AN HISTORICAL OVERVIEW OF THE VILLAGE OF GREENHILLS ITS SCHOOLS AND PROJECTIONS FOR THE FUTURE

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CHAPTER I

THE PROBLEM TO BE EXPLORED

Each community, with its public schools, is both an individual and an integral part of the country as a whole. Throughout much of the country there are inadequate housing and school facilities to meet properly current school needs, due to a substantial increase in birth rate. More emphasis, however, currently is being placed on better living conditions for children as well as a greater educational opportunity for them than ever before, and more money and time are being expended to achieve these ends than at any previous time in the educational history of the United States. As Clark¹ points out:

Total building last year surpassed 30 billion dollars and estimates for the current year indicate little decline. Industrial buildings seemingly are going along remarkably well and evidence indicates that school construction is holding up.

At another time Clark has said:

The index of school building prices declined slightly from 198.6 (1933-100) in August to 198.4 in September. The all time high was in June when the index was 199.9. The index represents actual cost figures. . . . In the communities with the boom

¹ Harold F. Clark, "School Buildings Costs and Bond Prices," The School Executive, LXXI (May, 1952), 122.
building conditions, actual building costs have increased about 100 per cent since 1939. Contract prices may have increased anywhere from 100 per cent up to 130 or even 140 per cent.\(^2\)

Men speak in terms of vast areas, large sums of money, and great quantities of materials when discussing building new communities or providing new educational facilities, but not many people take the time to study insightfully the importance of their own local situations as an integral part of the national scene. It would seem that it is only by many studies of many local school communities that a unified picture of the vast educational developments in this country can be seen in perspective.

Educational progress through the past few decades can perhaps best be noted through the study of what happens in and to a local school situation. Many ideas will develop from these local studies which will certainly throw more light on problems now confronting professional people who are concerned about community living and public education. Too much knowledge about the impact of the local community on the school and its program, which will, in all probability, determine further progress in educational endeavors, cannot be sought out and preserved. In his presentation of this viewpoint, Fawcett

Men speak in terms of great quantities and vast areas when discussing public education today, but not many men take the time to penetrate the depths of their own local situations. It would seem that it is only by such investigations that a live picture of our vast development can be seen properly as it has progressed through the past few decades. Many things will develop in these local studies which might throw more light on the problems now baffling our school administrators and state legislators. It is not possible to assemble too much information on a problem which so vitally affects every family in the United States and which will, in all probability, determine the destiny of our nation. We must look at every detail in the picture. 3

The Importance of This Study. As one segment of the total picture which represents American education is Greenhills, Ohio, the community in which the writer lives and works. Greenhills merits, somewhat, intensive attention at this time. Because each community and school in this land of opportunity is unique in many ways and because each one has something distinctive to contribute, Greenhills is an unusually rich field for investigation. This village was conceived and developed as a modern community from its very inception in 1925. Without a record of the development of this community and its schools, a

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significant part of the picture of public education in Ohio is missing. In this overview the writer hopes to supply that information concerning Greenhills and its school which will contribute to the picture of the educational development of the country. This can probably best be achieved by discussing rather fully the development of the village of Greenhills and its schools from a unique beginning to the present time.

**Purposes of This Study.** Greenhills had its beginning in 1935, but to date there has been no historical study made of this village. Therefore, this overview will deal with the development of this village from its early planning through to its present state, with a projection for the future. This overview will present the early history of this modern village by bringing together significant information concerning the growth of the community. It will also survey the history and development of the public schools, first as maintained under federal government ownership and, currently, since the school properties have been dedicated to the Greenhills Exempted Village School District.

The writer hopes to show that the public school system, acting as one small element in the organic whole, is fulfilling its obligation to the people who support it.
It is hoped that when this overview is completed a detailed picture of this unique modern community will be available for all who are interested in understanding the tremendous struggle in planning and developing such a project. It should make its contribution not only to the people of this community, but to all who are in any way concerned with promoting village growth and with providing better living conditions and greater educational opportunities for children.

Teachers and children in Greenhills might find this overview helpful as resource material when working on their broad units dealing with community life and new teachers in the school system might find the study helpful in their orientation to the community and its educational program.

Assumptions Underlying the Study. In the light of the foregoing purposes, these assumptions seem to underly the study:

1. Every community is unique in the reasons or purposes for its development.

2. The planners and developers of any community have a direct influence on the type of community it becomes.

3. The period of time during which a community is developed has a direct affect on organizations and buildings within the community.
4. The socio-economic status of the people living in a community will influence the pattern of planning for the community and school.

5. The acreage and topography of the land available for development will be reflected in the planned community.

6. Every school system is, somewhat, an outgrowth of the developmental experiences of the school district.

7. Every school reflects the values and beliefs of the community which it serves.

8. The financial arrangements for supporting the public school system affect the educational program provided for the children.

9. Every school has a tendency to become one of the important centers of community activities.

Limitations of This Overview. It has already been stated that there has been no history written of the village of Greenhills. There are, of course, some published facts concerning the village which will have a direct bearing upon this overview and must be used. If Greenhills had not been most unique in its original planning, in its development, in the method used in selecting its occupants, and in their community experiences during government ownership, there would, in all probability, be less interest in such an overview.

Therefore, most of the attention will be focused on bringing together facts and generalizations which are
directly related to the planning, purchasing, and developing of the village of Greenhills. Only brief mention of other communities will be made for the sake of comparisons.

The writer recognizes that other valuable materials, which have a bearing on this study, may not be known to the writer. He has, however, exhausted the sources known to him and has explored every lead which would implement the study.

A Foreword Look. The writer in Chapter I has introduced the problem to be considered.

In the next chapter, "The Community Beginnings," such factors as planning for a village and the purchasing by the United States Government of a large acreage for the project will be clarified.

In Chapter III the writer will discuss the early development of the village and the method the government used in selecting the people to occupy the finished units.

In Chapter IV the later community developments, including the sale of the village to The Greenhills Home Owners Corporation and private individuals will be presented.

In Chapter V the investigator will deal with the picture of the public school in the community.
In the concluding chapter of this study conclusions and projections for future developments of the community and school will be considered.
CHAPTER II

COMMUNITY BEGINNINGS

Every settlement starts as an idea in the minds of men. Some settlements grow and develop because they are strategically located on main roads of trade. Some settlements grow and develop because there is a need for industrial centers near to raw materials for manufacturing. Other settlements are developed because they are strategically and centrally located in an agricultural area. In every community, regardless of the reasons for development, one will find each one has individuality characteristics of its own.

The community of Greenhills, Ohio, has many reasons for its development that are unique. In this chapter the individuality of Greenhills' beginnings will be explained and explored, particularly with reference to the initial planning for the village and the purchasing of the land for the project.

Planning for Development. The Resettlement Administration was established by the President of the United States pursuant to authority conferred on him by Congress in the Emergency Relief Appropriation Act of 1935. Fundamentally the purpose of the Resettlement Administration
was by demonstration to help the American people achieve a better use of the land as a means of correcting some of the basic maladjustments in our national life.

There was established in the Resettlement Administration a Division of Land Utilization which purchased some nine million acres of substandard land that would not support families who endeavored to farm it. That land was converted into forests, parks, grazing areas, and wild life and game preserves.

According to a speech delivered by the Regional Coordinator, Albert L. Miller to the Citizens Committee on Slum Clearance and Low Rent Housing in connection with the misuse of land:

The misuse of land is not confined to rural areas as any student of urban housing problems is aware. Land resources in our cities and their suburbs have been exploited as wastefully as have been our soil, timber and minerals. Our city slums, like our rural wastelands, are a direct result of misuse of the land. In cities we think of land in terms of business blocks, industrial sites and subdivision developments, and are all too prone to consider it only as a speculative asset to be bought and sold with the hope of profits. Its lack of fitness for the use in mind is overlooked far too often, particularly when housing is involved. You, who are interested in housing, are entirely familiar with this urban misuse of land that leads to the decay and blight that we call the slums.

With this phase of land misuse before it, the Resettlement Administration set up the Division of Suburban Resettlement to establish demonstrations of wise use of the land by intelligent community
planning in metropolitan areas.¹

With an awareness of the wastefulness in the use made of land in or near metropolitan areas, as referred to in the preceding paragraph, the Division of Suburban Resettlement was set up by the Resettlement Administration to cooperate with people in selected areas to work on the problems of better utilization of building sites in providing more adequate housing. Cincinnati, Ohio, was a selected area for one of these projects and its citizens were receptive to the ideas presented for slum clearance by planning and developing a modern community.

There was an extensive study of the economic background of the hundred largest cities in the United States in selecting locations for the demonstrations. This study included an examination of such factors as population growth; persons employed in manufacturing; total payrolls in manufacturing and retail establishments; the diversity of industry and occupations; the number of persons employed; the need for housing for all classes of persons; and the trend in the location of residential construction.

With the results of the study before them, the planning staff selected four locations for demonstration communities. In addition to Cincinnati, they chose

¹ Albert L. Miller, Speech delivered to the Citizen's Committee on Slum Clearance and Low Rent Housing, (Cincinnati, Ohio, June 24, 1938) p. 3.
Berwyn, Maryland, just outside of Washington; Milwaukee, Wisconsin, and Bound Brook, New Jersey, twenty miles from New York. But the Bound Brook, New Jersey, project was held up due to legal complications.

In the instance of Cincinnati, the survey showed that the proportion of population engaged in industry in and around the city is 20 per cent greater than the average of the hundred largest cities in the country. It discovered that a virtual stagnation of residential construction had existed since 1921. Vacancies were reduced to the vanishing point and housing facilities were inadequate for low income groups. More than one-fourth of the persons living in the Basin Area, within the city limit of Cincinnati proper, indicated in a survey that they would prefer to live in the suburbs. The chief reason for movement from the Basin Area was the undesirable neighborhood and housing condition in that blighted area of the big city. In addition to these factors, it was discovered that 29,480 families were on the public relief rolls in Hamilton County.

In the following quotation the general purposes for such developments are stated:

In addition to the primary purpose of putting men to work, the other purposes were:

To provide good housing in healthful and pleasant surroundings at reasonable rents for moderate income families.
To provide facilities offering better opportunities for those families to lead wholesome social, educational and civic life.

To demonstrate a kind of community which would combine many of the advantages of both city and country life, so protected from nuisance encroachment that time would not produce another run-down neighborhood.²

The Division of Suburban Resettlement used as much manual labor as possible in their development program in order to furnish maximum employment for the unemployed in the Cincinnati area.

In Greenhills it seems that a new pattern of living would be experienced in which the old line between city and country might be virtually rubbed out. In this community, farmers, industrial workers, and office workers were to be fellow citizens. They shared the same community facilities as occupants in a village that provided a village green, with the housing and shopping facilities clustered around it. A little farther out from the center of the town, with its parks, were to be individual dwellings, with small garden plots. Beyond this was the protective greenbelt of woodlands, parkways and recreation areas, which would adjoin the open country of farms. It was planned for the residential districts

² Greenhills News-Bulletin Association, Greenhills Second Anniversary, (April, 1940) not paged.
to be permanently separated from the business district and any industrial developments that might follow. The roads were laid out so that through traffic on the highways could be routed around the town proper. In that way the residents achieve peaceful quiet and safety for the children of the village. Many other features of pre-planning will be explained in later chapters on early and later developments of the Village of Greenhills.

**Purchasing the Property.** On the basis of the survey that was made of the hundred largest cities in this country by representatives of the federal government, the committee selected the Cincinnati area as a site for one of the demonstration communities. The federal government found it to be a tremendous task to build a truly modern village illustrating the wise use of land. It also found that a desirable arrangement of a well-planned village, to provide most desirable living conditions required a large acreage. It was advantageous that the federal government was able to buy 5,930 acres in Springfield Township with easy access to transportation facilities, nearby water, electric and other utility connections. The name Greenhills was given to the area because of the beautiful green, rolling topography of the site which lay in the north central section.
of Hamilton County, Ohio, thirteen miles north of the center of Cincinnati and eight miles south of Hamilton. For this tract of 5,930 acres the federal government paid an average of about $270.00 per acre which made a total cost of about $1,608,100.00 for the entire area.

Though the average of $270.00 per acre was paid by the federal government for the total acreage, the different sellers received different prices for their lands. It seems that after the Cincinnati area had been selected for such a project by the Resettlement Administration one realty company proceeded to get an option on as much of the land in this area, at the lowest price possible, without informing the owners that the United States Government would get the options. In some instances the realty company would offer the owner only a thousand dollars more than he had paid for his farm. Due to conditions of land sale in 1935, when farm land sales were at a very low ebb, the owners of farm lands did not expect top prices and, therefore, some farms within the project area were purchased very cheaply. However, some few farmers more astutely dealt directly with the Resettlement Administration officials and received a higher price for their farms.

Inconsistencies seemingly existed in sales prices. For instance, one resident sold his average farm property
of 150 acres for $36,750.00, while a woodland area of about ten acres was sold to the federal government for one thousand dollars per acre.

When the plans had been completed for this modern village and the site had been purchased, as have been overviewed in Chapter II, the early developments of this community emerge next in this historic perspective of the Greenhills Community. These developments will be discussed in Chapter III.
CHAPTER III

EARLY DEVELOPMENTS

The development of many villages begins as men visualize the possible types of services to be rendered to the inhabitants and the facilities that make possible these services. Some communities develop very slowly over a long period of time as different individuals build their home, or homes for rent. This would probably mean that the homes and business establishments would greatly vary in style and cost. In other communities where development is more rapid and the work is done by a building contractor, the style and value would be much more uniform. Too, the general arrangement of the village will be greatly influenced by the purposes for its development as well as the rapidity with which it is completed. Every community development is unique in many respects.

The Village of Greenhills is most unusual in its beginning and its general development. In this chapter the uniqueness of the early developments of Greenhills and the method used in selecting tenants will be considered by exploring rather fully the problems of building a modern community to provide housing to better meet the needs of the people.
Construction Begins. With a complete and thorough plan for the Village of Greenhills, the builders began making a reality of the plans when on a snowy, blustery day, December 16, 1935, a group of workmen turned the first earth for the new village. Since one of the major purposes for building this modern village was to furnish employment to many jobless people, as much of the work as was feasible was done by manual laborers. In a few days great numbers of workers could be seen scattered over a large area which very recently had been farm or pasture land. They were blocking out for streets, digging ditches for sewers and water mains, digging basements, and unloading large quantities of various building materials. All these were soon to be a contributing part of a well-arranged modern village.

Site Arrangement and Grouping of Buildings. Greenhills streets present a pleasing contrast to the absurd, extravagant, excessive striving for individualism of many modern American streets, where each builder tries to outdo the next one. Because the federal government built the entire village, it avoided the extreme where the householder could distinguish his residence from all the others on the street only by the number over his door or his favorite lilac bush. The buildings are so arranged that they show simplicity, modesty, and
economy in appearance, but are sufficiently contrasting in design to be pleasing and attractive.

The streets are curved so that they naturally follow the site contours, as well as curving to right or left. In this way they attract and carry the eye along pleasant lines. At street intersections the grouping of houses is designed to avoid the usual harshness of a right-angle intersection.

A striking feature of the Village of Greenhills is the wide spacing between structures in comparison to much city housing. It is only in the more expensive suburbs that one can find greater distances between buildings and larger rear lawns which help to provide abundance of play area for children. While many families occupy group houses, the average gross frontage per family is about sixty feet. Garages are close to the street instead of being placed in the rear yards; or many garage units are grouped together in a desirable and central location which allows the full rear yard to be used for recreation and gardening. Ash and garbage collections, tradesmen's deliveries, and similar services are confined to the street side in order to preserve all rear yards for living functions.

Features of the Houses. Externally the houses
are different in materials, some being brick, some
cinder block, others stucco, some asbestos fireproof
siding, and still others of frame construction. In site
arrangement, as it pertains to the houses, there are
detached, semi-detached and group or row-houses. As
mentioned previously, some of the houses have attached
garages while other garages are grouped in compounds.

Internally the houses offer considerable diversity
of plan arrangements—that is, in the sequence and num-
ber of rooms, number of stories, location of laundries
and heaters, storage space, and other accessories.
There is also diversification of room sizes and room
arrangements, which, while modest on the whole, are not
in any respect the smallest that might commonly be found
in homes.

Of the 876 dwelling units completed in the early
development, only twenty-four were detached single-fam-
ily houses. Because one of the basic reasons for the
greenhills project was to provide housing at a reasonable
rate of rent, this aim could best be done by keeping
the initial cost down. Costs were controlled by build-
ing most of the units as row houses, that is, by attach-
ing two or more units together under the same roof, but
separating them by a fireproof partition between each
dwelling unit. The remainder, or about twenty per cent of the units, were multiple-family dwellings or apartment houses. As recorded in the Eighth Anniversary Bulletin:

We noticed on our visits that practically all of the dwelling units were in row houses and apartments. Out of 676 dwelling units completed and now occupied, only twenty-four are detached single-family houses. In the apartments are 112 one-bedroom, and forty two-bedroom units. In row houses there are 209 two-bedroom units; 180 with three bedrooms, and fifty with four bedrooms. Six of the detached houses have four bedrooms and the remainder have three each.

It cost less per family unit to group from two to six units in one row house and from eight to ten apartments in one building, it was explained. The object of the development was to provide good housing at the lowest rent possible. All of our row houses have two stories and 515 of the 584 house units have basements. . . . Where there are no basements in house units, a first floor utility room serves the purpose. Economy in building was sought in this plan, also, in addition to remoying the necessity of going up and down stairs.

It might appear to the reader with all the row houses and apartments referred to earlier that Greenhills would be a congested, unattractive village, but, instead, it is beautiful. The arrangement of the dwelling units with much space between them and the various types of home construction are intermittent on attractive circular streets. These streets go out as leaves of a

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four-leaf clover reaching out from its stem, with the center of the village as the nucleus of the total arrangement.

Roofs and external walls were insulated against heat in the summer and cold in the winter. Each dwelling unit has a kitchen, dining room, or combination kitchen and dining room, living room, bath and from one to four bedrooms. The kitchens and bathrooms were modern with many built-in features. Kitchens achieved their compactness and attractiveness by well-placed, built-in metal cabinets, bright electric ranges and refrigerators. Built-in bathtubs and medicine cabinets are modern features in the bathrooms of all the units.

Each house has its own heating system of steam and hot water circulation. The rooms were so very attractive with the wide steel-projected windows which permitted abundance of sunlight to shine in on well-finished hardwood floors. The houses were so built as virtually to eliminate wood trim at the doors.

Other Features of the Town. It is said that Greenhills and its companion communities, Berwyn, Maryland, just outside of Washington, and on the edge of Milwaukee, Wisconsin, are the only completely electrified towns in the country. The Village of Greenhills
owns its own distribution system and buys its current through a master meter, from the Cincinnati Gas and Electric Company. Current was to be distributed to the homes on a flat monthly rate instead of being metered.

Near the center of the community, east of Winton Road, there was constructed a two-story fireproof community building, (school building) having a main body and two wings. It was to function as the town's entertainment and cultural center as well as house the educational units for the settlement.

In the center of the town, which adjoins Winton Road at its intersection with Springdale Road, the business district was erected. This district consists of ample office space to house the management for the village, a firehouse, police department, general store, hardware store, a grocery store, a drug store, a branch post office, a tavern and restaurant combined, a cold storage plant, a beauty parlor, a barber shop, and valet and show repair service, along with physicians' and dentists' offices. All these business establishments are in buildings so arranged that people can go from one of these places of business to the other without being exposed to the weather. A gasoline service station and a small auto repair shop are also located nearby.
East of the business district, near the community building, an up-to-date swimming pool was built. Of course, it goes without saying, the whole community has enjoyed this feature of the village life. The wading pool to be used by the very small youngsters was also included in this planning.

There was ample park area developed nearby to provide picnickers with a haven within easy walking distance of the town. The beautiful green shady valleys with their picnic tables and recreational facilities can be enjoyed by all persons in and near the village. All golfers may enjoy the eighteen-hole golf course developed in this area by the Hamilton County Park Board, to serve the people of all the county.

The total cost of purchasing, planning, and construction was given in a report by the Public Housing Administration, as recorded in the following quotation:

Land acquisition, planning and construction costs totalled $11,860,628.00 WPA employment policies were followed during construction, with emphasis upon handwork instead of machine operations to provide maximum payrolls for relief purposes. The necessity of following such policies resulted in the inflation of costs beyond comparable construction values as of the period during which the project was built.²

This quotation shows that the federal government achieved its major objective in building the project by giving maximum employment to people in this area in a time when unemployment was very great. It also implies that the federal government has more money invested in the project than it is actually worth, which will be considered more fully in a later chapter.

Choosing Occupants for the New Village. Hundreds of families were made happy when they received the news that the government had opened an office in Cincinnati in January, 1933, to take applications for homes in Greenhills. In contrast to moving into the average community, this proved to be an interesting experience for the people desiring to move to Greenhills. The very fact of an office being operated to screen applications meant it was not a matter of just saying, "I want this house. How much is the rent?" All potential occupants underwent an investigation.

The Eighth Anniversary Bulletin states the following:

Those who were deeply interested in the community from the start of construction, anxiously awaited an opportunity to make application for residence. The anticipated delay was not too long. In January, 1933, an office was opened in Cincinnati to satisfy the desire of those who wished to pioneer in this new idea of town development.
In the early days of tenant selection, there was much more detail than just making an application for the type of house to meet family requirements. Such things as character, present housing, income, and credit rating, were all investigated.

In passing on the applicants' qualifications, the family selection officials were required to consider the houses in which these people currently lived. If it was poor housing or if it was good housing that required them to pay a disproportionate share of their income for rent, then they qualified on that score. They were advised that they could not take a house too small for their families; that they could not crowd six people into a home meant for three or four. Their income was expected to be large enough for them to afford a house large enough for their families. Their incomes were considered in relation to what would be needed for rent, heat, light, transportation, and the expenditures they had to make regularly for other things to permit them to live somewhat comfortably. The officials also checked to determine whether the head of the family had reasonably steady employment to provide that income.

To prevent introduction of communicable diseases into the community, health was checked. To learn whether they were clean and took care of property, their homes

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were visited by representatives from the Cincinnati office. Finally, in the interest of all of them, a check was made among people knowing them well to see whether they were orderly, good neighbors and would adjust satisfactorily and take their places with suitable stability in the new community life.

The Coming of the "Modern Pioneers." It was on April 1, 1938, that the first group of families met these requirements and moved their household possessions into their new homes. Thus, two years and four months after construction began, life began in Greenhills. "Pioneers" was the name given to these families because it was a new adventure in living in a town completely planned before construction began. As well, their experience in meeting the qualifications privileging them to become tenants in this village. By the end of 1938, over 450 families had taken up residents in the community. In the summer of 1938, 676 homes had been completed, with potentials for further developments in streets and utilities for 1,000 homes. Such provisions concluded the over-all planning for the early developments.

There were families who moved to Greenhills with incomes of less than a thousand dollars a year, while the maximum was about $2,700.00 for a family of six,
seven, or eight persons. For their houses and the other advantages, they had to pay a base rent that ranged from $16.00 a month for the cheapest one-bedroom apartments, to $42.00 per month for a four-bedroom detached house. The monthly electric rate—covering use of appliances, cooking, refrigeration, lighting, and hot-water heating in warm months—in single and row houses ranges from $3.61 a month in a one-bedroom apartment to $7.06 in the largest single houses.

In the single and row houses occupants had to buy their own fuel, which was estimated to average $2.50 a month for a two-bedroom unit, and $3.50 for a four-bedroom unit. Water was purchased from the city of Cincinnati on meter services at prevailing county rates.

It was strikingly noticeable that the heads of families in the Greenhills community were principally young people. Statistics in the office of the community manager showed that eighty-three per cent of the adults were between the ages of twenty and forty years. Of course, younger people have usually been the pioneers. Younger people do not have large families, have not reached the higher income levels, and have not taken deep root in some locality. These facts undoubtedly had their effect in helping the "pioneer" families of Greenhills to seek residence in the experimental community.
Of all the people permitted to come to Greenhills as tenants, not one Negro family resides in the village, even though the list of requirements that was used by the Cincinnati office in selecting the occupants said nothing about race, creed or color. Although a number of Negro laborers were employed to work on the project during construction and continued in employment in maintenance service after the building was completed, none of them took up residence in Greenhills.

Rural Area. Overshadowed somewhat by the village and its early activities were the farms of the Greenhills rural area and the welfare of the families living on them. But they were important and must be included in the total picture. In the planning, it was contemplated that the farms would be a source of food supply for those living in the community and that the village dweller would provide a stable market for the farms.

In 1940 there were thirty-six full-time farm units which contained a total of approximately 4,000 acres, varying in size from 40 to 216 acres. These farms were tenanted by farm families selected from applicants from within a radius of about fifty miles. Like those in the village, their farm neighbors meet certain qualifications, such as: farm experience; financial responsibility; health; some ownership of equipment and livestock;
and a reasonable stability of residence.

In addition to the larger farms, there were twenty-five house units in the rural area. These rural house units each had from one to sixteen acres which went with them. Families living in them had outside employment but supplemented their wage income with their gardens, chickens, and small fruits.

In connection with the farm development program, in 1939, an open market was built in the town center of the community and the farmers brought fresh vegetables, fruit, poultry, dairy products, and meats in for the village dwellers to buy. This market was such a success that plans for greater activity of this kind were made for the summer of 1940.

From what has been said about this new community and its occupants one can see possibilities for a very pleasant, desirable relationship among the community inhabitants as is borne out by the following statement:

The residents of Greenhills are a typical cross-section of the metropolitan population, with a cooperative and progressive spirit. The village is a "going concern"—with churches, service clubs, youth organizations, a newspaper, stores, and medical and dental services. The institutions have tradition, stability, and sense of civic responsibility.  

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The community organizations and activities will be more fully covered in Chapter IV which will center in later community developments.
CHAPTER IV

CERTAIN LATER COMMUNITY DEVELOPMENTS

Many villages have grown into cities over a long period of development. While some villages have a steady but slow development, others increase in size very rapidly. This growth comes about in different communities not only at various rates of speed but for different reasons. In some villages the development is a result of housing shortage, in others because the location is within easy reach of industrial or commercial establishments. Of course, there are those communities that experience further development because of the coming of industries to the locales. Still other communities experience continued development because of the desirability in location for those who seek wholesome, healthful living conditions. Some community development is halted because of the lack of the reasons just previously given for growth. Also the absence of suitable building sites has brought development in many communities to an early termination. In still other villages development stops, either as a result of scarce building materials or the unusually high cost of building.

In Greenhills, Ohio, development is gradual at the present time. As was stated earlier, Greenhills is within
easy reach of the cities of Hamilton and Cincinnati, Ohio, where thriving industries and commercial business are operating. Too, there are many desirable building sites, but of course material and building costs are currently very high. This community has building restrictions both as to the type of house and size of the lot which might tend to slow down progress in building. However, from its early beginnings, one can see developments within the community both with respect to size and internal structure.

First Community Activities. There are many important developments that must take place in the life of a community if it is to make progress, other than increasing the number of buildings. As in most communities, activities started with the coming of the first tenants as residents of Greenhills. One of the first community activities was an Easter Egg Hunt in the woods at the edge of the first block of houses occupied. The Egg Hunt has become an annual affair.

It seems that the first general community meeting was at the end of the first month, May 1, 1938, when Carleton F. Sharpe, at that time the community manager, asked the families to decide whether the store facilities should be leased to a cooperative organized among them or to individual operators. There was less than one hundred families living in Greenhills at the time, but no stores
were open, and every indication pointed to the fact that they would be greatly needed in the very near future. It seems that the community manager felt it both wise and sound to let the present residents decide because it was felt that they were representative of all the families who would eventually live there. After they had discussed thoroughly the cooperative system and the problems of organization and financing, it was unanimously voted that they would conduct cooperative enterprises.

With the assistance of the Cooperative League of Cincinnati and Consumer Distribution Corporation of New York, they incorporated Greenhills Consumer Services on May 11, 1938. The Consumer Distribution Corporation loaned funds at a low rate of interest and supplied management service to help them get started in their cooperative enterprises.

With a non-profit consumer cooperative corporation established under Ohio law, the board leased the commercial facilities from the government for a period of ten years. The government had no part in the business except as a landlord. The rentals charged by the government were comparable to those generally paid for similar business properties and were based on percentages of the gross receipts. Operated by this cooperative were a general merchandise store, food store, gasoline service station,
repair garage, beauty parlor, barber shop, and valet shop.

All the residents of the community above eighteen years of age were eligible to become members of the co-operative. The members controlled policies and affairs by election of the nine trustees. The board of trustees was responsible to appoint or hire a manager who in turn was responsible for employing other help needed. Any surplus of earnings, above cost of conducting business, was to be returned as savings to the members, each sharing in proportion to the amount of business he had contributed by his purchases. Admission to membership was by application and payment of a fee of ten dollars, which was refunded should the member leave the community. Each member had but one vote in membership meetings and proxy voting was prohibited. There were about four hundred members in 1940. Today there is a larger membership, of about six hundred eighty five.

Organization of Religious Groups. A week after the meeting that inaugurated the cooperative, this same group that formed the cooperative called another general meeting to discuss plans for religious services. They chose "Community Church," for the title because its members represented eighteen denominations working together. The first services of the Community Church were conducted in the post office building, June 5, 1938, with Reverend Carl A.
Glover of Walnut Hills Congregational Church presiding. This protestant group of believers were able to secure services of a minister through Cincinnati Council of Churches until November, when they were able to get Reverend Frank J. Wright as pastor. On June 19, 1939 the services were conducted for the first time in the Community Building, where they have been conducted continuously since, in the absence of a church building that is now in the process of construction.

Formal organization of the church was completed January 15, 1939, with adoption of a constitution, election of officers, and about one hundred fifty parishioners who signed the charter role unifying with the church that day. By the first anniversary there were two hundred thirty members with new members being added regularly through the years.

Monsignor Edward J. Frehking, who seemed to have had great interest in Greenhills from its very beginning, had the first mass for the Roman Catholic families in July. An improvised altar was made from a table set on cinder blocks. This altar was placed in the music room of the Community Building. Articles for celebration of mass were brought in a missionary's kit to serve the twenty families that were at the first service. For a few months
following the first service, the Roman Catholic families were served with only one mass celebrated each Sunday.

Father F. Kuntz was assigned October 1, 1938 as priest for the community. A portable altar was built, with a cupboard in back for the vestments and necessities of the altar, but different necessary articles have been added from time to time. With their regular priest assigned, two masses were instituted each Sunday, one at 8:00 and the other at 9:45 in the morning. This schedule is currently adhered to. Masses on Holy days were celebrated at 6:00 and 7:00 o'clock in the morning for the convenience of men who had to get to work. These services continued in the Community Building until they had completed a chapel in the late forties for worship. In 1952 the chapel was added to, to make possible school for grades one through four as well as continued worship.

The Christian Science Society group of Greenhills was formed in April, 1939, and was recognized as a Society by the Mother Church in July, 1940. Services were conducted jointly by First and Second Readers with readings from the Bible and "Science and Health with Key to the Scriptures," by Mary Baker Eddy. Services were held in the music room of the Community Building, Sundays at 11:00 A.M. and Sunday School at the same hour in Room Fifteen in the Community Building.
The Local Newspaper. It can be said of the modern pioneers in Greenhills that they meant to have a community with opportunities and privileges equal to any town by the way they began organizing for action, which brought about a need for a local paper, the birth of which is described in the following quotation:

To be a complete community, Greenhills must have a newspaper, our "pioneer" families decided in that historic May meeting. It was to be owned, controlled and published by the community. Responsibility for starting it was given Edmond J. Nogar, James Blackwood and W. F. Peterson. Their initial efforts have resulted in the Greenhills News-Bulletin Association, but it was a year in developing.

This Committee wasted no time, bringing out the first edition on May 21, 1939. Every two weeks, from then to late October, a mimeograph loaned by Mr. Sharpe (Community Manager), a corps of volunteers and a lot of enthusiasm produced the paper. It was cleverly illustrated with drawings, carried news of community life, has social and sports columns, editorials, announcements and advertising.1

With a rapid increase in population came increased activities and news which meant the paper could not continue publication under its present policy. Consequently printing was authorized and the paper was incorporated and a charter issued to the Greenhills News-Bulletin Association on April 7, with W. Stanley Ralston, Charles T. Robinson, Albert H. Knoll, Frank R. Schults and David Williams as the incorporators. The paper was owned by the

1 Greenhills News-Bulletin Association, Greenhills Second Anniversary (1940), not paged.
Association, which was made up of paid-up subscribers in Greenhills and its surrounding rural area. The board named the editor and the advertising, business, and circulation managers. No one but advertising solicitors were paid for their work, and they received a commission.

The News-Bulletin served well in the early days of the village. Then, in 1943 it was replaced by The Greenhills Tribune which is published today along with its sister paper, The Greenhills Journal.

Other Community Organizations. The community meeting late in June 1928, was attended by more than three hundred fifty residents, and they decided to launch the Greenhills Credit Union, which became one of their most important and successful organizations. It seems that it became their bank, operated cooperatively for the community welfare. It sought to encourage thrift and saving and wise management of money among its members. Members accumulated savings by purchasing shares, on which dividends were paid from earnings from interest and loans.

The organization of the Greenhills Public Safety Volunteers was effected on November 21, 1928, with forty charter members which limited its membership to fifty at the start. Fire protection was under the direction of the government. To insure adequate protection and trained
leadership for the volunteers, the management named Alfred B. Purcell, formerly a captain of the Cincinnati Fire Department, as Chief of Public Safety about the middle of March, 1939. Chief Purcell entered the Cincinnati department in 1908 and saw service in most of the city's big fires. Under the leadership of Chief Purcell the volunteers were formed in three companies: fire fighters, traffic direction, and reserves. Each company was headed by a captain and two lieutenants. The village of Greenhills has been served well by this group of volunteers through the years.

The Community Council was organized in September, 1938, to help direct and coordinate the community program. To make the council truly representative, members were chosen from both rural and urban areas. Under its constitution, all residents of the village and rural areas eighteen years of age or over elected nine members to the council, seven from the urban area and two from the farms.

Until the incorporation of the village, in August, 1939, the Community Council was given authority to establish traffic, fire, sanitation and health regulations. Having no police power, the council depended upon the democratic self-discipline on the part of the residents to put into effect the regulations it drafted.
In the autumn of 1941, the Community Council was reorganized and the name changed to Coordinating Council. A new constitution was drawn up and adopted in January, 1942. This constitution provides membership to the Coordinating Council by delegates from each organization of the village. Its purpose has been to provide a medium through which the needs and interests of all Greenhills' organizations may make themselves known and to provide the facilities to take action on important problems. It further has provided a means of coordinating and supplementing the activities of all Greenhills' organizations with civic intent, and, if necessary, can initiate new activities in helping to promote the general welfare of the community.

There have been many other organizations in the community which have greatly contributed to its development, but which have not been thoroughly discussed. Mention particularly should be made of such groups as the following. The Boy Scout and Girl Scout organizations along with the Cub Scouts and Brownies have provided valuable experiences for the different age children under willing local leadership.

A fifty-two acre tract of land was jointly leased from the federal government by the local Boy and Girl
Scout committees and the Ohio State Department of Conservation. This tract of land became known as "Scout Acres."

"Scout Acres" is situated in a most conducive setting within the large park area. The great out-of-doors gave a wonderful opportunity for boys and girls to study and enjoy nature. They tapped maple trees for sap and boiled it down to syrup. The building of the Scout cabin was jointly achieved by the boys and fathers, of the community, who used telephone poles and used-lumber for the construction. This project took several years but was a profitable experience for all concerned, and has served the children of the community very well.

Of the other organizations that were initiated within the community to promote general welfare, were the Veterans Organization, "Jack Malloy Post," in honor of the first youth from Greenhills to make the complete sacrifice, the Greenhills Post No. 530 of the American Legion, the Greenhills Masonic Club, the Democratic Club, the Republican Club, and the Non-Partisan Organization. All have made contributions to the progress of participation in community affairs.

Additional Housing Provided. In 1946, the federal government sold two plots of ground, consisting of about
thirty acres, as sites for about 120 houses. These houses were developed with private moneys rather than by the federal government.

The Damon Road area, lying west of the center of town, was sold for $52,000.00 and the Gambier Circle Area, in the eastern part of the village, was sold for $36,000.00. The additional housing units were constructed to provide better housing facilities to World War II veterans, as shown in the following quote:

The Dillons announce that forty-nine houses on Gambier Circle are now being completed and offered for sale exclusively to veterans. Several have already been sold and it is reported that much interest is being shown in all of these properties.

The F. H. A. and F. P. H. A. have approved a sale price of $8,000.00 on each property and the Dillons have established a price of $8,250.00. The financing is particularly attractive, as F. H. A. will insure a mortgage of $8,100.00 for twenty-five years, thus making the over-all monthly payments which include principal, interest, taxes, and insurance less than $55.00.²

It was rather easy for interested veterans to purchase a new home. The Federal Housing Administration would insure a mortgage of $8,100.00 on a nine thousand dollar home. Many veterans took advantage of this opportunity and are paying for their homes as they would pay rent.

The houses are attractive Cape Cod cottages in design. They are of brick construction. They have four rooms and a bath on the first floor with an unfinished second floor. Asbestos shingle roofs, insulation, screens, linoleum in kitchens and baths are some of the modern features of these houses. There are either attached or detached garages and many of the houses have breezeways and porches. The 676 units that were built during the early development plus the 121 houses just completed makes 797 dwelling units in the Village of Greenhills.

The Sale of the Village. When it was made known, in November, 1947, that the federal government had decided to offer for sale the Village of Greenhills, the people began to consider ways of becoming the purchasers of these properties. The article in the three daily Cincinnati papers, which was not played up too prominently, stated that the Public Housing Administration had definitely decided to sell the three Greenbelt Towns which had been built in the years 1925-1937, by the now defunct Resettlement Administration.

In the evening of that same day, some citizens, who had read the article, began discussing the steps necessary to form an organization to negotiate for the
Greenhills project. After much discussion by the villagers, and with legal guidance, the local residents formed the Greenhills Home Owners Corporation, which will be used hereafter as GHOC, to negotiate with the United States Government officials for the village.

The United States government property in the Greenhills area had cost them $11,860,628.00. They offered their entire holdings for sale. These holdings included the developed village area, the Greenbelt Protective Area, which totaled about 695 acres, and the unincorporated area—including the agricultural lands—which totaled about 5,150 acres. Of course, the Federal Housing Administration did not expect to get a sale price that would equal the initial cost of the acreage and the developments.

During the process of negotiation it was decided to sell only the developed area. After much deliberation, the GHOC made a bid for the United States Government property in the village of Greenhills for the sum of $3,500,000.00. The price the Public Housing Administration officials were asking for the village was $4,252,000.00. However, this price was to include: the school which was priced at $150,000.00, the commons and some inner parks at $37,000.00, and the athletic field at $21,000.00, as well as 495 acres of Greenbelt, of which 184 acres were not usable for
$100,000.00. It was the opinion of the village people that the government should dedicate these developments to the community.

A period of more than two years lapsed while the discussions, between the Federal Housing Administration and the GHOC was going on, with offers, rejections, and counter offers before they reached an agreement on the price of $3,500,000.00 for the village. The GHOC paid a ten percent down payment of $350,000.00 and gave a blanket mortgage covering all the village except the Community Building and school facilities for the balance. This balance was to be paid in equal annual payments over a period of twenty-five years.

Each resident was offered his unit, by the GHOC, at a price prorated on the cost of the complete sale. Each resident was required to post ten percent of the cost of his unit as a down payment. The balance was to be paid in three hundred equal monthly instalments of principal and interest (plus taxes and insurance), with interest on the unpaid principal at the rate of four and a half percent per annum. The purchaser has the privilege at any monthly payment date, but with sixty days notice, of paying the unpaid balance of principal and of thus securing the release of the property from the mortgage to the United States and a conveyance by warranty.
deed from the GHOC.

The writer, in Chapter IV, has shown how significant certain later developments in the Village of Greenhills have been to the total life of the community today. Organizations made major contributions: the non-profit Consumer Cooperative Corporation, the religious organizations, the village newspaper, the Greenhills Credit Union, the Public Safety Volunteers, and the Community Council which later was replaced by the Coordinating Council.

There are other civic groups, which were not discussed fully, including the Boy and Girl Scout Organization, the Veterans' Organization, "Jack Malloy Post," the American Legion, the Masonic Club, the Democratic Club, the Republican Club, and the Non-Partisan Organization. Each organization has contributed to the development of the village in its own way.

In the same chapter has been demonstrated the change in policy in the second building project of 121 single houses by private enterprise, as well as the sale of the Village of Greenhills by the federal government to the Greenhills Home Owners Corporation.

In Chapter V the school in the community will be discussed in its social perspective.
CHAPTER V

THE SCHOOL IN THE COMMUNITY

Many schools have had their beginning because there was no school within a reasonable distance of the school population. And a great number of schools started as a one-room construction. The facilities of many such schools have gradually been increased as the number of school-age children increased to demand additional facilities. Too, many of the present-day schools are a result of consolidation of two or more small school districts in order to give children added educational opportunities in a more economical way. Some schools have started as the only school in the district, but have grown into large city systems of many schools. There are schools, in many districts, that only house the elementary children, which in some schools includes the grades kindergarten through six, or grades one through six, or either kindergarten through eight or one through eight. Some school units include kindergarten through twelve, or at least they are housed in the same building. But, a great many schools only house the junior high children or grades seven, eight and nine, while others house the senior high school youth in grades ten, eleven, and twelve.
The Greenhills school did not have its beginning in one room, but instead, the school building to house some one thousand children, was in the plans along with the entire village before construction of the project began. This meant that the school building or "The Community Building," as it was called, was built during the time the houses in the village were being constructed. This construction, of course, was before the children were living in the Greenhills area, so the building was there before a school district was actually formed.

The Community Building. The facilities of this vast structure made extensive activities possible. Many community-life activities were envisioned in the designing of the building, in which planning for children's education from the kindergarten through the twelfth grades was included alongside provisions for general community use. Near the center of the community was constructed a two-story fireproof school building, with a main body and two wings. The wings flanked a large center auditorium-gymnasium, suitable for community entertainment and civic functions. In this huge gymnasium-auditorium was a meeting place which served for dances, concerts, picture shows, and entertainments which the people of the community might wish to stage. A large well-equipped stage with a public
address system was conducive to dramatic and auditorium activities of the school. It was a great asset to the school, in that it made possible indoor physical education classes for all ages of children as well as adding to school athletics at the high school level. Adult organizations used this gymnasium freely in the evenings and other times when it was not in use by the school.

This auditorium was also used by the different church organizations for worship on Sunday, as discussed in Chapter IV.

The two wings that flanked this auditorium consisted of some thirty classrooms, offices, cafeteria, and ample rest-room facilities. The entire building was well equipped by the Federal Housing Administration as further description of the school plant will show. The classrooms for the upper-elementary and high school children and youth were equipped with a moveable type of chairs and desks, with plenty of chalk board space, with adequate bulletin boards, electric clocks, and attractive metal desks and swivel chairs for the teachers. For the lower-elementary grades the rooms were either equipped with tables and chairs or movable, single flat-top desks and chairs. A building so equipped surely was conducive to a good teaching-learning situation, in that it made possible group work as grade groups went about solving their common problems.
The home economics department of the high school had a suite of rooms, including living room, dining room, bedroom and bath, furnished as in a home for the purpose of teaching home decoration and housekeeping. A foods laboratory that had four kitchens, completely equipped for instruction in cooking and dietetics, was provided. Across the hall was a clothing laboratory with cutting and sewing tables, sewing machines, pressing and ironing boards, and a fitting room.

Outstanding in its space and equipment was the industrial arts department, where youth of the community were receiving basic technological training, and many adults were working at avocations. The industrial arts room had facilities for wood and metal work, radio and electrical training, ceramics, mechanical drawing, multigraphing, and photography.

The room set aside for the fine arts activities was equipped with adjustable easel desks and commercial drawing stands. Mercury lamps provided good lighting for night classes. Too, the commercial arts department was equipped with enough typewriters to accomodate a class of fifty persons at one time. Also the chemistry and physics laboratory was excellently equipped.

The Playgrounds. The Community Building was not
the only provision, in civic facilities, made by the United States Government in planning and developing the Greenhills project. The federal government set aside about eight and one-half acres where the Community Building was constructed for play area for school children. About two-thirds of these eight acres was equipped with swings, slides, and other suitable playground equipment. In back of the building was about one-half acre area with asphalt top for parking purposes, and in bad weather the school staff used it as space for children to play. Just southeast of this play area the federal government set aside about seventeen acres as an athletic field, for football, baseball, track, and general athletic purposes.

There was a third plot of about eight acres that was reserved as a school site by the Federal Housing Administration officials. This elementary school site was located on Damon and Spring Dale Roads, in the western section of the village.

A New School District. The 5,930 acres of land purchased by the federal government for the entire Greenhills project lay in six different school districts. The village of Greenhills was all within the Science Hall District. The first school year began in September, 1928, under the administrative jurisdiction of the Board of Education of
the Old Science Hall Rural School District. However, in June, 1939, the Hamilton County Board of Education created the Greenhills School District, confining it to the area owned by the United States, as was shown in the following quote:

The Greenhills Board of Education came into existence in June, 1939, when the Science Hall and Newell Districts were abolished by the Hamilton County Board of Education and a new district comprising all United States Government property was formed and named Greenhills Rural School District. At a meeting of the Hamilton County Board of Education on June 26, 1939, in the Community Building, Mr. Wilson, Assistant Superintendent of county schools, appointed the following members of the Greenhills School Board: Emma Schartle, Richard Fisher, C. J. Wirman, James Blackwood, and Fred Paul. August Meier, Clerk of Science Hall School District, was selected clerk, which position he held until his resignation in August, 1939, at which time Fred Becker was appointed clerk.\(^1\)

The Science Hall and Newell Districts which were abolished, by the Hamilton County School Board, were small districts. The Science Hall one-room school, had served seventy-five years when it was closed May 26, 1938, to become a memorial to Science Hall Rural School District. A log cabin, built at Cameron and Winton Roads, about 140 years ago, was the first school in this area. The Newell School District lay north of the developed area of Greenhills on Kimper Road. The Newell school was a small one-

room rural school which served a limited number of rural elementary children until the Newell School District was abolished in June, 1939, by the Hamilton County Board of Education.

At a general election in November, 1939, the following school board was elected: James F. Coleman, Ralph O. Cutter, Richard L. Fisher, Mrs. Irma Jones, and Frank R. Shultz, all of whom were new residents of the Greenhills community. The Greenhills School Board was duly elected by popular vote for terms of different length, making possible the electing of new members to serve with old members of experience.

The writer read the action of the school board in both regular and specially called meetings, as kept by the clerk of the board. It seemed that the school board members were men that tried to provide the best possible educational opportunities for the children of this area. The board seemed always ready to increase the amount of money that could be spent for the school when they could figure a means of doing so. The school board asked the voters of the district to vote additional mills in tax levies for school purposes, at different times until Greenhills School District was paying 14.85, for all school purposes, in 1951. This figure preceded the citizens' vote of an additional 2 mill levy, in May 8, 1951.
Parents Working for Better Schools. In early August of 1938, before the first school of Greenhills Rural School District began in September, a small group of residents met with some of the school faculty to talk over the organization of a Parent-Teacher Association. They arranged for a mass meeting on August 23, 1938, which was presided over by a member of the school faculty, with an address given by Mrs. Shaw, then the president of the Hamilton County Parent-Teacher Association, and by Mrs. Birrell, then vice president of the Ohio Congress of Parent-Teachers Associations.

About a week later a second public meeting was held. Bylaws were adopted and nominations for permanent officers were made. At a third meeting held early in the school year of 1938-1939, the organization was completed and officers were elected. The history of the Greenhills Parent-Teacher Association is further amplified in the following quotation:

Another important organization had its beginning in August when a group of women, thinking of the approaching first school days in Greenhills, met to discuss a Parent-Teacher Association. In the group were Mrs. M. J. Zieverink, Mrs. Raymond Rasp, Mrs. Howard Halterman, Mrs. Samuel Ogletree, Mrs. Leroy Oliver, Miss Nancy Foster, and Mrs. Verner Craig.

Formal organization was completed September 8, with Mrs. Clifford Stratton, president; Mrs. Paul Schaud, vice-president; Mrs. Laura Schrader, secretary; and Mrs. Walter Bachman, treasurer. It started with 125
members and had grown to a membership of 249 by the end of the school year in 1940.²

For some six years the Parent-Teacher Association held its meeting in the afternoons, with a membership fluctuating between 125 to 250. But from the very beginning this organization was cooperating with the school staff for the improvement of the school. As seems true of most parent-teacher associations, one of its valuable functions was its helping to keep a vital interest in school affairs, by promoting worthwhile projects. It started in its very beginning to raise money, by different money-making projects such as: card parties, spring carnivals, festivals and father-son banquets. The very first year suits were purchased for both the boys' and girls' basketball teams and Christmas presents were given to some needy families. The Parent-Teacher Association continued to help increase the school facilities by purchasing needed equipment, as their funds would allow, from year to year.

The mothers' study group was another parent organization that worked in close cooperation with the school staff for increased opportunities for the children of the

² Greenhills News-Bulletin Association, Greenhills Second Anniversary (April, 1940), not paged.
district. This organization was made up primarily of mothers of pre-school age children and mothers of the children in the primary grades. They worked in cooperation with the Parent-Teacher Organization but they also had their officers, and separate meetings to discuss common problems and to help to discover ways and means of improving the effectiveness of working with children at this level.

In the school year of 1944-1945 the Parent-Teacher Association held its first evening meeting, which was an open house affair with work by the children of each room on display. The result was a capacity attendance and a valuable and interesting meeting, because many fathers were in attendance along with mothers to observe the work of their children and to visit with the teachers. As a result of continued evening meetings, the organization had a larger attendance and the membership increased to 350. An "open-house" night became an annual affair in the school.

The Beginnings of the Greenhills School. The first school of Greenhills was unique not only because its beginning in September, 1938, was under the administrative jurisdiction of the Board of Education of the Old Science Hall Rural District, but also because the United States Government owned the school building and all the school fa-
cilities as well as most of the taxable property in the school district. The Federal Government paid for all the janitorial and maintenance upkeep during the time of its ownership. The federal government also paid the school board and county officials, in lieu of taxes as assessed on their property. Therefore, in reality the federal government occupied the position of a landlord, since it owned the entire development, paid salaries in lieu of assessed taxes, but let the tenants operate their local affairs, including their school.

With the above condition prevailing, the first school opened early in September, 1938, with 432 pupils and eighteen teachers. R. K. Salisbury was chosen as the first superintendent and served in that capacity until he resigned in 1945. Ray A. Young was employed as the second superintendent of this unique school. In 1938-1939, the school enrolled fifty-five children in kindergarten and six in the twelfth grade, with a total enrollment for the year of 450. In 1945-46, ninety-two were enrolled in kindergarten and forty-eight in the twelfth grade, with a total enrollment of 871. A thirty-teacher faculty was necessary for this enrollment. In 1951-1952, one hundred twenty-seven children were enrolled in kindergarten and forty-four were in the twelfth grade with a total enrollment of 996. In this year the Greenhills school was
staffed by thirty-three teachers, a superintendent, and high school and elementary principals.

Some Considerations of the Greenhills Curriculum.
The Greenhills school facilities were rather complete, as they were provided by the federal government. But the school has a rather conventional curriculum from kindergarten through high school, according to the following quotation:

The Greenhills School offers a complete curriculum to the school-age child, from kindergarten through high school. The scholastic program offers many courses found only in larger, or private institutions. The child's growth is stimulated physically through the physical education departments, in both extra and extra-curricular activity. The creative abilities of the students are encouraged by the work done in the Manual Arts and Home Economics Departments, while the talents and the sense of appreciation for the finer arts are furthered through the careful supervision of the Arts and Music departments.

Training in good citizenship and government is afforded by the use of Student Council, acting under faculty guidance, to correlate school functions and to institute such student regulations necessary for a high level of education. 3

The school staff seems to have tried to help create an atmosphere of intellectual freedom by encouraging participation on the part of the learner in the school activities, which should make for successful participation

as responsible adults in the world in which they will live, and for going on with the task of self-understanding, self-government, and self-development as they take their place in society.

The elementary school enrolled 676 children in 1950-1951 in grades kindergarten through six. There was a staff of eighteen teachers and an elementary principal working with this group of elementary-school children. The elementary school, unlike the high school, had self-contained classrooms with one teacher in charge of a particular group of boys and girls. Each week the four upper-elementary grades had two forty minutes periods in both physical education and music, with the special teachers in charge. One art period of sixty minutes, in the art-room under the supervision of the art teacher, was provided each week. But, in most of the rooms art was correlated with the other work and the regular teacher, when she desired, could call in the art teacher for help. In the kindergarten, first, and second grades the art teacher and music teacher went to the classroom to work with the children and teacher. The regular classroom teachers in the kindergarten and first grades supervised their children's play.

In the primary grades emphasis was placed on reading but not at the expense of other areas. They had a
reading series with much supplementary reading material available, which they made much use of in attempting to meet the needs of the children. In the upper-elementary grades, teachers taught social studies, science and health combined, English, spelling, reading, and arithmetic with basic texts. But different books in these areas were available and were frequently used as supplementary material by the different teachers. Although the school has a somewhat subject-centered curriculum, there was much freedom operating in the classrooms because the administrators seem to believe that freedom is basic to a good teaching-learning situation. Therefore, much unit work was done by pupils and teachers in certain grades. How subject-matter was organized and presented depended largely upon the philosophy of the individual teacher.

Some Steps of School Progress. The school at Greenhills, from 1938 through 1946, was one of Hamilton County’s rural schools. The following are some improvements as seen by Superintendent Ray A. Young since 1946:

In 1947, after the annexation of a portion of the old Liberty district to the Greenhills district, sufficient population (5,000 people) existed in the new area to qualify the district for exempted village status. A resolution was passed by the board of education requesting the State Department of Education to place the Greenhills district in the exempted village classification.
The chief benefits derived from this move were to make the Greenhills School independent of Hamilton County control and also to relieve it of the necessity of supporting the county office financially. The improved prestige of the school and the satisfaction of independent control are additional benefits of exempted village standing.

In 1947 a notable step was taken in the addition to the faculty of an instrumental music director. Since that time outstanding achievements have been made by both, the vocal and instrumental divisions of the music department.

In 1947 the services of a part-time psychologist were added. This has been of great value to the teachers in helping to analyze the abilities and needs of pupils.

In the fall of 1947 application was made for entrance of our high school into the North Central Association of Secondary Schools and Colleges. This association is the highest accrediting agency in this area of the United States and it is considered an outstanding accomplishment to be able to meet its standards. After an inspection of the high school during the years of 1947-1948, the Greenhills High School was admitted to the North Central Association in March of that year.

In 1948 a guidance and counseling program was initiated for the first time. This program has had excellent direction and has proven to be very helpful to students in consideration of vocational choices, of further educational planning, and in analyzing and solving many varieties of personal problems.

Since becoming an exempted village district, our school has established valuable relationships with schools of a similar status in the greater Cincinnati area. This association of schools is commonly known as the Millcreek Valley group. It consists of an association of superintendents, an association of high school principals and an association of elementary principals.

In 1949 a pre-reading class was established for those children who come from the kindergarten and who for some reason of immaturity, need special attention.
and time in a reading-readiness program.

A driver training course is being taught for the first time this year.

In a physical sense many changes have been made in the school over the past several years to improve the facilities and to provide for additional needs.4

The steps of progress, as stated above, have been taken to improve the school and make possible greater educational opportunities for children in the Greenhills district.

Another feature of the school program that made a real contribution to the education and well-being of the children was the employment of a full-time nurse. The children had vision tests, hearing tests, teeth examinations, chest X-rays and shots as preventative for different children’s diseases through the health services of the school.

The Greenhills school was located in a wonderful setting of rolling landscape and a well-arranged village that seems conducive to educational progress.

The building itself is well-equipped. The parents are cooperative and forward-looking. Most of the teachers have had at least four years of professional preparation.

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However, curriculum designing—when viewed within the context of the creativeness utilized in projecting and carrying to completion the Greenhills Community—has been more circumscribed within existing school patterns of the state and country as a whole. Whereas the planning, building, and organizational development of the community was unique, the school curriculum has shown less uniqueness. The Greenhills schools are, like many other schools of its size, attempting to move toward ever-increasingly desirable learning conditions for the children whom it serves.

From Government to Private Ownership. In 1947, the Federal Housing Administration Officials announced their intention to sell the Greenbelt towns of which one was Greenhills. The interested people of Greenhills began at once to try to get the United States Government to exempt the Community Building, along with the school facilities within the building and athletic field, playground, and additional school site from the sale. Several people went to Washington in the negotiations with government officials to have the school properties exempted from the public sale. After three years of negotiating and by an Act of Congress, the school properties, valued at about $250,000.00 were without cost dedicated to the Greenhills

In this chapter the writer has attempted to show how the school has gone about meeting the needs of the children in this school district. This chapter somewhat explored the school's facilities, the origin of the school district, function of the school under government ownership, and the dedication of the school property to Greenhills Exempted Village School District.

In Chapter VI projections for the future for Greenhills and its school will be given as a conclusion to this study.
CHAPTER VI

PROJECTIONS FOR THE FUTURE

In this study the writer has given an overview of the unique Village of Greenhills, Ohio, as it was first planned, developed, and operated by the United States Government, and, later, after the sale of the village to the Greenhills Home Owners Association. Other aspects of the overview include the dedication of the school properties to the Exempted Village School District and the school as it has contributed to life in this unusual village.

In this chapter, projections for the future of the community and its schools will be given.

Bases for Projections. The Greenhills tract comprises 5,950 acres of land in the north central section of Hamilton County, Ohio, which means this acreage is strategically located between and within easy reach of either Cincinnati, Ohio, or Hamilton, Ohio, both of which cities are highly industrialized communities. Too, only about 285 acres were used in the project developed, with a greenbelt protective area of 345 acres around this development. A vast area of about four thousand acres has not been developed, which means that this land is still available for
future development. The greater portion of this land is well suited for private or commercial sites. There are some forty acres with improved frontage awaiting further construction developments.

For general regional recreational purposes of the people of Hamilton County, the county has leased, permanently, around nine hundred acres of the General Tract for park and golf course uses. Extensive development has already been realized as a result of efforts by the Hamilton County Park Board. In the West Fork Valley of this park area, to the south of the village of Greenhills, there was for a time, a proposal for a recreational lake, which idea was more recently revised and a multiple-purpose reservoir was constructed. This facility for flood control in the Mill Creek Valley is already in process and will continue to provide for most of the recreational facilities, as originally planned.

There seems to be a definite trend for city dwellers to want to move out of the central sections of the large cities. Many businesses are following the same pattern by moving out of the cities where sufficient parking space is easily available. Also all-purpose shopping centers are drawing patrons away from centrally located, large downtown stores. It appears that people generally would like more space and less time spent in city traffic than is usually
possible in many of our cities. Too, people seem to prefer the suburbs, in that there is generally less noise as well as cleaner surroundings and where there is less industry, congestion, and heavy traffic.

Today it is almost impossible to launch a building program in providing additional housing within larger cities. In the first place, desirable home building sites in most cities, are very limited in number or just not available at all. Where there are available building sites within the cities the initial cost is rather high, plus higher taxes and general upkeep.

Projections for the Community. In the light of such indications as have just been presented, the writer feels that Greenhills will experience continuous development for several years in additional building both of homes and commercial establishments. Of course, this unique community will experience continuous progress in many social phases of its life whether new construction and increased population takes place or not.

With the industries of Hamilton, Ohio, only five to eight miles northwest of the Greenhills area and the many industries of Cincinnati, Ohio, operating only five to twelve miles south of the area, there should be a demand for additional housing within reach of these industries.
With such a large area that could be made available for huge building projects, the writer feels that there will be much building going on in this area within the next five to ten years. There are nearly a thousand living units occupied by some three thousand people in the village now. There will probably be some three to four thousand homes built in this area by 1960 to 1962, according to present indications. The demand for development in this area is not confined to the need for increased housing for industrial workers, but also the desire to move from the congestion of the larger cities. The many advantages offered by pleasant suburban living, plus the parks and lake in this area help to create a greater demand for development in this community.

The population will probably increase to eight or ten thousand within the next ten years, according to 1952 indications. This will mean that Greenhills, under Ohio State law, will become a city and be required to adopt a city form of government. With the increased population, there will undoubtedly come a demand for sufficient businesses to meet the needs of the people. There will probably be a marked increase in the number of business places as well as increasingly differentiated types of businesses to supply the citizens with the goods and
services which they require.

There will probably be a limited industrial development which will most likely, bring small manufacturing enterprises of various kinds into this larger community. Probably small industries will predominate—those which do not require the use of railroads to bring in the needed raw material for the process or to take to market the finished products. There have been around two hundred fifty acres, in the eastern section of the Greenhills area, that have been spoken of as industrial sites, which will probably be developed for this purpose.

The coming of small industries into this area would mean some people of the community could have local employment. This change in present conditions would make it possible for some people to have gainful employment nearer home. In turn, such industry might attract, still further, more families to locate in this vicinity. Should such projections prevail, the total community payroll would be increased, thus both boosting purchasing power and raising the standard of living in Greenhills.

Projections for the Public Schools. One of the results of additional private and commercial development would be increased taxable properties which would increase the revenue from local taxes. With limited industry and
the absence of railroads, the tax duplicate will probably continue to be more limited than if heavy industry came into the locality. This would mean, in order to have sufficient finance to meet the cost in properly providing for the general needs of the community, would of necessity cause a rather high tax rate on commercial and private owners.

The expected increased population mentioned in the first part of this chapter would require greatly expanded school facilities to provide properly for the children. With the tremendous increase of school population and school facilities comes the demand for an increase in faculty members, in proportion to the increase of school-age children, which will also greatly increase the cost of providing good schools. The limited funds for facilities and operational costs may limit the additional facilities as well as the salaries for those who will staff the school.

There will likely be two elementary schools and probably three: one in the west section of Greenhills on the Damon Road school site of about eight acres that was dedicated to the Greenhills Exempted Village School District by the United States Government in 1950. This and the other elementary schools may well be of about equal size with twenty to twenty-five classrooms each. In the
east section of the village another school may be needed. A site for this building would have to be purchased by the school board. There is a large acreage in this section suitable for building, which means it is likely that many children will live in this area. In addition to the schools in both east and west sections of Greenhills, there might well need to be a third elementary school in the section north of the developed village of Greenhills.

In addition to the elementary schools, there would need to be a junior-high-school building in the northern section of the tract. This junior-high-school building could possibly be located on the site with the third elementary school. The Community Building that now houses all grades, kindergarten through twelve, could continue to be used as a senior high school for all the community.

The community of Greenhills was planned by the nation's best building experts, and the builders followed the blueprint mapped out by the architects, which has given to Greenhills citizens a maximum of opportunities in many phases of life. There are restrictions on future building developments for this area which the village authorities seem determined to adhere to. This means that future developments will help the community retain its uniqueness.

The schools of Greenhills, in order to contribute as they should to life in the community, will probably
aim to make use of the best teaching and learning known today in building the school curriculum. Ever keeping in mind that the schools are for the children and that children's needs and interests must be considered in curriculum-making if the children are to receive maximum benefits from the schools, curriculum changes, of course, will occur. Children do not only deserve the best facilities and staff that the finances can provide, but they also should have every opportunity for those curricular experiences that make for optimal development. Accordingly, the school curriculum will need to be built upon the best available research findings from the fields of child development, psychology, anthropology, sociology, and desirable allied fields of educational experimentation rather than passively subject-centered. The curriculum, from kindergarten through grade twelve, will need to be broad enough in scope to meet the needs of all the children of the community. The school's curriculum should make for continuity throughout the school life of the children. Therefore, the school should have a sound, common philosophy that pervades all school units.

In both elementary and high schools, the curriculum program will need to be sufficiently broad in scope to encompass problem areas which meet the children's needs
for achieving a sound general education and for fostering their individual aptitudes, interests, and abilities. In order for the curriculum to have such a designing, the total membership of the faculty would need to be involved in selecting and contributing to the building of a modern curriculum that is consistent with the unique community development of Greenhills, as it further expands and changes.

In a word, Greenhills by nature and tradition is out of the ordinary. Though modified by changing circumstances and conditions, its traditions will, well into the future, help to guide its further expansions. That the schools of the community have an obligation to sustain the experimental approach which characterizes the total community living seems patent. Greenhills schools should be truly "community schools" in the sense that, as Clapp has so well said:

... Education is intrinsically a social process; that it is, as a matter of fact, set in the larger process of educating which includes many elements and agencies and influences, and is tantamount to what we call living. A socially functioning school is a school which assumes as an intrinsic part of its undertaking cooperative working with the people of the community and all its educational agencies on community problems and needs with reference to their effect on the lives of the children and of the adults. Its special concern is with the process of growth and development.1

BIBLIOGRAPHY
BIBLIOGRAPHY


Miller, Albert L., Speech delivered to the Citizen's Committee on Slum Clearance and Low Rent Housing, Cincinnati, Ohio, June 24, 1926, p. 8.


APPENDIX A. Documents
DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the UNITED STATES OF AMERICA acting by and through the Public Housing Administration (hereinafter called the "Government") pursuant to the authority contained in Public Law 845 - 74th Congress and Public Law 65 - 81st Congress, does hereby dedicate, remise, release, give, grant and forever quitclaim unto the GREENHILLS EXEMPTED VILLAGE SCHOOL DISTRICT, a body corporate organized and existing under the laws of the State of Ohio (hereinafter called the "School District"), its successors and assigns, all such right and title as the Government has or ought to have in and to the following described real properties:

ATHLETIC FIELD TRACT

"Situate in the State of Ohio, County of Hamilton, Springfield Township, Entire Range One, Town Three, Section 22, in the southern part of the Public Housing Administration's Green Hills Development, and more particularly described as follows:

"Beginning at the Southwest corner of Section 22, Town 2, Entire Range One, Springfield Township, Hamilton County, State of Ohio; thence along the South line of said Section 22, North Eighty-four degrees, twenty-five minutes, eighteen seconds East (N 84°25'18" E), Two Thousand three hundred twenty-six and forty-two hundredths feet, (2526.42'), to a concrete monument in the easterly right-of-way line of Winton Road; thence South Forty-five degrees, Thirty-two minutes, twenty-seven seconds East (S 45°32'27" E), along the easterly right-of-way of Winton Road, One hundred twenty and sixty-six hundredths feet (120.66'), to a concrete monument at the intersection of the easterly right-of-way line of Winton Road and the northerly right-of-way line of Science Hall Road; thence North Thirty degrees, Thirty-three minutes, eighteen seconds East, (N 30°33'18" E), One hundred sixty-four and four hundredths feet, (164.04'), to a concrete monument in the northerly right-of-way line of Science Hall Road; thence North Eighty-four degrees, twenty-five minutes, eighteen seconds East, (N 84°25'18" E), along the northerly right-of-way line of Science Hall Road, (said line being parallel to and 40' north and at right angles to the South line of Section 22),
One thousand six hundred seventy and thirty hundredths feet, (1670.20') to a 5/8" round iron pin; thence North Twenty-five degrees thirty minutes West (N 25°30' W), Eight Hundred fifty-three and twenty hundredths feet, (852.20') to a point marked by a 5/8" round iron pin; thence North Eighty-seven degrees, twenty-nine minutes West (N 87°29' W), One hundred eighty and forty-four hundredths feet, (180.44'), to a point marked by a 5/8" round iron pin; thence North Three degrees, forty-three minutes, thirty-nine seconds East, (N 2°43.39' 51") a distance of Five hundred eighty-two and twenty-one hundredths feet, (582.21') to a point marked by a 5/8" round iron pin, which is the real point of beginning.

"Thence South Eighty-six degrees, forty-four minutes twenty-two seconds West, (S 86°44'22" W) a distance of Nine Hundred eighty-three and twelve hundredths feet (963.12'), to a point marked by a 5/8" round iron pin; thence North Fifty-nine degrees forty-five minutes fifty-one seconds West (N 59°45' 51") a distance of One hundred forty-six and thirty-one hundredths feet (146.31') to a point marked by a 5/8" round iron pin, said point being on the centerline of a ten foot (10') wide sanitary sewer easement, and is the point of intersection of the boundary line of the herein described tract and the beginning of the sanitary sewer easement; thence with and on the centerline of the aforementioned sewer easement North Four degrees two minutes thirty-four seconds West (N 4°02'34" W) a distance of Forty-six and thirty-eight hundredths feet (46.38') to a 5/8" round iron pin; thence continuing with and on the centerline of the aforementioned 10'-wide sanitary sewer easement North Thirty-nine degrees fifty-nine minutes twenty-six seconds East (N 39°59'28" E) a distance of One hundred seventy and forty-two hundredths feet (170.40') to a point on the sanitary sewer easement marked by a 5/8" round iron pin; thence continuing with and on the centerline of the aforementioned sanitary sewer easement, North Two degrees sixteen minutes, twenty-six seconds East (N 2°16'26" E) a distance of Three hundred and seventy hundredths feet (300.70') to a point on the centerline of the sanitary sewer easement marked by a 5/8" round iron pin; thence continuing with and on the centerline of the sanitary sewer easement North Twenty degrees, twenty-one minutes twenty-six seconds East (N 20°21'26" E) a distance of Sixty-nine and seventy-six hundredths feet (69.76') to a point on the centerline of the sanitary sewer easement and marked by a 5/8" round iron pin; thence
leaving the centerline of the sanitary sewer easement and going North Forty-five degrees, twenty-one minutes, fourteen seconds East (N 45° 21' 14" E) a distance of Two hundred sixteen and sixty-four hundredths feet (216.64') to a point marked by a 5/8" round iron pin; thence North Two degrees eight minutes ten seconds West (N 2° 08' 10" W) a distance of Sixty-seven and ninety-five hundredths feet (67.95') to a point marked by a 5/8" round iron pin; thence North Forty-three degrees fifty-seven minutes, sixteen seconds West (N 43° 57' 16" W) a distance of One hundred fifty-five and no hundredths feet (155.00') to a point in the south-easterly line of Farragut Road marked by a 5/8" round iron pin; thence along the southeasterly line of Farragut Road and southwesterly line of Hadley Road North Forty-one degrees, two minutes, seven seconds East, (N 41° 02' 07" E) a distance of Eight and fifty-four hundredths feet (8.54') to a point marked by a 5/8" round iron pin; thence continuing along the south-easterly line of Farragut Road and southwesterly line of Hadley Road northeasterly on the arc of a curve, the radius of which is seven hundred seventy-nine and fifty-seven hundredths feet (779.57') a distance of Thirty-two and thirty-four hundredths feet (32.34'), (the chord of said arc being Thirty-two and thirty-four hundredths feet (32.34') long and having a bearing of North Forty-two degrees thirteen minutes twenty-five seconds East (N 42° 13' 25" E), to a point marked by a 5/8" round iron pin; thence continuing along the south-easterly line of Farragut Road and southwesterly line of Hadley Road northeastwardly on the arc of a curve, the radius of which is one hundred seventy-five and no hundredths feet (175.00') a distance of Two hundred fifty-five and eighty-seven hundredths feet (255.87') to a point marked by a 5/8" round iron pin, (the chord of said arc having bearing of North Eight-five degrees, seventeen minutes, fifty-five seconds East (N 85° 17' 55" E) and length of Two hundred thirty-three and sixty-eight hundredths feet (233.68'); thence in a southeastwardly direction along the southwesterly line of Hadley Road South Fifty-two degrees, forty-eight minutes, fifty-three seconds East, (S 52° 48' 53" E), a distance of Four and ninety-six hundredths feet, (4.96') to a point marked by a 5/8" round iron pin; thence South Thirty-seven degrees eleven minutes, seven seconds West (S 37° 11' 07" W) a distance of One hundred fifty and no hundredths feet (150.00') to a point marked by a 5/8" round iron pin; thence parallel to and 150 feet distant from the southwesterly line of Hadley
Road southeastwardly on the arc of a curve, the radius of which is Four hundred eighty-two and ninety-four hundredths feet (482.94') a distance of Two hundred twenty-three and thirty-seven hundredths feet (223.37') to a point marked by a 5/8" round iron pin; (the chord of said arc having a bearing of South Sixty-six degrees three minutes, fifty-three seconds East (S 66°03'53" E), and a length of Two hundred twenty-one and thirty-eight hundredths feet) (221.38') thence parallel to and 150 feet distant from the southerly line of Hadley Road South Seventy-nine degrees, eighteen minutes, fifty-three seconds East (S 79°18'53" E) a distance of One hundred one and twenty-eight hundredths feet (101.28') to a point marked by a 5/8" round iron pin; thence parallel to and 150 feet distant from the southerly line of Hadley Road in a southeastwardly direction on the arc of a curve whose radius is Four hundred ninety-eight and no hundredths feet (498.00') a distance of Two hundred fifty-one and thirty-four hundredths feet (251.34') to a point marked by a 5/8" round iron pin; (the chord of said arc having a bearing of South sixty-four degrees, fifty-one minutes, twenty-three seconds East (S 64°51'23" E) and a length of Two hundred forty-eight and sixty-eight hundredths feet (248.68')) thence parallel to and 150 feet distant from the southerly line of Hadley Road South Fifty degrees twenty-three minutes, fifty-three seconds East (S 50°23'53" E) a distance of Five hundred seventy-nine and forty-one hundredths feet (579.41') to a point marked by a 5/8" round iron pin; thence South Eighty-five degrees thirty-eight minutes, forty-six seconds West (S 85°38'46" W) a distance of Two hundred eleven and seventy-six hundredths feet (211.76') to a point marked by a concrete monument in the top of which is imbedded a center punched brass plug; thence South Three degrees forty-three minutes, thirty-nine seconds West (S 3°43'39" W) a distance of Two hundred twenty and no hundredths feet (220.00') to a point marked by a 5/8" round iron pin which is the place of beginning, the entire tract containing 17.16 acres more or less."

COMMUNITY BUILDING TRACT

"Situate in the State of Ohio, County of Hamilton, Springfield Township, Entire Range One, Town Three, Section 23, in the southern part of the Public Housing Administration's Greenhills Development, and
more particularly described as follows:

"Beginning at the Northeast corner of Section 23, Town 2, Entire Range One, Springfield Township, Hamilton County, State of Ohio, and going west with the north line of said Section 23, which line is also the centerline of Cameron Road, South Eighty-two degrees, twenty-eight minutes, fifty-five seconds West (S 85°28'55" W) a distance of Three thousand five hundred fifty-nine and sixty hundredths feet (3559.60') to the centerline intersection of Cameron Road with the centerline of Winton Road, which point of intersection is marked by a cross cut in the road pavement; thence in a southwesterly direction and on the centerline of the aforementioned Winton Road, South Four degrees, one minute, seventeen seconds West (S 4°01'17" W) a distance of One thousand five hundred fifty-two and sixty-five hundredths feet (1552.65') to a point in the centerline of Winton Road; thence continuing on the centerline of Winton Road, South Four degrees, twelve minutes, seven seconds West (S 4°12'07" W) a distance of One thousand ninety-five and forty-nine hundredths feet (1095.49') to a point in the centerline of Winton Road, which point is also the point of intersection of the centerline of Winton Road with the centerline of Farragut Road; thence southeasterly and on the centerline of Farragut Road, South Eighty-five degrees, forty-seven minutes, fifty-three seconds East (S 85°47'53" E) a distance of One hundred feet (100') to a point in the centerline of Farragut Road, thence continuing on the centerline of Farragut Road and on the arc of a curve, the radius of which is One thousand three hundred seventy-five feet (1375') a distance of three hundred ninety-one and ninety-seven hundredths feet (391.97') to a point in the centerline of Farragut Road; thence continuing with the centerline of Farragut Road, South Sixty-nine degrees twenty-seven minutes fifty-three seconds East, (S 69°27'53" E) a distance of Seventy and thirty-three hundredths feet (70.33') to a point in the centerline of Farragut Road which point also marks the intersection of the centerline of Enfield Street with the centerline of Farragut Road; thence going in a northeasterly direction and on the centerline of Enfield Street, North Four degrees, twelve minutes, seven seconds East (N 4°12'07" E) a distance of Five hundred fifty-five and twenty-seven hundredths feet (555.27') to a point; thence, South Eighty-five degrees, forty-seven minutes,
fifty-three seconds East (S 85°47'53" E), a distance of thirty-five feet (35') to a point in the north right-of-way line of the Community Building Access Road, marked by a 5/8" round iron pin, which is the real place of beginning:

"Thence, continuing with the North right-of-way line of the Community Building Access Road, South Eighty-five degrees, forty-seven minutes fifty-three seconds East (S 85°47'53" E), a distance of Two Hundred fifty-five and no hundredths feet (255.000') to a point in the North right-of-way line of the aforementioned Access Road marked by a 5/8" round iron pin; thence, in a Southeastwardly direction, on the arc of a curve, which is also the North right-of-way line of the aforementioned Community Building Access Road, the radius of which curve is one hundred ten and no hundredths feet (110.00'), a distance of one hundred forty-six and fifty-four hundredths feet (146.54') to a 5/8" round iron pin, (the chord of said curve having a bearing of South Forty-seven degrees, thirty-eight minutes, two seconds East (S 47°38'02" E) and a length of one hundred thirty-five and ninety-four hundredths feet (135.94'), thence on a line South Eighty-five degrees, forty-seven minutes, fifty-three seconds east (S 85°47'53" E) a distance of three hundred fifty and sixty-four hundredths feet (350.64') to a point marked by a 5/8" round iron pin; thence South Sixty degrees, three minutes, fifty-six seconds East, (S 60°02'56" E) a distance of one hundred twenty and twenty-three hundredths feet (120.23') to a point marked by a 5/8" round iron pin; thence South Twenty-eight degrees, forty-seven minutes, five seconds East (S 28°47'05" E) a distance of Eighty-two and fifty-six hundredths feet (82.56') to a point marked by a 5/8" round iron pin; thence South Forty-three degrees, fifty-seven minutes, sixteen seconds East (S 43°57'16" E) a distance of Seventy-five and no hundredths feet (75.00') to a point marked by a 5/8" round iron pin; thence South Forty-five degrees, twenty-one minutes, fourteen seconds West (S 45°21'14" W) a distance of two hundred thirty-seven and eighty-three hundredths feet (237.83') to a point marked by a 5/8" round iron pin; thence South Eighty-four degrees, twenty-four minutes, three seconds West (S 84°24'03" W) a distance of Two hundred eighty-six and thirteen hundredths feet (286.13') to a point marked by a 5/8" round iron pin; thence in a northwestwardly direction, North Sixty-nine degrees, twenty-seven minutes, fifty-three seconds
West (N 69°27'53" W) a distance of two hundred two and seventeen hundredths feet (202.17') to a point marked by a 5/8" round iron pin; thence southwestwardly South Twenty degrees, thirty-two minutes, seven seconds West (S 29°32'07" W) a distance of one hundred seventy-nine and eighty-three hundredths feet (179.83') to a point in the North right-of-way line of Farragut Road marked by a 5/8" round iron pin; thence going westwardly on the North right-of-way line of Farragut Road North Sixty-nine degrees, twenty-seven minutes, fifty-three seconds West (N 69°27'53" W) a distance of two hundred forty-eight and sixty-four hundredths feet (248.64') to a point marked by a 5/8" round iron bar which point is also the point of intersection of the North right-of-way line of Farragut Road and the East right-of-way line of Enfield Street; thence, going Northwardly with the East right-of-way line of Enfield Street, North Four degrees, twelve minutes, seven seconds East (N 4°12'07" E) a distance of five hundred twenty-nine and six hundredths feet (529.06') to a point marked by a 5/8" round iron pin, which is the place of beginning, the herein described tract containing Eight and forty-hundredths acres (8.40 acres) more or less."

School Site Tract

"Situated in the State of Ohio, County of Hamilton, Springfield Township, Entire Range One, Town Three, Section Twenty-nine, in the western part of the Public Housing Administration's Greenhills Development, and more particularly described as follows:

"Beginning at the Southeast corner of Section Twenty-nine (29), Town 3, E. R. 1, Springfield Township, Hamilton County, State of Ohio, and going west with the South line of Section Twenty-nine (29), said Section line being also a boundary line of the Village of Greenhills, Ohio, North Eighty-one degrees, thirty-five minutes, sixteen seconds West (N 81°35'16" W) a distance of one thousand six hundred twenty-two and twenty-hundredths feet (1622.20') to a point marked by a concrete monument; thence leaving the South line of Section twenty-nine and continuing northwardly with the Corporation line of Greenhills, North Forty-six degrees, twenty-three minutes, seventeen seconds West (N 46°23'17" W), a distance of six hundred twenty-two and twelve hundredths feet (622.12') to a point marked by a concrete monument; thence continuing with said Corporation line North zero degrees thirty-three
minutes, four seconds East (N 0°53'04" E) a distance of three hundred twenty and one hundredths feet (320.01') to a point marked by a concrete monument; thence continuing with said Corporation line North Fifty-three degrees, eleven minutes, two seconds East (N 53°11'02" E) a distance of two hundred twenty and sixty-nine hundredths feet (220.69') to a point marked by a concrete monument; thence continuing with said Corporation line North Forty-one degrees, fifty minutes, fifty-two seconds West (N 41°50'52" W) a distance of nine hundred nine and eight hundredths feet (909.08') to a point marked by a concrete monument; thence with said Corporation line North Twenty-nine degrees, twenty-eight minutes, twelve seconds East (N 29°28'12" E) a distance of two hundred thirty and ninety-five hundredths feet (230.95') to a point marked by a concrete monument; thence with said Corporation line South Seventy-four degrees, eight minutes, forty-four seconds East (S 74°08'44" E) a distance of three hundred twenty-three and thirty-five hundredths feet (323.35') to a point marked by a concrete monument; thence with said Corporation line North Eighteen degrees, thirty-four minutes, thirteen seconds East (N 18°34'13" E) a distance of six hundred twenty-eight and seventy-four hundredths feet (628.74') to a point marked by a concrete monument; thence with said Corporation line North Sixty-nine degrees, forty-four minutes, Thirty-five seconds East (N 69°44'35" E) a distance of three hundred sixty-six and thirty-five hundredths feet (366.35') to a point marked by a concrete monument; thence with said Corporation line North Eighty degrees, thirty-one minutes, fifty-one seconds East (N 80°31'51" E) a distance of four hundred sixty and thirty-two hundredths feet (460.32') to a point marked by a concrete monument; thence continuing with said Corporation line North Sixty-three degrees, fifty minutes, forty-nine seconds East (N 63°50'49" E) a distance of two hundred ninety and forty-eight hundredths feet (290.48') to a point marked by a concrete monument on said Corporation line, which is the real point of beginning:

"Thence in a southeasterly direction South Twenty-eight degrees, thirteen minutes, fifty-six seconds East (S 28°13'56" E) a distance of Five hundred fifty-two and fifty-nine hundredths feet (552.59') to a point marked by a 3/4" round iron pin; thence northeasterly North Eighty degrees, twenty-three minutes, thirty-four seconds East (N 80°23'54" E) a distance of Two hundred thirty-three and no hundredths feet (233.00') to a point marked by a 3/4"
round iron pin; thence southeasterly South Seventy-three degrees, fifty-nine minutes, eleven seconds East (S 73°59'11" E) a distance of Three hundred seventy-five and sixty-three hundredths feet (375.63') to a point in the West right-of-way line of Cromwell Road marked by a 3/4" round iron pin; thence northeasterly with the west right-of-way line of Cromwell Road, North Seventeen degrees, seventeen minutes, nine seconds East, (N 17°01'09"E) a distance of twenty-three and seventy-five hundredths feet (23.75') to a point marked by a concrete monument, which monument also marks the beginning of a curve in the west right-of-way line of Cromwell Road; thence northeasterly with the curve of the west right-of-way line of Cromwell Road a distance of seventy-six and eighty hundredths feet (76.80'), (the chord of said curve having a bearing of North Twenty degrees, two minutes, thirty-nine seconds East (N 20°02'39" E) and a length of seventy-six and seventy-seven hundredths feet (76.77')) to a point in the West right-of-way line of Cromwell Road marked by a 3/4" round iron pin; thence leaving the west right-of-way line of Cromwell Road and going northwesterly North Fifty-four degrees, thirty-two minutes, fifty-three seconds West (N 54°32'53" W) a distance of one hundred twenty-nine and fifty-three hundredths feet (129.53') to a point marked by a 3/4" round iron pin; thence North Fifty-one degrees, forty-one minutes, thirty-six seconds West, (N 51°41'36" W) a distance of sixty-nine and ninety-two hundredths feet (69.92') to a point marked by a 3/4" round iron pin; thence continuing northwesterly North Forty-five degrees, fifty-nine minutes, two seconds West (N 45°59'02" W) a distance of sixty-nine and ninety-two hundredths feet (69.92') to a point marked by a 3/4" round iron pin; thence North Forty-two degrees, fifty-seven minutes, twenty-one seconds West (N 42°57'21" W) a distance of four and three hundredths feet (4.03') to a point marked by a 3/4" round iron pin; said point being also the beginning of a curved boundary line of the herein described tract, the boundary line curving in a northwesterly direction toward Damon Road; thence with the curve of the boundary line, which has a radius of sixty feet (60.00'), a distance on the curve of one hundred and five hundredths feet (100.05'), (the chord of said curve having a bearing of North Four degrees, forty-eight minutes, forty-four seconds East (N 48°48'44" E) and a length of Eighty-eight and eighty-five hundredths feet (88.85')) to a point marked by a 3/4" round iron pin, said point being also the end of the
curved boundary; thence continuing northeastwardly toward Damon Road, North Fifty-two degrees, thirty-four minutes, forty-nine seconds East (N 52°54'43"E) a distance of sixty-seven and nineteen hundredths feet (67.19') to a point in the West right-of-way line of Damon Road, said point being marked by a 3/4" round iron pin; thence with the west right-of-way line of Damon Road, which curves to the northwest on a radius of five hundred seventy-two feet (572.00') a distance on the curve of three hundred one and eighteen hundredths feet (301.15'), (the chord of said curve having a bearing of North Twenty-two degrees, twenty minutes, seven seconds West (N 22°20'07" W) and a length of two hundred ninety-seven and seventy-two hundredths feet (297.72')) to a point in the west right-of-way line of Damon Road marked by a 3/4" round iron pin; thence leaving the west right-of-way line of Damon Road and going southwestwardly South Eighty-two degrees, forty-four minutes, fifty-seven seconds West (S 82°44'57" W) a distance of sixty-seven and nineteen hundredths feet (67.19') to a point marked by a 3/4" round iron pin, said point being also the beginning of a curved boundary line of the herein described tract; thence with the curved boundary line, which curves in a northwestwardly direction, on a radius of sixty feet (60.00'), a distance on the curve of one hundred and five hundredths feet (100.05') (the chord of said curve having a bearing of North forty-nine degrees, twenty-eight minutes, fifty-nine seconds West (N 49°28'59" W), and a length of Eighty-eight and eighty-five hundredths feet (88.85')) to a point marked by a 3/4" round iron pin, said point being also the end of the curved boundary line; thence North Eighty-nine degrees, one minute, seventeen seconds West (N 89°01'17" W) a distance of one hundred fifty-nine and forty-one hundredths feet (159.41') to a point marked by a concrete monument; thence southwestwardly South Sixty-two degrees forty-five minutes, forty-nine seconds West (S 62°45'49" W) a distance of three hundred sixty-six and ninety-two hundredths feet (366.92') to a point marked by a concrete monument which is the place of beginning; the herein described tract containing eight and twenty-five hundredths acres (8.25 acres) more or less."

Said properties are dedicated and conveyed by the Government for use for educational, athletic, civic and public purposes, it being a condition of this conveyance that the School District shall make the properties avail-
able for athletic, civic and public purposes not related to its educational program, provided that such uses will not interfere with such educational program, and are compatible with the properties, and provided that the School District may charge or assess the users of the properties for heat, utilities, janitorial services and other costs actually incurred in connection with any such use of the properties. Nothing herein shall prevent the School District from alienating said properties, or any part thereof, provided that the proceeds from any such alienation shall be re-invested in other properties for use for educational athletic, civic or public purposes, or otherwise used for any or all of such purposes.

This conveyance is subject to the following:

1. All dedications, reservations, restrictions, exceptions, rights-of-way, easements, taxes, assessments and similar conditions and limitations outstanding against the property; and

2. All uranium, thorium, and all other material determined pursuant to section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument are hereby reserved for the use of the Government, together with the right of the Government through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such
delivery, but such payment shall not include any amount
on account of the value of such material before removal
from its place of deposit in nature. If the Commission
does not require delivery of such material to it, the
reservation hereby made shall be of no further force or
effect.

TO HAVE AND TO HOLD the foregoing described proper-
ties with all the privileges and appurtenances thereto
belonging to the said School District, its successors
and assigns, for the purposes and subject to the condi-
tions herein set forth so that neither the Government,
nor its assigns, nor any persons claiming title through
or under it, shall or will hereafter claim or demand any
right or title to the premises or any part thereof; but
they and every one of them shall, by these presents, be
excluded and forever barred.

IN WITNESS WHEREOF, the Government has caused this
instrument to be executed as of this____ day of January,
1950.

UNITED STATES OF AMERICA

(SEAL)

Attest: __________

By__________ Commissioner

Public Housing Administration

__________ Attesting Officer

WITNESSES:

______________

______________

DISTRICT OF COLUMBIA )} SS.

UNITED STATES OF AMERICA)

Before me,__________, a Notary Public in and
for the District of Columbia aforesaid, personally
appeared John Taylor Egan, known to me to be the person
who as Commissioner of the Public Housing Administration
of the United States of America, signed the foregoing
instrument and acknowledged to me that he did so sign said instrument in the name and upon behalf of the said United States of America; that the same is his free act and deed as such official and the free act and deed of the United States of America; that he is duly authorized so to do by law; and that the seal affixed to said instrument is the seal of the Public Housing Administra-
tion of the United States of America.

IN TESTIMONY WHEREOF, I have hereto affixed my hand and official seal at District of Columbia this____day of January, 1950.

__________________________
Notary Public

(SEAL)

My commission expires:

__________________________
RESETTLEMENT ADMINISTRATION LEASE

THIS LEASE, made and entered into this 1st day of November, 1935, between the United States of America, acting by and through the Administrator (or the duly authorized representative of the Administrator) of the Resettlement Administration, a Federal Agency established by Executive Order No. 7027, and its successors (hereinafter referred to as the "Government"), and Howard Diebel, whose post office address is R. R. #3, Hamilton, County of Hamilton, State of Ohio, (hereinafter referred to as the "Lessee").

WITNESSETH:

PROPERTY: Located in the County of Hamilton, State of Ohio, described as follows, to-wit:

That certain tract of land together with improvements thereon, and containing approximately 150 acres, being that same tract of land purchased by the United States Government from Anna Vanderhoof, and conveyed by deed dated October 30, 1935; located on the north side of Dunlap Road, Section 19, Springfield Township, County of Hamilton, Ohio.

TERM: Beginning the 1st day of November, 1936, and ending on the 28th day of February, 1937.

RENT: $280.00, payable $65.00 the first day of each and every month.

1. The Government hereby leases to the Lessee, and the latter hires from the Government, upon the terms and conditions hereinafter set forth for the term above stated, the property above mentioned, i.e., that certain
tract, piece or parcel of land with the improvements
thereon and appurtenances belonging to the Government.

2. The Lessee shall pay the Government during the
term of this lease rent for said property at the annual
rate and in the installments above specified.

3. During the term of this lease the Lessee shall
personally and continuously use said property and to
personally and continuously reside thereon unless the
proper consent of the Government to use in another manner
or to reside elsewhere be obtained in writing.

4. The Lessee shall at all times maintain the
property in good condition and repair, free from weeds,
brushes, washes or gullies detrimental to said property.

5. The Lessee shall not, without the consent of
the Government, sublet any part of said property or
assign this lease or any part thereof.

6. The Lessee shall not, without the prior consent
of the Government, in writing, demolish, alter or change
the location of any of the principal buildings or struc-
tures or erect new ones on said property.

7. The Government shall have the right of ingress
and egress at all times over, across and upon said
property or any part thereof for the following purposes:

(a) Making surveys, soil tests, or tests of any
nature and drilling and operating for water;

(b) Preventing soil erosion or improving the leased
premises for farming;

(c) Repairing, altering or improving the property, grading, terracing, ditching, erecting structures thereon, or conducting any other operations thereon;

(d) Constructing, maintaining and repairing water lines, electrical lines, sewer lines and any other utility lines deemed necessary, useful or convenient by the Government;

(e) Obtaining and removing from the premises any earth, sod, sand, shrubs, plant or landscape material, stone, gravel, timber or other material desired by the Government for use in connection with the construction of the Greenhills Project;

(f) Storing equipment, material and machines on the premises for so long as it is necessary or convenient in connection with any operations authorized under this lease;

(g) Access for persons, animals and vehicles to lands adjacent to the land herein leased.

8. The Lessee shall not disturb any Government equipment, material or machines left on the premises and shall not interfere with or remove any monuments or stakes placed on the property by the Government.

9. The Government shall have the right, but shall be under no duty to prosecute or defend, in the name of the United States of America or its own or the Lessee's
name, any actions or proceedings appropriate or necessary for the protection of the possession of, or other interest in, said property.

10. In the event that said property shall be rendered untenantable by fire or other causes beyond the control of the Lessee, the Government may, in its discretion, elect to terminate the lease, subject only to the rights of the parties on terminations, as prescribed herein.

11. In the event that the Lessee violates any of the provisions or conditions of this lease, the Government shall have the right to terminate this lease by giving notice addressed to the Lessee that the term of this lease shall cease and determine ten (10) days subsequent to the date of such notice and upon the expiration of the ten (10) days specified in said notice, said term shall cease and determine.

12. Any notice, consent or other act to be given or done by the Government under this lease shall be valid only if in writing and executed or performed by the Administrator or his duly authorized representative, or in the case of a successor to the Resettlement Administration herewith, by the chief Administrative officer of such successor or his duly authorized representative.

13. All notices to be given under this lease shall be delivered or forwarded by registered mail
addressed, in the case of the Lessee, to the post office address of said property and in the case of the Government, to the Resettlement Administration, Washington, D. C.

14. No member of or delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this agreement or to any benefit that may arise thereupon.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

THE UNITED STATES OF AMERICA, acting by the Administrator of the Resettlement Administration,

WITNESSES:

BY __________________________ (L.S.)

__________________________ (L.S.)

Lessee

STATE OF OHIO, )
COUNTY OF HAMILTON ) ss.

On the 1st day of November, A.D., 1938, before me Carl E. Cawein in and for said County, personally appeared Carleton F. Sharpe, duly authorized agent of the Administrator of the Resettlement Administration, of the United States, the grantor within named, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREON, I have hereunto set my hand and affixed my official seal on the day and year first above written.

My Commission Expires: 5/5/39

Notary Public
APPENDIX B. School Material
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**Enrollment Trends in the Greenhills Public School**
Greenhills School