr>
<tr>
<td></td>
<td>dining room is ash</td>
</tr>
<tr>
<td><strong>Floors</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Structure</strong></td>
<td>excellent condition</td>
</tr>
<tr>
<td>&quot;matchbox&quot; originals</td>
<td><strong>----------</strong></td>
</tr>
<tr>
<td></td>
<td>remain as were because</td>
</tr>
<tr>
<td></td>
<td>upstairs not used</td>
</tr>
<tr>
<td><strong>Staircases</strong></td>
<td>completely replaced</td>
</tr>
<tr>
<td><strong>Plumbing</strong></td>
<td>completely replaced</td>
</tr>
<tr>
<td>poor condition</td>
<td></td>
</tr>
<tr>
<td><strong>Electrical wiring</strong></td>
<td></td>
</tr>
</tbody>
</table>
envisioned great strides which could be made under its guidelines. Although, she feels that the German Village Commission is too permissive. "This body should backtrack and define and implement their function according to law," Mrs. D said. As time has progressed through the years, Mrs. D's interest in German Village and German Village restorations has increased.

IV

Mrs. D would begin tomorrow on a preservation if she financially could handle the burden. She is assisting at present the relative living with them to recondition a home. She would do nothing differently except make the home very romantic in appearance. She would advise anyone involved in preserving a home to:

1. hurriedly accomplish that which will enhance the appearance of the Village

2. carefully check who is doing good work in German Village on specific assignments

Mrs. D repeatedly answered that the people of German Village don't want financial assistance of any kind, and they have worked to keep any type of federal funds out of the area. Although, she could envision such an assistance program, working for a short period of time to aid in the completion of preservation projects; but, the assistance program would soon die. This is because there are only a certain number of homes to be reconditioned in German Village, and federal assistance is not what was originally intended for the Village.

Mrs. D(and Mr. D, as long as he can be persuaded), in all likelihood, will be restoring homes in German Village until there are no more.
Case E

I

Mrs. E is a 65-year old widow, who has recently retired from employment as a bookkeeper and office manager. Her years of work as the head of an office have left a marked effect. These years are reflected in her very precise (to the point of being curt, obstinate, and conservative) approach in her answers to questions, her preservation work, and her entire life style. At the time of the preservation of her home, her annual income was $5,000 - $9,999. She has two years of work toward her college degree.

Residence E is located in southwestern German Village and was constructed in 1895. There had already been one addition to the home — i.e., an extension on the kitchen, which is situated to the rear of the house. The home, which was purchased originally for $6,800 could now be sold for $23,900.

II

Mrs. E investigated housing in German Village for three months during 1964. She eventually bought in 1964, moved into her new home, and decided to recondition throughout 1965. Mrs. E’s decision to restore was based on the realization that she wanted to settle in the Village. The choice of German Village as that section of town in which to reside, and the decision to restore a home, were based on several factors:

1. a desire to live in an area such as German Village
2. Mrs. E did not feel that she could live alone safely in suburbia
3. the accessibility of German Village to downtown Columbus
4. the ease of transportation to downtown Columbus
5. the location of commercial establishments in close proximity to her home
She had done no work in remodeling or preserving homes prior to her present home. Although, once she began reconditioning, she had no question as to the validity of her endeavor or how to accomplish her plans.

When Mrs. E began her preservation, there were six neighbors who had reconditioned their homes; yet, she did not seek advice from them. Instead she talked with a friend who was residing in a home which she had preserved in German Village. This lady enthusiastically encouraged Mrs. E to assist in building the Village endeavor. Mrs. E also received assurance that a German Village area home was far superior to any apartment residence in the City of Columbus.

At the same time Mrs. E found that the German Village Commission and the German Village Society were interested in only informing restorers as to exactly what could or could not be done in their restoration work.

III

An oldtimer in the construction business, H.A. Scarlett, worked with Mrs. E in her preservation. She knew that he had an excellent reputation, and he could best make her home liveable, "rather than 'showy'." And, "to make her house liveable" was the only plan which Mrs. E had made.

In order to accomplish her task, the following improvements were made:

<table>
<thead>
<tr>
<th>Surface</th>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>brick</td>
<td>insulbrick covered with stucco</td>
</tr>
<tr>
<td>Roof</td>
<td>slate</td>
<td>remains as was</td>
</tr>
<tr>
<td>Gutters</td>
<td>original existed</td>
<td>remains as were</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>in front and in back of the house</td>
<td>both replaced by cement</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
<td>fully landscaped backyard</td>
</tr>
<tr>
<td>Walkways</td>
<td>one on side of house</td>
<td>sidewalk slightly altered and extended to the back of the house</td>
</tr>
<tr>
<td>Fences</td>
<td>wire along property lines</td>
<td>replaced by brick</td>
</tr>
</tbody>
</table>
After reconditioning the items above, Mrs. E had completed her task and accomplished exactly what she had planned.

As Mrs. E preserved her home, she first looked to the German Village Code—this she found a "a bit ridiculous." Secondly, she discovered that neither the authors of the German Village Code, nor those who administered and enforced it, were knowledgeable of exactly who the Germans were and how they lived. Through the past five years since her restoration, she has not followed the development of the Code very closely. Yet, she clearly enumerated four points of concern. She hoped that these concerns might be remedied through the German Village Commission with the aid of the Code. These concerns are:

1. German Village is becoming overpopulated for the community facilities located there.

2. No one genuinely cares exactly what he, as a restorer, is doing in the Village.

3. There are too many automobiles for the area, designed as it was.

4. Too many single-family homes are being divided to provide more rental units.

While Mrs. E's interest in German Village has remained constant, her interest in German Village restorations has declined. She does not wish
to restore a residence again, nor does she enjoy touring other homes in the Village. Since each home is distinct and different, she does not feel that much can be accomplished in gaining ideas and information from other restorers and their preserved homes.

IV

In restoring her home, Mrs. E only wanted a future investment, rather than paying her rent each month and having nothing invested. The $17,000 she would gain financially if she were to sell her home, would only serve to recoup her investment in improvements.

But, Mrs. E does not plan to leave her home, nor restore again, since she feels that she is too old, and she no longer can depend on people to get work done as they say they will and when they say they will. Therefore, she could give no response as to any aspects of her preservation which she might do differently. Yet, she offered the following advice for one desiring to recondition a home in German Village:

1. Each preservation is different, since it solely depends on the individual residence.

2. Add built-in conveniences—e.g., bookcases, appliances, etc.

3. Add a downstairs bath if one is not in. This added convenience, especially for elderly people, makes it possible to reside in the downstairs area only, if the need should arise.

Outside financial assistance could not spur Mrs. E to restore again. Neither, does she see that such assistance could ever survive in German Village. "I believe in free enterprise, and no federal intervention." She feels that German Village has progressed as far as it has, since it is private resources rather than federal funds which are accomplishing the vast preservation endeavor.
Case F

I

Residence F, located in the northeast section of German Village, was constructed as a one room single-family dwelling in 1878. At a later date, one room was added to the side and then one room to the front of the original structure. An extra room in the rear of the home was added by Mr. and Mrs. F in 1969. It is a plush residence, decorated in excellent taste, which reflects the financial well-being of its owners.

Prior to their preservation of residence F, Mr. and Mrs. F were residing across the street and watched the former owners undertake a partial restoration. In 1968, Mr. and Mrs. F initiated action to purchase the house, and in 1968 they began their preservation task. At that time Mr. F, a 57-year old patent attorney, was earning $25,000+ per year. Mrs. F, 55-years old, was and is a housewife, "neighborhood mother-protom" for underprivileged children, and the one who makes the plans and arrangements for their annual worldwide tours. They work on the remodeling of their home part of the year and journey off around the world for the rest of the year.

II

Mr. and Mrs. F were inspired to restore a German Village home for a number of reasons, including:

1. Previously had remodeled and/or restored several homes in German Village

2. Desired to live in German Village because of its proximity to the C.B.D.

3. Did not want to move to a high rise apartment complex

4. Mr. F was born and reared in German Village
5. Like quaint, unusual things
But, very important to the preservation was their intense interest and
talent in remodeling work, their "liking to work," and Mrs. F's decorat-
ing finesse. In addition, they have not resided in one home where they
have not made improvements. And, they have the personal funds which
sustain them in their remodeling efforts.

Fifty percent of family F's neighbors had restored prior to their
preservation, but the restorers gave no advice to Mr. and Mrs. F. In
addition, the others had contracted to have the work done, and family
F accomplished all the work themselves. They never consulted an architect,
but received information, assistance, and encouragement from the German
Village Society.

III
The German Village Commission informed Mr. and Mrs. F of the
necessary regulations to follow and gave guidance they needed to progress
through the reconditioning steps. They originally planned to make their
dwelling a liveable home. Yet, as they delved into the project, more work
was accomplished than initially anticipated, and the product was finer
than planned.

That which they did accomplish included the following work:

<table>
<thead>
<tr>
<th>Prior to</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>Preservation</td>
</tr>
<tr>
<td></td>
<td>fair condition</td>
</tr>
<tr>
<td></td>
<td>half slate and half</td>
</tr>
<tr>
<td></td>
<td>asbestos shingles</td>
</tr>
<tr>
<td>Gutters</td>
<td>tin</td>
</tr>
<tr>
<td>Porch</td>
<td>in front</td>
</tr>
<tr>
<td>Steps</td>
<td>in front and in</td>
</tr>
<tr>
<td></td>
<td>rear</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>sandblasted and tuckpointed</td>
</tr>
<tr>
<td></td>
<td>remains as was</td>
</tr>
<tr>
<td></td>
<td>remain as were</td>
</tr>
<tr>
<td></td>
<td>enclosed for entry way</td>
</tr>
<tr>
<td></td>
<td>in front, new steps added;</td>
</tr>
<tr>
<td></td>
<td>in rear, steps rebuilt</td>
</tr>
<tr>
<td></td>
<td>with brick</td>
</tr>
<tr>
<td></td>
<td>complete brick patio built</td>
</tr>
</tbody>
</table>
Walkways
in front in good
condition; in rear
poor condition

Fences
picket in front; in
rear brick and wood

General layout
living room, dining
room, kitchen,
bath, 3 bedrooms

Walls and ceilings
fair condition

Floors
pine

Structure
basically sound
very steep, but
remain as were
good condition

Plumbing
had been replaced
prior to their
purchase of the home
remains as was

Electrical wiring
good condition
remains as was

When Mr. and Mrs. F first encountered the German Village Code,
they approached the situation with thoughts that the Code contained sound
regulations for preservation guidelines. Their admiration for the regu-
lations has changed since their reconditioning effort, for they found that
the procedures are too technical. "In addition, restorers are generally
those who have had little or no remodeling experience. Therefore, they
need someone to assist them, since the restorers are investing a great
amount of private funds in German Village." Mr. and Mrs. F feel that
those who presently hold administrative positions on the German Village
Commission should do more to assist the restorers, rather than merely
informing them of the prohibitions working against them.

Mr. and Mrs. F would rate their interest in German Village and in
German Village restorations as having increased since their restoration.
Although, since that time construction costs have risen considerably so
as to decrease their interest in preserving another structure, unless a
less expensive means to accomplish the task could be found. No answer
was received as to the purchase or the selling price for their home, except that the purchase price and the improvements costs are equal. They have also gained more personal satisfaction, than a financial profit, from the restoration.

IV

If Mr. and Mrs. F could locate a desirable house to recondition for a reasonable purchase price, they would undertake a restoration again. They would do nothing in the preservation any differently than in prior restorations, since each house is a completely different situation. They ascertain what they want to accomplish, and then they set forth to complete the task according to their plans.

Mr. and Mrs. F did offer specific advice for anyone wishing to restore—viz.,

1. purchase a brick home
2. consult an architect, if need be
3. renovate the exterior and then proceed to the interior
4. insulate the outside walls
5. install central air conditioning

On the one hand, Mr. and Mrs. F emphasize that the German Village concept has succeeded because of the remarkable amount of private funds which have been used to finance the preservation work. On the other hand, they say that federal funds definitely would assist those who wish to restore, but can not financially handle the preservation. This type of aid would particularly help the young marrieds and the elderly who are interested in living in a German Village restored residence.

Not only would federal assistance induce Mr. F to restore again, but
he believes that it would help most restorers to initiate and complete a reconditioning effort. "They have used federal funds in many other areas, and assistance could also help the people in German Village. It would certainly succeed here."
Case G

I

After searching for a home in the Area, for five years, Mr. G purchased this single-family house in southeastern German Village in 1963 for $12,500. At that time, Mr. G was a 32-year old salesman, earning $5,000-9,999 per year. He has finished all but one quarter of college credit toward a degree in marketing.

Residence G was constructed in 1890 and stands totally intact with no additions since then. From the outside, the house is quite indistinguishable from any other two-story, brick home. But, the interior, although only seventy-five percent complete, was remodeled and redecorated in excellent taste.

II

From the reasons given by the respondent as to why he restored a German Village residence, it is quite evident that he purchased the house with full intentions of undertaking a restoration. Among those reasons were:

1. get in on the bonanza at once and make a good profit
2. harbored a bit of egotism
3. able to gain a "real showplace" without purchasing it outright

He had no experience in remodeling or restoration of homes, and he attributes his going beyond the worth of the house and the worth of his neighborhood to this. Mr. G also had misgivings while he was reconditioning; yet, he realizes now that he must complete the task whether it is worthwhile, or not.

One of Mr. G's neighbors had reconditioned his home before Mr. G began work on his home. But, the only person from whom he received any
aid was Ralph Long, who advised Mr. G as to particular workmen to employ for reconditioning. "The German Village Society does not lend itself to giving information, assistance, advice, etc., on how to accomplish a restoration and by whom. Therefore, many (especially elderly women) 'have been taken'." Mr. G believes that people come to German Village from all walks of life to pioneer in a unique adventure. At the same time they enter blindly as to how? and why?

III

Mr. G began restoring immediately after he purchased the home. He initially sandblasted and tuckpointed the exterior, but has made no other outside improvements; he would rather spend his limited funds on interior reconditioning. From that point on, the process appeared logical to recondition the most important parts of the home first—i.e., the bath and the kitchen.

It was planned that the home would be a "luxurious showplace." At this point, Mr. G needs to complete the unfinished twenty-five percent of the dwelling before it can begin to look as it should. In time, he hopes to accomplish exactly that which was originally planned. Yet, all that actually remains to be done, is basic decorating of the bedrooms and landscaping of the side and the rear year areas.

To date, the work has included the following:

<table>
<thead>
<tr>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>fair condition</td>
<td>sandblasted and tuckpointed remains as was</td>
</tr>
<tr>
<td>asbestos shingle</td>
<td>all new</td>
</tr>
<tr>
<td>box gutters</td>
<td>remain as were</td>
</tr>
<tr>
<td>wooden front porch; stone back porch</td>
<td></td>
</tr>
<tr>
<td>flowers, trees, and shrubs in backyard</td>
<td>all covered by mounds of dirt to be used for fill</td>
</tr>
<tr>
<td>Walkways</td>
<td>slate walk on side and in back remain as were</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Fences</td>
<td>iron in front; wire in back remain as were</td>
</tr>
<tr>
<td>General layout</td>
<td>living room, dining room, kitchen, bath, 2 bedrooms, trunk room eliminated trunk room to enlarge bath</td>
</tr>
<tr>
<td>Walls and ceilings</td>
<td>plaster redid kitchen, patched elsewhere; lowered ceiling in bath all to be carpeted</td>
</tr>
<tr>
<td>Floors</td>
<td>3/8&quot; wood; good condition all replaced</td>
</tr>
<tr>
<td>Structure</td>
<td>extremely good condition all new circuits</td>
</tr>
<tr>
<td>Staircases</td>
<td>sound condition remain as were</td>
</tr>
<tr>
<td>Plumbing</td>
<td>poor condition</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>had been cabled</td>
</tr>
</tbody>
</table>

Mr. G accepted the validity and worth of the German Village Code, as he reconditioned his home. As a matter of fact, he never gave the regulations a second thought. Seven years later he is extremely critical of the Code, since he believes that the regulations have no validity in the preservation and the construction worlds today. The respondent sees no need for any changes in the Code; but, he recognizes that a set of standards exists, and they must be strictly applied. "Let's adhere to the standards and really make the German Village Area unique."

The problem area lies, instead, with the German Village Commission in not knowing what they are enforcing and for what they are striving. As Mr. G says, "They (the Commission) have a Code which dictates that improvements must be 'in keeping with the architectural style of the area.' But, no one has really bothered to detail with what they are in keeping."

While Mr. G's interest in German Village has increased, his interest in restorations has waned. This has not been because of the Village, but because of varying personal desires and a decreased desire to own "a showplace home."
IV

Although Mr. G has no desire to recondition a residence again, he specified one caveat to anyone, a lesson which he learned through experience. He warned that camouflaging defects (as is presently being done on various rental properties) only solves the immediate problem, before it again appears to haunt the owner. In addition, Mr. G. would not execute such a luxurious plan, if he were to restore again.

The advice that the respondent would give a prospective restorer is as follows:

1. have sufficient interest in, and be sold on the idea of, German Village and German Village restorations

2. possess or be able to obtain sufficient financial resources to handle the entire preservation

3. make certain that there is a genuine acceptance of the challenge of a preservation

4. check on the quality of the reconditioning work being done, to be positive that it is the money's worth

If Mr. G were to sell his home in a completed state, he could realize $33,000. At the same time, he has $12,500 in the original purchase and $27,500 in improvements, creating a $7,000 loss after the sale. So much of his capital was lost in interest payments, that he is presently reconditioning from each week's pay to the next. He spoke of an idea that the German Village Society could begin a fund from its Haus and Garden Tour proceeds to financially aid restoration activity. "The Society could do more to promote its cause and to increase the ties between the Society and its members and Village restorers."

If federal assistance were introduced in German Village, Mr. G
appears to be willing to restore another residence because a lump sum would be available for his use. He believes that aid would also boost others to restore. "Most don't even comprehend the great expense which is involved. They get part way along, run out of funds, and have to stop." At the same time, Mr. G said that an assistance program could not survive because of the individuality in German Village which exists as a result of the use of private funds. "The meeting of the requirements necessary for federal funds would mean public control."
Case H

Residence H, constructed in 1890, is located in the northeast section of German Village. It is evident that at some point in time, the present kitchen and bath had been added to the rest of the house. The exterior remains the same as when purchased in 1967; but, the interior has undergone such extensive and tastefully decorative change, that no resemblance to the original house can be found. Mr. H purchased the home for $10,900 and could sell it for $18,000; this would include all improvements costs as incurred by Mr. H.

In 1968, Mr. H was a 29-year old bachelor, who worked as an associate department manager for auditing at a department store. His annual income as a college graduate was $10,000–$14,999.

II

Mr. H bought the residence with full intentions of undertaking a restoration. He began the work in early 1968 and moved in, but did not reach the point at which he is now until late 1969. The respondent did all of his own work that he possibly could. (And, since he appears to be a perfectionist, he most likely kept fairly close tabs on any workmen, whom he hired.)

His reasons for deciding to restore a German Village house assumed various postures—viz.:

1. Because the area is attractive, it appealed to the respondent.

2. German Village is a part of our heritage, and it is a way in which to preserve our past.

3. The idea of a restoration appealed to him; but, his interest definitely would have been dulled if the house had cost more
4. He does not like new suburban homes, that in 80 years will no longer exist. Those homes are almost as closely situated to one another as those in German Village.

5. He wanted something which he could call his own. Since his home was where he spent the most time, he spent his money in that fashion.

6. He was cost motivated because of the sheer savings entailed if much of the work is done by the owner.

Although Mr. H had done no work in remodeling or restoring, three of his neighbors had restored their homes and were able to give him information about the German Village Commission and the names of workmen upon whom he could rely. His friends and acquaintances encouraged him to restore; they included Robert Gease, a banker, and Jean Seifert, a realtor. At the same time, he found the German Village Society less than encouraging, especially in their lack of aggressiveness to seek out new members.

III

Mr. H discovered the proper manner in which to undertake his restoration from two sources:

1. mostly from talking with people to see how to unscramble an amazing and touchy feat as to what came first, second, etc., in making improvements

2. Common sense was then applied to a field of interest where it had never been used before.

In addition, he did employ a kitchen planner, a landscape architect,
and an ornamental iron designer for a spiral staircase.

He has accomplished much of what was originally planned, but must complete one bedroom and the bath. Mr. H wishes now that he had accomplished much more. That wish he has completed is as follows:

<table>
<thead>
<tr>
<th>Prior to</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>Preservation</td>
</tr>
<tr>
<td>Roof</td>
<td>original slate</td>
</tr>
<tr>
<td>Gutters</td>
<td>original</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>cement steps in front and rear</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
</tr>
<tr>
<td>Walkways</td>
<td>brick in front</td>
</tr>
<tr>
<td>Fences</td>
<td>iron in front and wire in rear</td>
</tr>
<tr>
<td>General layout</td>
<td>living room, kitchen, bath, 2 bedrooms, large entry hall</td>
</tr>
<tr>
<td>Walls</td>
<td>fair condition, but removed many walls</td>
</tr>
<tr>
<td>Ceilings</td>
<td>original, in poor condition</td>
</tr>
<tr>
<td>Floors</td>
<td>pine</td>
</tr>
<tr>
<td>Structure</td>
<td>floors had buckled</td>
</tr>
<tr>
<td>Staircases</td>
<td>outside entrance to basement; inside in fair condition</td>
</tr>
<tr>
<td>Plumbing</td>
<td>fair condition</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>fair condition</td>
</tr>
</tbody>
</table>

As Mr. H worked on his home, he felt that to some degree that the German Village Code was unreasonable and probably unconstitutional, if tested in court. But, he did recognize that people's varying tastes must be controlled if the Village is to survive. Mr. H feels that since he has gone through the process once, he is in more of a position(at least psychologically) to voice an opinion concerning various regulations, etc. He would like to see an appeals procedure instituted within the hierarchy of the City of Columbus or the German Village Commission. This
restorer sees a great deal of arbitrariness in the Commission's decisions. He suggested that there may be a means by which all Village residents could vote on a judgment to be made, rather than permitting the Commission to single-handedly dictate development principles. Since his restoration endeavor, Mr. H's interest in German Village and German Village preservation has increased and grows more each year.

IV

Although Mr. H did not restore a residence in order to realize a profit, he hoped that he would not see his investment deteriorate through the years. The most that he felt he could gain was a home of his own, a yard where he could garden, and a place where he could entertain.

Under some circumstances, Mr. H might decide to restore another residence. But, there would be two preconditions--the restoration would be a rental property, and he would not move from his present home. If the same situation as he had before he restored were to occur again, Mr. H would do two things differently:

1. Not sandblast the exterior of his house because he enjoys the weathered look.

2. Be more cautious in dealing with contractors.

Mr. H is a very particular and very exacting man, who knows exactly what he wants and how to get there. These personal characteristics are reflected in the advice he would forward to others wishing to restore:

1. Plan the order of work in advance and on paper.

2. Be very careful in selecting people to work for you.

3. Hire an interior decorator with whom to work.
Mr. H believes that German Village is a fantastic venture particularly because the residents are undertaking the preservation work themselves. "As one person restores, he perpetuates the snowballing process, since everyone likes to see nice things. It's a part of America—the goodness in people to be industrious." As a part of this process, Mr. H could visualize federal assistance "as being a shot in the arm." He believes that it would induce not only him, but others, to restore homes, since money is tight, and interest rates are excessive. Although, he said that an aid program could succeed only if it was financed by the federal government and administered by another agency. If this were the case, the federal government would not be coming to the Village to restore homes for the residents. The residents would be required to maintain the initiative. He thinks that this type of program could survive and could assist those who sincerely want to preserve the German Village heritage.
An air of rustic solitude pervades residence I and its surrounding property in northeastern German Village. Although the home is decorated in a tasteful and quite elaborate decoration, it maintains that quiet simplicity essential for the character of German Village. It also reflects that the Southwestern United States background of the owner and his love of antiques. In addition, a certain mystique surrounds the house, when one discovers that it was built in 1870 and when purchased in 1964 had been condemned and had to be completely gutted to make it liveable.

The original house consisted of two rooms on the first floor. Approximately ten years later, two rooms upstairs and an extra room in the downstairs rear were added. In the early 1960's the pair of two smaller rooms upstairs and down were converted into one large room on each floor; this layout was necessitated by the activity generated by the church which owned and occupied the house. When purchased the house had been uninhabited for two years and had no doors or windows. "It is probably one of the worst houses ever to be restored in the Village." Mr. I saw the house while renting in German Village and set out to purchase it.

At that time Mr. I, a thirty-three year old college graduate, was working as a geophysicist for $10,000-$14,999 per year. He had come to German Village initially as a last resort in an effort to find housing when he was transferred to Columbus. After he had rented an apartment and then purchased his present home, he was transferred again, but chose to remain in Columbus. He is now self-employed in restoring German Village homes.
II

Mr. I's interest in German Village restorations is deep-rooted in his long interest in antiques, and particularly in antique cars. Therefore, he expanded his horizons and chose to engage in a restoration for various reasons:

1. Had rented a restored duplex, which spurred him to purchase a home of his own to restore.

2. Had the opportunity to purchase the property on which his home is situated, as well as the house on the rear of his property (The second house gave him a rental unit and more property on which to build off-street parking for his house and for the rental unit).

3. Saw that with some imagination, he could own a "grand" home. Mr. I had done some remodeling with his father, a carpenter. But, he never had tackled a situation such as this house by himself.

No one in his neighborhood had restored a home in the area. As a matter of fact, his neighborhood was one of the worst in the Village. Various other restorers in the Village—i.e., Bernard Cluff, Frank Fetch, Doug Goodsell, Ralph Long, and Liz Stevens—were most encouraging and able to give him the advice he needed. The questions they were able to answer for him were: How to do various types of work? How much did various work cost? Who could do various types of work?

III

The improvements which Mr. I has made include:

<table>
<thead>
<tr>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>fair condition</td>
</tr>
<tr>
<td>Roof</td>
<td>slate</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Gutters</th>
<th>Poor condition</th>
<th>Completely new</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch and steps</td>
<td>Limestone in front; brick in rear</td>
<td>Front remains the same; back removed for addition of a garage</td>
</tr>
<tr>
<td>Gardens</td>
<td>None</td>
<td>Entire side yard landscaped side replaced with brick; back completely redone</td>
</tr>
<tr>
<td>Walkways</td>
<td>Brick in front; cement on the side</td>
<td>None</td>
</tr>
<tr>
<td>Fences</td>
<td>None</td>
<td>Living room/dining room, kitchen, bedroom, 2 baths</td>
</tr>
<tr>
<td>General layout</td>
<td>Large sanctuary, kitchen, attic</td>
<td>Exposed brick where possible and replastered the rest</td>
</tr>
<tr>
<td>Walls and Ceilings</td>
<td>Plaster over brick</td>
<td>Remains the same, except tiled the kitchen</td>
</tr>
<tr>
<td>Floors</td>
<td>Random width down, and random width pine up</td>
<td>Completely replaced front wall</td>
</tr>
<tr>
<td>Structure</td>
<td>Good condition, except front wall</td>
<td>Built new upstairs staircases</td>
</tr>
<tr>
<td>Staircases</td>
<td>Ladder to upstairs</td>
<td>All replaced</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Poor condition</td>
<td>All replaced and installed air conditioning</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>Poor condition</td>
<td></td>
</tr>
</tbody>
</table>

The respondent did all the work except some of the carpentry work, which his father did for him. At times he wondered whether or not the house was sound and if he had done the correct thing in restoring. In addition, he hit upon some snags in his plans as he restored. For example, the German Village Commission and the Society encouraged provisions for off-street parking, and the Commission approved his Certificate of Appropriateness for a two-car garage. But, when he applied for a building permit, he found that he could only accommodate a one and a half garage. Mr. I said, "They (the City of Columbus) are trying to impose and apply the zoning of the total City to an older area which is unlike the rest of the city. The building regulations in German Village should be handled by the German Village Commission, as it is in New Orleans."

Mr. I ascertained how to restore his home from various sources:

1. Trial and error process
2. Looked at the specific characteristics of the house and worked from that point of departure
3. his limited knowledge of carpentry and construction
4. what he had seen in other German Village preservations
5. what other restorers had told him

From these assisting resources, he has proceeded according to his original plan. After he adds an addition to the one side of his house to include a new living room on the first floor and a second bedroom above it, he actually will have completed more than he had hoped.

When Mr. I first encountered the German Village Code and the Commission, he was uncertain of both since he had no idea of the opposition he might face. Since that time, his interest in German Village and German Village restorations has increased considerably as illustrated by the seven other restorations, he has undertaken. Yet, he has three major complaints:

1. The Commission is too weak because its members are unqualified and uninterested. "They do not even bother to look around and see what's going on in the Village before they vote on the granting of a Certificate of Appropriateness."

2. The Commission poses to be an absolute force, although a restorer can do anything he wishes.

3. The Mayor of the City of Columbus is to blame for the composition of the Commission, since he has appointed all but one member. The German Village Society gives him a slate of two nominated members, and he has repeatedly chosen the one less qualified.

Therefore, he suggested that changes be made to make the Code more rigid, establish specific lists of do's and don't's that a restorer can see before reconditioning, and insist that the Commission be consistent in its decisions.
IV

Mr. I purchased his home for $3,000 and could probably sell it for
$20,000; he has invested approximately $16,000 in house improvements.
But, he could not sell his home unless he also sells the rental properties,
located on the same parcel of property.

He did not restore the property to make a profit, but he would hope
that he could be reimbursed for the improvements he had made. If he were
to restore again he would make two changes:

1. Not be so economical in improvements costs as he had to be at
   first, when he had little capital and the neighborhood was so
   poor in which to make improvements.

2. Not rely so much on other's advice, which was not always the best.

He also would make two caveats to prospective restorers:

1. Don't use any "fake" building materials—e.g., plastic, imitation
   brick veneer for wall covering.

2. If the house is in exceptionally poor repair, don't hesitate to
   completely gut the house and begin anew. The problems will come
   back to haunt you at a later date.

Although Mr. I would agree that federal assistance in German Village
would aid those who are doing preservation work, he would not be spurred to
restore again to take advantage of assistance. He is opposed to govern-
mental aid at this time, since "there always are strings attached in some
way. We have done O.K. until now, and we don't need it (federal aid)." He
said that a governmental program would survive, as they always do, if it
could be instituted in German Village (which he doubts). "It would never
get started, if we, the people, have a say. We're not in full control now,
and we don't have City Hall's support. Their animosity toward German Vil-
lage could easily be reflected in dumping federal aid into the Village."
Residence J is located in the southernmost part of German Village, that part of the Village that was settled last by the Germans when they were more affluent. Therefore, the home is more grandiose in stature even though it was a single-family home built in 1872. Every interior and exterior dimension appears so large, and the interior decorating is of a comparable scale. Since the original lines of the house are intact, it is fairly certain that no additions had ever been made to the house, nor any parts removed.

When the house was purchased in 1963, it was a three family apartment complex. Thus, the large size of the home is complemented by Mr. and Mrs. J, aged 37 years and 31 years, respectively, and their four children, three of whom were involved with the preservation at the ages of 9, 7, and 3. (Another child was born after they had completed their reconditioning effort.) Mr. J had completed medical school and his five years residency requirement and was earning $15,000-24,999, as a physician.

Mr. and Mrs. J moved to Columbus and rented a home for nine months before they finally were able to convince the previous owner of their home to sell the house in 1963. They particularly wanted to restore residence J because it had straight lines and sufficient room for their large family.

They were not particularly interested in restorations per se; but, they detested suburbia and the excessive driving times required to
particularly the downtown area of the city. In addition to this, Mr. and Mrs. J spoke of numerous other reasons for deciding to restore in German Village:

1. The lines of the house were straight and simple, irrespective of its large size.

2. The family immediately loved the house when they began to look for a house to purchase.

3. The house was near Mr. J's place of employment.

4. The family at once felt comfortable in the house.

5. Only ten percent of German Village had been restored, and they could be pioneers in the area.

Neither one of the J's had had previous remodeling experience of any kind. Only one person in their immediate neighborhood had restored a home, and she is a self-contained person who speaks about nothing—including preservation endeavors.

"Although we were perhaps naive, we asked no one for any advice. We did find that the German Village Society and the Commission and the Ohio Historical Society were more than willing to render assistance when and where needed.

III

Mr. and Mrs. J's original plans for the house only called for "a comfortable home in which a six-member family could live." They ventured forth to accomplish this task with no more armor than their common sense to direct them. "At that time, the German Village Society and the Commission were_ and they dictated from their
retired place in suburbia. Therefore, there were automatic steps to be taken in the process."

Mrs. J had done most of the work on the house herself. They have not completely finished; but when they do, they will have accomplished more than originally planned. The specific work on their home included:

<table>
<thead>
<tr>
<th>Surface</th>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>good condition</td>
<td>brick remains as was, except west side of the house was tuckpointed</td>
</tr>
<tr>
<td>Roof</td>
<td>slate</td>
<td>remains as was</td>
</tr>
<tr>
<td>Gutters</td>
<td>fair condition</td>
<td>new lined gutters</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>on front, side, and rear</td>
<td>remain as were</td>
</tr>
<tr>
<td>Gardens</td>
<td>none, just 75-90 year old trees, under which nothing would grow</td>
<td>invested $4,000 for ivy, flowers, and wooden patio and deck area</td>
</tr>
<tr>
<td>Walkways</td>
<td>in front and around one side of house to rear</td>
<td>remain as were</td>
</tr>
<tr>
<td>Fences</td>
<td>none</td>
<td>Jefferson wall and iron gate erected</td>
</tr>
<tr>
<td>General layout</td>
<td>3-family apartment</td>
<td>living room, dining room, family room, kitchen, 3 baths, 3 bedrooms, utility room</td>
</tr>
<tr>
<td>Walls</td>
<td>plaster</td>
<td>drywalled some to repair them and lowered part of kitchen ceiling</td>
</tr>
<tr>
<td>Ceilings</td>
<td>12' high</td>
<td>all carpeted</td>
</tr>
<tr>
<td>Floors</td>
<td>fine hardwood</td>
<td></td>
</tr>
<tr>
<td>Structure</td>
<td>excellent</td>
<td></td>
</tr>
<tr>
<td>Staircases</td>
<td>2 staircases</td>
<td>front same as was; back, ceiling dropped</td>
</tr>
<tr>
<td>Plumbing</td>
<td>poor condition</td>
<td>completely replaced</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>poor condition</td>
<td>completely replaced</td>
</tr>
</tbody>
</table>

Mrs. J initially looked to the German Village Code as a good set of regulations to guide the redevelopment of the area. But, it soon became apparent that the enforcement procedures progressed smoothly as long as the imaginative few were in control. This did not include the Fetch group, which is quickly disappearing.
"I had some problems with the German Village Society that I'd like to tell you about. First, I had run-in's with them because they wanted everything done 'their' way (whatever that was)—e.g., they think that everything should be painted white. I think, not. Secondly, I was engaged in a court case over the fence that I wanted to build. It was the first time that the Commission realized that people were not going to comply blindly. By the way, I won the case. Thirdly, the German Village Commission and the Society were, and are, a tight clique. Since they're threatened easily, they cling together madly. I realized that they were imposing this negative approach, when they should have acted as a counseling service, and they did not like it."

Mrs. J's attitude toward the Code itself has not changed because it is open-ended. But, she believes that the Commission has changed and has become more talented in the process.

Although Mr. and Mrs. J were involved in many of the early discussions concerning the initial thoughts about the preservation of German Village, they have seen many of the points of argument resolved. Through the past seven years, the respondents' interest in German Village and Village restorations has increased.

IV

Mr. and Mrs. J purchased their home for $24,500, and they could sell it today for $45,000. Although, they have invested $60,000 in improvements in the house. They did not hope to financially gain from the restoration of residence J. Mrs. J has reconditioned eleven residences since 1963 for investments, and she plans to preserve two
each year. "It's a real healthy outlet to see something take shape."

After Mrs. J preserved her first house, she did three things differently--viz.,

1. got better organized
2. effectively used specialists for the work to be done
3. did not annoy the specialists at inopportune times

The only additional advice that she could possibly give a prospective restorer would be that he should live in the house before he restores it. This way, he will more likely know what he wants to accomplish in his reconditioning.

Federal assistance for German Village could not induce Mrs. J to preserve homes. Nor does she think that aid would substantially help other restorers. "You have to sell each person on the idea that the Village will 'Go!'" If there were aid for the area, too much control would be lost by the residents. The balance in the population naturally prevalent would be lost amid the federal red tape." Mrs. J thinks that with the input of federal assistance, the character of the area would change. "German Village then would become just another downtown area and just another urban area, instead of a 'Village'."
Case K

I

Mrs. K lives in northwestern German Village in a residence which was constructed in 1870 as a single-family home. No additional rooms were added to the house, but it was minimally split in the early 1960's to provide two rental units. Mrs. K converted the house back to a single-family dwelling. Mr. and Mrs. K purchased the house in 1963. Shortly after they began their restoration, Mr. K passed away, and Mrs. K actually reconditioned the residence herself.

At the time they purchased the house, Mr. K was a 55-year old college graduate, earning $25,000+ as an account executive.

Today Mrs. K lives in an almost Victorian air of excellence. Her home, her life style, her dress—all portray a luxuriousness that appears quite common among ladies or gentlemen who live alone in German Village.

II

Mr. and Mrs. K purchased residence K with full intentions of restoring it. When they arrived in Columbus, they decided to look for an older farm house that would have larger rooms than the homes in suburbia. No farm houses were to be found in close proximity to downtown Columbus. While on the Haus and Garten Tour in 1963, they saw residence K was for sale and purchased it shortly thereafter.

More detailed reasons for their restoring in German Village included:

1. They had restored an 80-year old house and a 100-year old house, in which they lived.

2. They were ready to venture again at the restoration "game" that they loved and enjoyed.
3. Residence K had just the right size rooms that they could use.

Although two neighbors in the immediate neighborhood had restored their homes, Mr. and Mrs. K did not seek advice from them. They had fairly firm ideas of their own before they started, based on their past restoration work. But, they did find the German Village Society and the Commission helpful as they began their work. As Mrs. K worked by herself, she gained advice from George Sheaf and John Converse on what particular workmen to use and what to do in particular situations with various problem areas of the house.

II

That which Mrs. K accomplished in the restoration of her home included:

<table>
<thead>
<tr>
<th>Surface</th>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof and Gutters</td>
<td>good condition</td>
<td>used acid treatment on brick remain as was</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>front and rear cement areas</td>
<td>front redone in brick and back enclosed</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
<td>bricked and walled garden, beautifully landscaped replaced with brick</td>
</tr>
<tr>
<td>Walkways</td>
<td>along side of house chain link along backyard</td>
<td>replaced by brick walls and tall iron gate in front living room, dining room, kitchen, 2 baths, 4 bedrooms completely redone</td>
</tr>
<tr>
<td>Fences</td>
<td></td>
<td>all carpeted</td>
</tr>
</tbody>
</table>

She had always wanted a comfortable home with a walled garden, both of which she has. Since her husband and she remodeled and restored homes before, they had no trouble in knowing what to do and
when to do it and by whom. They had set aside a certain amount of money to restore the home; therefore, nothing more than originally planned was accomplished.

Since the regulations within the German Village Code did not pose a problem to the restoration of residence K, Mrs. K didn't, and still doesn't, have any feelings toward it one way or another. She would like to see the enforcement procedures tightened and made more stringent. "It seems that all the Commission does is 'pussy-foot around'."

Mrs. K's interest in German Village and German Village restorations has increased for one particular reason--it is of great satisfaction to her to see the Village progress and develop as the pioneers in the area hoped it would.

IV

Mr. and Mrs. K did not restore their home in order to make a profit from its eventual sale. They purchased the residence for $10,500. It could be sold today for $40,000. Mrs. K would undertake a restoration again, if she were not so old. She thoroughly enjoys preservation work. The only thing that she might do differently in restoring another house is to do everything more simply. For example, she would not have constructed such an ornate brick wall and iron gate for her home.

She would remind those who wish to restore to:

1. leave the home structurally simple
2. not change the house structurally, unless money is of no consequence
3. set aside enough money to install central air conditioning

But, she does not believe that federal assistance would induce
anyone in the Village, let alone herself, to recondition homes.
"I'm not completely familiar with federal terms, but such aid could
not survive, as I see it. It(federal aid) is intended for financially
marginal people--people who primarily are not interested in German
Village."
Case I

Miss L lives in northeastern German Village in a home built in 1885. In 1916 a side porch was enclosed, and a few years thereafter, the back kitchen and the former upstairs bath were added. The only part of the structure that was removed was the front porch, which Miss L eliminated.

Prior to purchasing residence L, the respondent lived across the street in a home which she had purchased in a restored condition. She purchased residence L in 1966 in self-defense to preserve the quality of the neighborhood (and, her neighbors thanked her when she did).

At the time of the preservation of this house, Miss L was a professor at The Ohio State University, earning $5,600-9,999 annually. She had earned her M.A. degree and was thirty-six years old.

II

Obviously, Miss L purchased the home, intending to restore it, and she began her reconditioning work shortly after she gained title to the house. Although she had done no major remodeling work, Miss L had enclosed a porch and added a utility room on the house across the street, which she now rents.

Numerous factors were involved in Miss L's decision to preserve the home:

1. German Village was, and is, an interesting and charming area in which to live.
2. Her family always had been constructing various things.
3. Residence L posed a challenge, as to whether or not the
respondent could fully accomplish a restoration.

4. Residence L showed the potential of three things that Miss L desired—a garage, a greenhouse, and a patio with a lily pond (all of which she now has).

5. At first, Miss L thought that she would buy the home, restore it, and rent it. Although, to make sense to invest as much money in improvements, as she wanted, she decided to restore it for herself.

Eight neighbors in the immediate area had already reconditioned their homes in 1966. Miss L talked with them and ascertained information as to electrical wiring contractors, phone servicing, general room layout, paint types to use on the exterior, as well as the interior.

The German Village Commission and the Society were able to give some advice. But, Miss L found specific individuals more encouraging and helpful than these organizations—viz., Don Clapman, John Serrot, Frank Fetch, Phil Kientz. All of these men have preserved homes and could lend helpful advice on the using of building materials, saving fireplaces, choosing paint types, placing wall and ceiling light fixtures, using of brick for the patio.

III

Miss L hired a contractor to help her, since she structurally changed various interior parts of the house. She accomplished exactly what she had planned which included:
Prior to Preservation
asbestos shingles over narrow siding

After Preservation
removed shingles and replaced with double-break aluminum siding

Roof
slate

some pieces replaced

Gutters
box gutters

remain as were

Porch and Steps
in front

front porch removed and side and back porches built where windows had been

Gardens
none

brick patio and completely landscaped

Walkways
in front and on side

remain as were

Fences
chain link in back, low wire fence on side, iron in front

all removed except iron in front, and wood fence constructed in rear

General layout
living room, dining room, kitchen, bath, 2 bedrooms

living room, dining room, kitchen, 2 baths, 2 bedrooms

Walls and ceilings
plaster

completely gutted and newly drywalled

Floors
pine

all new wood and then carpeted

Staircases
very sound condition to basement, and to second floor

basement remains as was, other removed and relocated

Plumbing
poor condition

completely replaced

Electrical wiring
poor condition

completely replaced

Although Miss L found that her reactions to the German Village Code and the Commission were always favorable, they were tempered by who was sitting on the Commission at any given time. "The Code is the correct tool to implement the policies in an historical area. Their (the Commission) intent is quite right." She had no specific changes which she would like to see made in the German Village Code.

Although the respondent's interest in German Village has increased, her interest in restorations per se has remained constant.

IV

Residence L was purchased for $8,000, and $25,000 has been invested in improvements costs. Miss L thinks that she could sell her home for $35,000. But, she had (at the time of purchase) and
has no plans to sell her home. Her only financial worry when she purchased the home, was whether or not she could rent her previous home (which she did).

Miss L would definitely restore a house again and hopes to do so some time in the future. But, she would only recondition a rental property, so it was difficult for her to enumerate any tasks which she would do differently. "For myself, I couldn't have come closer to what I had actually wanted and planned."

She did give some advice for he who would like to restore a German Village home:

1. Study the interior very carefully, and see what can be done with it.

2. Ask yourself how you plan to live within the layout.

3. Watch the workmen very carefully. Be available to check their work.

Miss L thinks that if federal funds were channeled into German Village that the quality of workmanship and the charm of the area would decline. "It's good if you have to sweat blood for things. The strength of German Village has come from the input of private financial resources." She doubted whether or not federal funds would actually help anyone to restore, since she is certain that funds can be gotten if the restorer is earnest in his endeavor. "A lot of the people who have invested their own money in the Village would move, since federal funds were not meant for this area. In addition, the community facilities in this area could not support families with children."
Summary of Findings

HYPOTHESIS

The "typical Columbus, Ohio, German Village restorer who has continued to live in his restored residence" since the adoption of the Columbus, Ohio, German Village Code was found to exhibit the following characteristics.

1a. education: college educated head of household

Years of formal education (for twelve cases)

19 years
19 years
18 years
16 years
16 years
16 years
16 years
15 years
14 years
12 years
12 years

The median number of years of education prior to the preservation is 16 years or graduation from college. Therefore, HYPOTHESIS 1a is consistent with available data.

1b. income: $10,000-14,999 total household yearly income prior to preservation

Income Classifications (for twelve cases)

$5,000-9,999
$5,000-9,999
$5,000-9,999
$5,000-9,999
$10,000-14,999
$10,000-14,999
$10,000-24,999
$15,000-24,999
$25,000+
$25,000+

The median formula for grouped data is used in the determination of the average income because the raw data are grouped—i.e., the twelve incomes are not specifically enumerated; they fall within grouped intervals. Therefore, in order to calculate an exact average income
Median = \( L + \frac{N/2 - F}{f_m} h \)

Where: *L* = the exact lower limit of the interval containing the median
*F* = sum of all the frequencies below \( L \)
*f*<sub>m</sub> = frequency of the interval containing the median
*N* = number of cases
*h* = class interval

Therefore, \( M = 10,000 + \frac{12/2 - 5}{3} (5,000) \)

\( M = $11,650 \)

lc. occupation: head of household prior to preservation was classified as a professional (according to the U.S. Census)

<table>
<thead>
<tr>
<th>U.S. Census Classification</th>
<th>Number of Cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>professionals</td>
<td>6</td>
</tr>
<tr>
<td>managers</td>
<td>2</td>
</tr>
<tr>
<td>sales</td>
<td>2</td>
</tr>
<tr>
<td>laborers</td>
<td>2</td>
</tr>
</tbody>
</table>

By direct observation (i.e., interview with the respondents), one can see that the data derived shows fifty percent of the sample to have been of professional status at the time which they began their restoration. Therefore, the HYPOTHESIS lc is neither consistent nor inconsistent with available data.
1d. **family size: two adults**

Number of family members
(for twelve cases)

10 members
5 members
3 members
2 members
1 member

The median number of persons
per household sampled fell among
1.5 adults. Therefore, HYPOTHESIS
1d is not consistent with available data.

2. **The single-family residence which was restored was originally a single-family brick structure.**

*100% of the twelve (12) structures were originally single-family units.*

*Although, four of the houses had been rental units for two or more families, and one had been used as a church.*

*Eleven out of twelve of the residences were brick structures*

*Therefore, HYPOTHESIS 2 is consistent with available data.*

3. **The motivating factor to restore was that the area was undergoing preservation activity.**

*According to the responses to questions concerning the reasons for restoring, fifty percent did restore because they were influenced by the area, and fifty percent did not.*

*Therefore, HYPOTHESIS 3 is neither consistent nor inconsistent with available data.*

4. **The preservation process for all restorers was similar, if not identical, because of regulations imposed on the restorer.**
*There was no specific preservation process which evolved in responses for the twelve restorers. The work was primarily accomplished according to the common sense of the restorer and what he was told by other restorers (If the latter were the case, then the HYPOTHESIS may indirectly have been proven, it being assumed that the original restorer received his information for preservations from regulations.)

*But, it appears that particular processes were followed, not because of the regulations in German Village, but because of the nature of the houses themselves—i.e., all were constructed in basically the same era and needed basically the same work done on them. It was a means by which to bring the houses up to modern-day standards, no matter what the regulations.

*Therefore, the author considers this HYPOTHESIS to be invalid for statement.

Sub-Hypothesis B

Those who preserved were not residing in the residence in question at the time the decision to preserve was made.

*Only one of the twelve restorers was living in his now restored home before he decided to restore it.

*Eleven of the twelve restorers bought their homes with intentions of restoring them.

*Therefore, Sub-Hypothesis B is consistent with available data.

Sub-Hypothesis C

Initial interest in preservation and reconditioning endeavors by
the individual was stirred by the similar work being undertaken in
the neighborhood.

*Ten of the twelve restorers were influenced by the neighbor-
hood preservation work being done.

*This does not necessarily mean that the restorer talked with or
received advice from the neighbors, for they did not.

*Therefore, Sub-Hypothesis C is consistent with available data.

C-1 Little or no work in prior preservations had been done by
the restorer

*One third of the respondents had prior preservation exper-
ience.

*On the other hand, seven of the twelve restorers had done
remodeling work of one type or another.

*Therefore, Sub-Hypothesis C-1 is consistent with available
data.

C-2 Final decisions to restore did not rest upon profit motives.

*Only one of the respondents had originally desired to enter
the field of German Village preservations in order to make
a profit.

*A more prevalent reason for restoring (especially among the
single adults) was the fact that they wanted to own their
own home.

*Therefore, a Sub-Hypothesis C-2 is consistent with available
data.

C-3 Those who restored had friends and/or neighbors who had
reconditioned residences or were reconditioning at the
time the restorer decided to restore.
*100% of the respondents were followers rather than leaders in this respect, since everyone had friends and/or neighbors restoring at the time they decided to restore.

*But, as a matter of fact, two of the restorers are still the only owners of restored residences in their respective neighborhoods. Both are members of the German Village Society and through the organization have numerous restorer friends.

*Therefore, Sub-Hypothesis C-3 is consistent with available data.

C-4 The German Village Society was (and is) the organization which has been the most influential and helpful, in the eyes of the restorers, in creating interest in and disseminating information about the preservation process.

*Only two-thirds of the restorers in the sample found that the German Village Society was a helpful organization.

*But, the percentage is high enough to substantially be consistent with Sub-Hypothesis C-4.

Sub-Hypothesis D

(This Sub-Hypothesis is the same in intent and reasoning as HYPOTHESIS 4)

Sub-Hypothesis E

The original plans and desires of the restorers were fulfilled.

*This was the case in 100% of the case studies.

*A further breakdown shows:

Sub-Hypothesis E-1 More physical work was accomplished by five of the twelve restorers, and what
was originally planned was fulfilled by seven of the twelve.

Sub-Hypothesis E-2 Outside financial resources were not available to any of the restorers. Only those funds from usual financial channels were available.

Therefore, all parts of Sub-Hypothesis E are consistent with available data.

Sub-Hypothesis F

Ten of those who preserved would preserve again.

Sub-Hypothesis F-1 The restorers' interest in German Village preservations has increased.

*Nine respondents agreed that their interest had increased, two felt that it had declined, and one thought that it had remained constant.

*Therefore, Sub-Hypothesis F-1 is consistent with available data.

Sub-Hypothesis F-2 The restorers' feelings toward the German Village Code have changed since initial contact with the Code (i.e., the Code is more restrictive than originally viewed).

*Six restorers disagreed that their views had changed and one had no comment.

*Of the five restorers whose views toward the Code did change, all agreed that the implementation and the administration of the Code was the faulty link in the process.
As a matter of fact, the restorers look at the German Village Code as less stringent since they have worked within its regulations at least for one reconditioning effort.

Therefore, Sub-Hypothesis F-2 is not consistent with available data.

Application of Findings

In order to illustrate the findings of this thesis, one final case study is given. "Case G.V. Restorer," which follows, is an illustration of a hypothetical restorer--i.e., "the typical German Village restorer who continues to live in his restored residence"--who exhibits the median characteristics. Therefore, the case study has been conveyed in such a manner that it appears that he actually is being interviewed. This has been done in order that the findings can be directly applicable to a given situation.
Case G.V. Restorer

I

Residence G.V.R. is a brick, single-family home in German Village. It was constructed in 1870 by a brewery foreman, who was forced to leave Columbus during Prohibition in order to find work. Therefore, his quaint and clean home was sold again and again through the years, and finally in 1950 was split into two rental units. It was a condemned structure in 1865 when Mr. and Mrs. G.V. Restorer purchased the home for the median purchase price of $10,500. But, the price in five years has jumped to nearly $32,500 (as the median selling price).

Mr. G.V. Restorer is a 40-year old, college graduate who teaches at The Ohio State University at an annual income of $10,000-14,999.

II

Mr. and Mrs. G.V. Restorer had recently moved to Columbus, before settling in German Village, and wanted to live in a downtown area. They could find no other suitable areas besides German Village. So, as soon as they located a house to purchase, they moved in and began restoring. These reasons for restoring a German Village home included:

1. Mr. G.V. Restorer was an historian and wanted to do his part to preserve part of our American Heritage.

2. German Village has easy access to the C.B.D., commercial facilities, and the freeway entrances and exits.

3. There were many middle-aged couples without children in German Village, so many activities were planned for this particular segment of the population.

They found it took only common sense to complete a preservation.
They had no prior experience in preservation endeavors; but, both Mr. and Mrs. G.V. Restorer had been interested in antiques for several years. Therefore, they thought a preservation would be an outlet for their numerous refinished pieces of furniture.

Three other families in the immediate neighborhood had restored their homes. But, rather than seek advice from them, family G.V.R. sought information from the German Village Commission and the Society concerning the restrictions placed upon their preservation endeavors according to the German Village Code.

III

Family G.V.R. contacted an architect who advised the respondents concerning the cutting through of arches to rejoin the former single-family home. But, the improvements they made included:

<table>
<thead>
<tr>
<th>Prior to Preservation</th>
<th>After Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface</td>
<td>good condition</td>
</tr>
<tr>
<td>Roof</td>
<td>slate</td>
</tr>
<tr>
<td>Gutters</td>
<td>poor condition</td>
</tr>
<tr>
<td>Porch and Steps</td>
<td>cement in front and in rear</td>
</tr>
<tr>
<td>Gardens</td>
<td>none</td>
</tr>
<tr>
<td>Walkways</td>
<td>on side and in rear</td>
</tr>
<tr>
<td>Fences</td>
<td>wire in front and in rear</td>
</tr>
<tr>
<td>General layout</td>
<td>two-family dwelling</td>
</tr>
<tr>
<td>Walls and ceilings</td>
<td>plaster</td>
</tr>
<tr>
<td>Floors</td>
<td>pine</td>
</tr>
<tr>
<td>Structure</td>
<td>good condition</td>
</tr>
<tr>
<td>Staircases</td>
<td>good condition</td>
</tr>
<tr>
<td>Plumbing</td>
<td>poor condition</td>
</tr>
<tr>
<td>Electrical wiring</td>
<td>poor condition</td>
</tr>
</tbody>
</table>

When the finished product was realized, Mr. and Mrs. G.V. Restorer found that they had actually accomplished more than originally intended.
As Mr. and Mrs. C.V. Restorer began their preservation activity, they looked to the German Village Code for assistance and to the German Village Commission for the interpretation of the Code. But, the Commission wanted to pose more as an enemy than as a helpful leader. "Today, we are beginning to feel our oats, and we could probably get about anything we wanted out of the Commission."

If the restorers were to restore again, they would:

1. leave the exterior brick as original brick and not sandblast, but only do tuckpointing
2. hire a contractor to manage the work

IV

Their interest in German Village and in German Village restorations has increased, and they are more than willing to preserve another home. But, finances (at the present rate of interest) are unbeatable. On the other hand, they do not want federal assistance to be brought to German Village. "We have enough urban renewal projects in this City. German Village certainly does not have to be another."
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Historic Preservation. "German Village, Columbus, Ohio." March-April, 1966, Vol. 18, No. 2.


I. The Residence
A. General location of the residence (e.g., north, south, east, or west section of German Village) ..... to be completed in the office.
B. Architectural type (to be determined in the office after careful visual survey of architectural details of the residence).
C. What was the overall condition of the residence prior to restoration?
   Exterior: surface
   roof and gutters
   porch and steps
   gardens
   walkways
   fences
   Interior: general layout
   walls and ceilings
   floors
   structure
   staircases
   plumbing
   electrical wiring
D. What was the original construction date of the residence?
   1. Had there been any additions of which you are aware?
      If so, when, if known?
   2. Had any portions of the residence been eliminated?
      If so, when, if known?
E. Were you residing in the residence at the time you made the decision to undertake the restoration?

II. Motivations to Restore
A. In what year did you make the decision to begin investigating the restoration of the residence?
B. Am I correct that the restoration work was undertaken in ___?
   (To be completed in each case prior to the interview, according to the Certificate of Appropriateness data).
C. What initially interested you in the restoration process?
D. Why did you finally decide to definitely proceed with the restoration?
E. Were there any factors which intervened after your initial thoughts and which altered your original motivations in any way?
F. Had you done any prior work in remodeling?
   To what extent?
   1. Had you done any prior work in restorations?
      To what extent?
G. At the time of the restoration were there any neighbors who had restored?
   1. Can you estimate how many?
   2. Did you talk with them?
   3. What type of advice were they able to give you?
   4. Did they tend to encourage or discourage your restoration endeavors?
H. Did you find any organizations, groups, or individuals particularly interested in restoration efforts?
1. What type of advice were they able to give you?
2. Did they tend to encourage or discourage your restoration endeavors?

I. What was your ultimate reason for deciding to begin your restoration endeavors?

III. The Restoration Process
A. How did you ascertain what steps were necessary to accomplish your restoration task?
B. What was originally planned?
C. Besides the physical rewards of the restoration itself, did you hope to personally gain from the restoration?
D. What was the outcome of your plans?
E. Did you accomplish what you had hoped you would?
F. Were any outside financial resources available to you?

IV. Personal Reactions
A. Would you undertake a restoration endeavor again?
B. If you were to restore again, what would you do differently?
C. Could you give three pieces of advice to one wishing to restore in German Village?
D. Would you rate your interest in German Village restorations as:
   1. increased
   2. remained constant
   3. declined
   4. fully subsided
E. Would you rate your interest in German Village since your restoration endeavors as having:
   1. increased
   2. remained constant
   3. declined
   4. fully subsided
F. If financial resources other than presently available, were channeled toward private restoration endeavors and available:
   1. Would you be willing to restore a residence again?
   2. Would such assistance make the restoration process more feasible?
   3. Would such assistance make the restoration process easier to accomplish and complete?
   4. Could such measures, if instituted, survive?

V. The German Village Code
A. What were your original feelings toward the Code?
   1. Have your feelings changed since you have been involved in restoration endeavors?
   2. To what extent?
B. Are there any ways in which you would like to see the restoration regulations or procedures altered or changed?
   1. If yes, in what way?
      If yes, why?
   2. If no, why?

VI. Characteristics of Restorers
A. Prior to the restoration
   1. Could you place your income at the time of the restoration in one of the following categories:
2. What is the highest level of education that the head of your household had attained at the time of the restoration?

3. What was the occupation of the head of the household at the time of the restoration?

4. What was the sex and the age of the members of your family at the time of the restorations?

5. Could you give me the approximate purchase price of the residence?

B. Present

1. Could you place your present income in one of the following categories:
   - $0-4999
   - $5000-9999
   - $10000-14999
   - $15000-24999
   - $25000+

2. What is the highest level of education that the head of the household has attained?

3. What is the present occupation of the head of the household?

4. What is the age and the sex of the members of your household at present.

5. If the restoration being surveyed was a first endeavor, have you restored since then, or do you intend to do so in the future?
RELEVANT LITERATURE WITH SELECTED ANNOTATIONS

This bibliography contains certain selections which are annotated and others which are not. The reason for this is: 1) the non-annotated references were reviewed and no pertinent information concerning the subject at hand was available, and 2) the annotated selections include an outline of resource material available.

BOOKS


Bourne, Larry S. "Private Redevelopment of the Central City." The University of Toronto, Department of Geography, 1967 (research paper No. 112).
   I. Analysis of spatial, structural change in Toronto, Canada
   A. location and impact of private redevelopment or replacement in the building inventory of the city
   B. aspects of invasion/succession and filtering process
   II. Statistical analysis of the processes through which structures progress, rather than the people who undertake the redevelopment


Crofton, Matthew J. "Elimination and Control of Non-conforming Uses in German Village." The Ohio State University, 1963. (thesis)

1. Case studies of four(4) urban renewal areas and the people or groups and organizations involved in each
   A. Rockaway, New York
   1. four(4) factions were involved:
      a. Chamber of Commerce
      b. civic associations
      c. liberal elements of the community
      d. Black community
   2. summarized as rift between Chamber and civic associations
      a. Chamber of Commerce
         1. felt themselves to be professional and businesslike
         2. others saw them as interested in private gain
      b. civic associations
         1. felt themselves to be interested in public welfare
         2. others saw them as "amateurs"
   B. Greenwich Village
      1. subject to population shifts
      2. but, tolerance for individuality
3. with change, is spirit being destroyed?
4. since 1950 various battles to preserve life style in Greenwich Village, and therefore number of groups have also been organized

C. West Village, New York City
1. Irish ghetto
2. to insiders, area was mixture of the good and the bad
3. to outsiders, the 78% non-residential=a slum and blighted section of the city
4. need was felt for middle-income housing to preserve patterns of Washington Square area and Greenwich Village to keep middle-income families from moving to the suburbs
5. neighborhood groups felt that any urban renewal meant total destruction of their area
a. therefore, civic organizations were formed to dissipate these thoughts
b. at same time, they insisted that the blight designation also be revoked

D. West Side Urban Renewal Area, New York City
1. once one of most fashionable areas
2. in past 30 years has physically and structurally declined
   a. population from Irish and Jewish to Black and Puerto Rican
3. area chosen for urban renewal
   a. but, certain actions of government accelerated decline of area
   b. great number of organizations formed
   c. plan was essentially for rehabilitation
      1. flexible
      2. little relocation of residents
      3. not the "bulldozing" approach

1. Condensing of proceedings of the Conference of June 3, 1967, Massachusetts Institute of Technology
   A. discussed aspects of Boston's South End project, Manhattan project, and Highland Park project
   B. public urban renewal projects
   C. architectural analysis of apartment structures

1. Looks at the economics of rebuilding old neighborhoods through federal assistance programs
   A. briefly examines social effects of urban renewal programs
B. Detailed information of projects in New York, Los Angeles, and Hartford from 1961 data.

C. Primarily an analysis of rebuilding neighborhoods for the new housing value vested in them.

II. Large portion of book examines statistical analyses of population, land utilization for all land uses and for new housing, and the location of new housing.


I. Discussion of adaptation of older homes to a modern-day utilization of space without destroying heritage.

A. "If it (the remodeling) can be met without difficulty and with less expense than complete rebuilding there will be an obvious advantage on the score of cost, and if in addition it can be shown that there are often positive advantages in the reconditioned building over new construction, the proposition is made even more attractive." p. 28

B. "If we could but devest ourselves of our prejudices and our prepossessions, if we could seek in the good things already in our possessions the qualities that make them good apart from the accidents that make them picturesque, we might find a key to knowledge that would be welcome and satisfying." p. 39

C. The introductory remarks are a statement of a case for the remodeling of older homes.

II. Remainder of book is a step-by-step, room-by-room set of instructions of what to look for in purchasing an older home, what to do with what one has acquired, and how to accomplish these goals.

A. "To the uninstructed it is always a revelation to see a building, which they have known and condemned as inconvenient and out of date, when it has been purged, cleansed, and reconditioned... As these fine buildings suffer from neglect and fall into disrepair, no intelligent helping hand is ready to save. A point is reached when the authorities serve a notice on the owner condemning the building; he is ignorant of the real nature of his possession; even if he is told that a relatively small expenditure will give him a valuable property he is generally skeptical; he has no money at all and if he had, would probably think the outlay too great a gamble." p. 44

B. All-in-all a most convincing argument presented in first chapters as to why these homes with a heritage should be saved and preserved.


I. Justification for residential remodeling and the planning of
the endeavor.
A. non-technical analysis for the amateur
B. remodeling for original intended use of original structure
C. cost accountability
D. analyses room-by-room

II. Publication which gives insight to entire process which must be considered and perhaps pursued.
A. illustrates pitfalls one may encounter
B. good applicability as background to more fully comprehend German Village structures, since book looks at stone and brick homes, in particular.
C. illustrates homes before and after remodeling


I. Relationship of 1954 Housing Act to rehabilitation endeavors in the United States
A. considers only federally assisted projects which have evolved from bulldozing residential slums to conserving and rehabilitating existing stock of housing within broad framework of the Workable Program.
B. hoped that through a combination of public and private investment to expand the geographic scope of renewal projects from the plot of land chosen for its re-use value after clearance to a total neighborhood in which preservation of that area's physical fabric is the basic concern." p.4

II. Well-executed case studies of three United States' areas.
A. Charlestown, Massachusetts
   1. working class individual residents who were opposed to renewal
   2. "Renewal was a means of reinforcing and refurbishing an existing life style or, perhaps more realistically of recreating the good ole days--Charlestown as it had been in the past." p.107
B. Washington Park, Massachusetts
   1. middle class residents who supported residential rehabilitation
C. Boston, Massachusetts' South End
   1. middle-class homeowners made the decisions at the expense of the vast majority of the area residents
D. In all three cases, no definitions of "middle class" and "working class" were given. Therefore, no comparative analyses can be made from their observations
E. Certain guidelines had previously been established for the areas by the Urban Renewal Administration. Therefore, the population they hoped to interest was narrowly defined because of the lack of drawing power of the program.
F. The residents were only in the planning stages and not the implementation stages. Even then, they could only work within the general guidelines which had been established.
   1. many residents were frustrated because of multitude of different interest groups which existed
2. there were numerous delays because of lags in and a lack of communication.

III. Book did excellent work in illustrating the process in these communities, but the documentation through statistical analyses of the characteristics of the "players" of the game were non-existent.


   I. The setting of goals and objectives for any given program
      A. Publication is designed for the citizenry
      B. Yet, it makes relevant to the planner, designer, and architect that which surrounds him and how it can be incorporated within project area plans
      C. Author looks at "progressive" planning endeavors


PAMPHLETS


I. 53 historic buildings
   A. had been gold rush town inhabited by immigrants
   B. private enterprise will play a major role in the development of the project.
   C. achieved by 3 means:
      1. restoration of existing historical buildings
      2. reconstruction of buildings on their original sites
      3. relocation of the important historical buildings threatened by demolition into the project area p. 6

II. "The major portion of Old Sacramento will be accomplished through private enterprise. In some cases restoration will be accomplished by existing property owners. Any owners of property in the project area may participate in the redevelopment of property provided they meet the standards and requirements of the plan. It is anticipated that non-profit corporations or similar organizations will play an important role in developing certain elements of the plan beyond the scope of the individual private investor." p. 6

III. "The preservation of Old Sacramento's unique cultural and historic values depends upon the maintenance of a high level of authenticity. Controls regulating standards of restoration and reconstruction are essential if the area is not to become just stereotyped 'western town' scene. The controls are for the long term protection and benefit of the businessman in Old Sacramento that set it apart from the other western towns and will insure its continuing interest to visitors and tourists. Restoration and reconstruction will be guided by an extensive file of historical research material relating to every building within the project area. Experienced experts in restoration work will guide the interpretation of the collected data and assist in solving the technical problems posed by restoration." p. 12


I. Finances of rehabilitating structures
   A. "Once a new construction project gets under way, the chances are good that it will move pretty nearly as anticipated. No such assurance can be given on a rehabilitation project. Not only is the actual work subject to revisions and delays--problems can be uncovered when walls are stripped which were not apparent before work began--but the human factors are so much closer to the project that unforeseen problems can arise from this source, too." p. 8
German Village Commission, Columbus City Council. German Village Code. Columbus: Columbus City Council, 1969.


I. Location is 5 minutes from downtown
   A. slaughter and brewery town
   B. 5/22/67 with pre-incorporation operating fund of $10,000
       and 61 stockholders, Butchertown became a corporation.
       The primary purpose of the corporation is to serve as
       a vehicle for restoration of the neighborhood
   C. Butchertown Restoration Committee

II. To preserve and improve section of about 9 blocks as residential enclave.

McManus, Michael J. "Launching the Urban Coalition of Minneapolis." Minneapolis, 1968

I. Case study of organizational framework
   A. key leaders—who, what, how, and why

II. education of the mass public

III. setting of priorities
   A. efforts which were implemented


I. Draft of organizational framework, review of the problem
   and commentary
   A. deals with problem of low-income housing in Washington,
      D.C. area
   B. non-profit corporation

Non-profit Housing Center. "Action Housing for Greater Cincinnati,

I. Investigation of possibilities of establishing private non-
   profit housing development corporation were found to be feasible
   A. inputs included: housing needs and problems, staff and
      budget, local neighborhood coalitions and task forces,
      community planning and design, technical assistance, and
      establishing of revolving loan funds.

Pennsylvania Department of Commerce, Bureau of Community Development.

I. "...it becomes apparent that private decision-making by hundreds
   or thousands of individual property owners places an extremely
   heavy social burden upon the municipality, and further, that
   the individual owner,...was in no position to make some
   decisions by himself at all. He could not justify an economic
   investment in his property to upgrade it when none of his
   neighbors would do the same..." p. 3-4
A. "...a rehabilitation program depends first of all upon the willingness of the individual property owner to take the risk involved in making an investment in a declining property, and secondly that such a decision will be related to the condition of the neighborhood, the 'state of mind' of fellow property owners, the attitude of the city government to that specific neighborhood, the general economic health of the community, and sundry other considerations." p. 58-59

II. "The owner-occupier has the largest personal stake in the improvement of his habitation, but he frequently displays the least financial capacity to undertake an improvement... He seldom has ready cash, and frequently is already overextended in his debts." p. 59

A. This may understandably include the elderly man or woman on pension or the young head of a household

B. "From experience to date, it can be reported that the most convincing argument to any owner that he should engage in rehabilitation of his property is the potential economic reward. There is nothing new in the blandishment of spending a dollar and getting back two...The expectation of monetary reward is the chief reason that property owners participate." p. 60.

C. "Non-economic rewards may also be a motivational factor in stimulating the owner to undertake some improvement. This, of course, is most obviously true of the owner/occupier. The chance to live in a better environment, an improvement in the quality of the neighborhood, a better atmosphere for raising one's children, more pleasing surroundings—all of these may stimulate some owners to spend money on their homes regardless of the real monetary rewards...One should beware of the notion that all men are motivated by the same forces, but again enough evidence exists to suggest that non-economic dividends are an important stimulant to residential rehabilitation in some types of neighborhoods." p. 61
PERIODICALS

1. 330 acre site which in 1965 needed revitalizing
   A. "A loss of housing quality and a deterioration of open spaces were evident as the collapse of this once firm residential neighborhood seemed inevitable." p. 182
   B. In 1967 produced Back Bay Development Plan
      1. "preserve...and intended to enhance Back Bay's special architectural characteristics and at the same time, pave the way for economic expansion." p. 182.
      2. must guide private investment into more effective forms

1. Comparative case study of Indianapolis federal assistance before 1965 and after 1965
   A. purpose was to determine time periods needed to complete projects on the local and the federal assistance routes
   B. findings showed that:
      1. local programs=18 months to complete
      2. federal programs=4+ years to complete
   C. The only advantage was a recognition that tax resources in the community were inadequate to provide the necessary funds. Therefore, to implement an urban renewal program of the scope needed to reduce, and eventually remove, blight in the city, federally aided programs were essential

1. Entire month's publication dedicated to six areas which have undertaken historic preservation
   A. Oaklands(Washington, D.C. area)
      1. restored by 2 family, Mr. and Mrs. William Eustis
   B. German Village, Ohio
      1. German Village Society
      2. Village is proof "that downtown can be rebuilt and restored creatively with private resources." p. 64
      3. "...Commission reports that approximately $2.5 million dollars of private funds have been invested in property renovation and restoration..." p. 68
   C. Newport, Rhode Island
      1. "...not until 1945...that any organization had taken a long-range view of the historic and architectural assets of Newport...Not only must(an) attempt (be made) to save the nearly 400 houses remaining from the eighteenth century...but it (was) realized that this unique collection of American architecture was irreplaceable and that it must be preserved." p. 69-71
      2. One individual came to the rescue with financial support a. since, other organizations have taken an active part
3. "As a result, neighborhoods that were in a state of
decline are now becoming attractive and property
values are, therefore, increasing." p. 71
4. "...funds for their maintenance must come from
the support of the general public through admissions
to local fund-raising activities." p. 75

D. Olana (Hudson, New York area)
1. funds raised at various functions
2. individuals, banks, businesses, and industries
   pledged one quarter of needed money
3. interest of large foundations has yet to be stirred

E. Kingston, New York
1. "Threat of destruction of several of the old buildings,
brought together a group of ladies who organized a
walking tour to educate the local citizens and visitors
in the history and legends surrounding 'heritage in
stone.'" p. 80

F. Curacao
1. Foundation for Preservation of Historical Monuments-
   private non-profit institution with total of only
   $52,000 to begin operation
2. to date, spent $300,000 to preserve and restore
   buildings in past 12 years
3. "financed through short-term credits provided by
   sympathetic bankers with faith in the integrity of
   the Foundation's Board which later were converted
   into long-term loans." p. 85
4. was found that restored properties became a tangible
   asset to owner, as well as Islands

Holbein, Doris B. Social and Economic Information for Urban Planning.

Journal of Housing staff. "Urban Renewal in Tucson, Arizona Combines
Archaeological Research, Historic Preservation and Downtown
p. 353-355.

I. Urban renewal project which was scrapped in 1962 and brought
back by referendum in 1966
A. rehabilitation of area inhabited by Indians and Spanish
   in 1775
1. by 1950's area was a blighted and deteriorated slum
2. Therefore, set up general policies to provide for
   historic preservation

II. "In short, what makes the Pueblo Center project unique is
that, along with providing new facilities, it seems to
have gone further than any other renewal project in the
nation in exploring and preserving the past." p. 355

Marcou, George and Jeremiah O'Leary. "Relating the Future to the Past:
Historic Preservation in New Orleans' French Quarter," Nations'
1. Federal assistance program relived
A. $130 million cost of entire program
B. private enterprise was involved and responsible for implementing most of the development proposals
C. This is another example of development by private corporations, not individuals. Therefore, inhibiting forces have little effect upon them.
D. No feedback on the project is available, since the entire project is of recent vintage.


I. Examination of the development of federal urban renewal projects since the Housing Act of 1949
A. "...urban renewal emphasis has shifted from slum clearance to reconstructing the urban tax base by bringing business and the affluent back into the city." p. 4

II. "Rehabilitation, even for the moderate income market, is seldom profitable. Philadelphia, for instance, wants to rehabilitate a row of 80 very attractive but run-down houses it bought.... The land is inexpensive and so are the vacated houses. But, Arthur Binns, an experienced builder, found that he would not recover his alteration expenses for the rents he could command in this area. 'Who'll pay $100 for an apartment if he can buy a house for $12,000?,' he asks. The trouble is the high labor cost for remodeling which demands special fitting and handwork. Sixty percent of the cost of a new house goes into materials and 30 percent for labor. On a remodeling job the reverse is true..." p. 28

III. Analysis and descriptions of Community Renewal Programs for communities, as "priority fix-up schedule for needed repairs." p. 40.