

APPENDIX D

Interview Summaries

SAMPLE FORM

Suggested Questions for Oral History Interviews

*Note: First complete Release Form with interviewee!

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

- How long has your (your family's) company been in the construction business?
 - What are the names of principal employees in the company?
 - Has your company had more than one name since founded?
 - Is your company still in the construction business?

- Did your company have a specialty: residential, commercial, institutional?

- Did your company have a particular area of town that it focused on?

- Did your company specialize in a particular material: brick, concrete, etc.?
 - What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
 - Who were your major suppliers of materials locally and otherwise?

- Who were the major businesses or subcontractors that you worked with?

- Was your hiring of subcontractors based on bidding or a working relationship?

- What role did labor unions play in your business?

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
 - Was there a theme to the design / subdivision?
 - What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
 - What was the typical square footage of the housing?
 - What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
 - What innovations in construction approach / systems were developed to deal w/ large scale of developments?

- Did you work with an architect or use standardized plans?
 - If no architect, what did you reference for design? Builders plans? Books?
 - Were you in contact with builders in other locations, and did they share plans?

- Did you work with a landscape architect?
 - (See above comments for architect)

- How many subdivisions did your company build?
 - What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
 - What were locational considerations in development of subdivisions?
- How were your projects advertised and marketed?
- Did you build model or speculative houses? If so, explain.
- What combination of housing for sale versus rental housing was built within your development(s)?

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

No

Interviewee Information:

Date: August 18, 2009

Have signed release form

Name **Richard W. Fisher**

Affiliation **Richard W. Fisher Inc.**

Address

Phone

E-mail

- How long has your (your family's) company been in the construction business?
1950 started home building as Supt./Civil Engineer with Haverstick Builders, Inc. after graduating from OSU in '49. 1952 started own company, Richard W. Fisher Inc. Note: Haverstick was 1st pres of OH Home builders association and HBA of Dayton, also Past President of National Home Builders Assn. No other organizations that home builders would've belonged to. Remodelers, apartments, home builders - all had subgroups within the National Home Builders Association.
- What are the names of principal employees in the company?
None others
- Is your company still in the construction business?
No
- What do you see as the future for your company's type of construction in Dayton?
- What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
**Haverstick houses sold for \$8,950 in early 1950s, 2 bedroom (down), living room, kitchen, unfinished upstairs, 1 ½ story, in a development, built about 200 a year. Plat development. Sold so far in advance, didn't need model home.
Did not like plat development, so started own company. Built around 25-30 custom houses a year, more high end. \$23,500 first one sold in 1953 in Waterloo Road, Washington Township. This was a 2 bedroom, 1 ½ bath ranch. Built houses into the '70s and built apartments after that until ca. 1975 – approx. 500 units in 2-3 years. Built savings and loan branches 1970s, and approximately 1000 storage centers in 1980s (in retirement), Also bought wholesale millwork**

business in Columbus. Preferred building homes to apartments, due to management needs of apartments.

- Did your company have a particular area of town that it focused on?
Most houses were in Centerville or Washington Township; Worked in Brittany Hills subdivision - ¾ acre sites.

On Geography/Demographics: west side - black, northwest - Jewish, north - working class, east - middle class, south was thrust of development after WWII. First Oakwood, then Kettering (had mix of upper and middle class), west side of Kettering was mfg./industrial - then Centerville started to develop, grew fast.

- Did your company specialize in a particular material: brick, concrete, etc.?
All brick veneer, no basements until 1970s, mostly ranches, ½ acre sites, specialized in “Early American” or Colonial Revival style. Two story houses came back in 1970s.

All brick veneer, gabled roof, wood or brick gables, wood framing (metal framing was 1970s)

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
None, except custom design. Customers would get upset when they saw a similar plan being constructed, but it was not uncommon for his designs to be copied. Customer was provided with floor plan and front elevation and then customer adjusted it as they desired, with his help. Houses were typically sold in advance of construction. If not, “Generally opened house at noon and sold it by 12:30pm.”
- Who were your major suppliers of materials locally and otherwise?
Were 6 or 7 lumber companies at the time. West Side Lumber or Requeth (Requath?) Lumber. Did own excavating and carpentry.
- Who were the major businesses or subcontractors that you worked with?
Always used Moraine Ready Mix for concrete and Hoffer-Steckline for building supplies. Subbed plumbing (E. J. Loower – union), heating (Crawford Heating & Air Conditioning), and electric (Chapman Electric). Used Pyper for street work; Hear & Sons Masonry did brick work. Only had laborers and carpenters on payroll. Had own equipment for site prep and landscaping.
- Was your hiring of subcontractors based on bidding or a working relationship?
Working relationship. Used same company when found one that he liked.
- What role did labor unions play in your business?
Never bothered me in residential, but was pushed during apartment construction. Always had union plumbers, E.J. Lower, that kept union pressure at bay.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?

Family rooms were not common in the 1950s. Ranches on ½ acre lot – typical features: on slab, 3 bedrooms, 1 ½ bath, kitchen with eating space, living room, dining room, back porch, 2-car attached garage, and wood burning fireplaces in early 50/60s. Early 60s, homeowners began desiring 2 baths (one connected to master), with minimum of 3 bedroom, living room, dining room, kitchen with eating space and porches. By mid-1960s, family room was common with fireplace (back-to-back in living room/family room), kitchen with eating space open to living space.

Had only a few dozen different floor plans. Mid-late 1950s, tri-level was introduced (3 bedrooms and 2 baths up, ½ bath in lower level (for extra \$). Sold for \$42,000.

- Was there a theme to the design / subdivision?

Early American Ranch. Divided-light wood double-hung windows with storms, dark green shutters, pink brick, white wood trim, black roof, recessed porch panels, pillars. Always one story, 2 car garage. (In contrast with “contemporary ranch” which had no divided lights in the windows.) Mid-1960s insulated glass became popular, used instead of storms, no divided lights. Ca.1957 people wanted air conditioning, but didn’t have \$, so big ceiling fan (attic fan?) was recommended in hallway – early ‘60s, would rough-in for AC, by mid 1960s, required by the homeowner. Sodded front, sides, and 10-15’ in back, and front was landscaped.

Brittany Hills subdivision in Washington Township had all English street names, named by wife. Note: Off Mad River Road, Kimway Dr. = Dick’s house.

Chose Col. Rev. because liked antiques and old things. Colonial Revival was a different option for customers during era, because contemporary was popular. Used wood siding and wrought iron. Presswood introduced in late 50s as wood substitute, but didn’t last.

Tri-level had pillars, recessed door, and separate entrance from living room (not directly into it) for Colonial Revival.

- What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?

White collar, mostly business owners, company executives, Wright-Patt and Top Value executives. His homes were typically 2nd or 3rd home purchased by the customer – in the 1970s this meant a home in the range of \$40-50K.

- What was the typical square footage of the housing?

Early 1950s=1800SF, kept increasing over decades; average 2-3,000SF; Oakwood subdivision 3,000-4,000SF. Increase reflected in larger bedrooms and larger or more baths.

- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?

Initially, in the kitchens, bricked-in oven and range in kitchen was a signature component (built-in with brick wall surround). Disposal was standard, but dishwasher was not. Later, the dishwasher became standard and after that, double ovens.

Always used Frigidaire – they were local, made good deals for the home builders and really catered to them, liked the bricked-in oven. Colored appliances and metal cabinets became popular in late 1950s – didn't last long in popularity, considered cheap, used in Haverstick type tract houses. Fisher used wood cabinets. Did good lighting, especially dining room and exterior. Did a lot of wallpapering around 1955. Planter box and guest closet was standard separation between entry and living room.

- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
Range, oven, disposal, later dishwasher in late 1950s. All electric ranges, except for one in career. Did use gas furnaces and hot water heaters. Not a lot of utility models in Dayton. Silent switches, and recessed lighting start to become popular. Low voltage wiring (door bell wire) became popular, but only lasted 5-10 years.
- Did you work with an architect or use standardized plans?
Did own drawings. Did custom designs, customer would look at floor plan and pick exterior materials. Would have people look at previously built houses to have idea of what size or amenities they wanted.
- If no architect, what did you reference for design? Builders plans? Books?
Home builder magazines, would incorporate new ideas into own plans, nothing in particular used as primary resource. Picked up brochures and saw new products/displays at Nat'l Home Builders conventions. Conventions would have 1,000,000 sq. ft. of displays. Local homebuilders also had a showcase or model home show with booths annually.
- Were you in contact with builders in other locations, and did they share plans?
A little in Middletown, helped get someone started in custom building. Adam Cristo.
- Did you work with a landscape architect?
Siebenthaler did landscape plans for every house, sometimes people would keep plans for 10-15 years and keep going back to Siebenthaler's for plant purchase.
- How many subdivisions did your company build?
Worked in different subdivisions including Oak Mead in Oakwood, Kettering, Brittany Hills in Washington Township, did do own plats after awhile – bought land and did subdivisions a section at a time. Started home building on scattered sites (individual houses), then worked with developer with parceled lots, then developed own plats.

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
Was on zoning/planning commission for Washington Township for 12 years. Parks in 1960s were instigated by zoning commission as bargain with commission. Schools in Centerville and Washington Township were big deal. Mostly older kids, school and house development. Hand and hand.
- What were locational considerations in development of subdivisions?
Land and cost, control of land (if one had control of the land, could save money in cost of lots) , location 90% of decision, wanted terrain - something interesting, not a flat cornfield.
- How were your projects advertised and marketed?
Signage at property or word of mouth; previous clients would open their homes for new clients to see. Ran very few ads.
- Did you build model or speculative houses? If so, explain. What combination of housing for sale versus rental housing was built within your developments?
Did 2 apartment complexes with 200-300 units, would completely develop from ground up – also Early American. North Dayton and Washington Twp.=Hampton Square North and South.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

Yes, at HBA

***Will provide us drawings of tract houses**

***Rendering of 1 ½ story house – Carnahan?**

Scanning photographs for us

We have borrowed one book

Interviewee Information:

Date: **December 1, 2009**

Have Signed Release Form

Name **Kim Haverstick**

Affiliation **Haverstick Builders**

Address **6575 Grants Walk Lane, Dayton OH 45459**

Phone **937-294-6898**

E-mail

- How long has your (your family's) company been in the construction business?
Grandfather, J. Nicholas Haverstick (died 1953), moved to Dayton 1919 from Indiana and became involved with the renovation business. Company disbanded for awhile during Depression. Joe worked for Delco, sold Buicks, and owned Standard Oil gas station on Salem in interim. In 1936, started J.N. Haverstick and Sons with sons Joe (Kim's father) and Bob (Robert). Continued with remodeling business. In 1939, the company built some spec houses on Edison Ave, west Dayton – probably 1st spec houses started since Depression. In 1948, name became Haverstick Builders, as J.N. retired. Also, used name of Haverstick Homes, c.1950 (Joe & Bob only). 1960s more commercial, very few homes; 1970s other commercial work and apartment building introduced; also additional companies.

Haverstick offices were in Oakwood, now demo'd for Graeters. 2412 Far Hills Avenue. Have photos of evolution of offices: photo of residence where the business was housed ca. 1951, photo of house remodeled for the offices, photo of ca.1955 remodeling (lowered 2nd story) and photo of ca.1967 remodeling (mansard roof, Colonial details).

- What are the names of principal employees in the company?
Was a family business until 1950s, then expanded some
- Is your company still in the construction business?
Yes, but now exclusively remodeling
- What do you see as the future for your company's type of construction in Dayton? What type of adjustments have been made to work in today's economic climate in Dayton?

In late 1980s, refocused business on remodeling as result of the economy then. Last new house built in 1994.

- Did your company have a specialty: residential, commercial, institutional?
1939 purchased Edison lots for \$100 from government (city or county) and built 3 houses. Trying to meet pent up demand for new houses. Sunday ad for the houses resulted in heavy traffic because no one had seen new houses for long time, requiring police to direct traffic. 2 bedroom, 1 bath houses. In 1940 & 41, built more. Approximately 600 sq ft. frame, built on slab, 1-1 ½ story. Haverstick has negatives and floor plans for houses.

Commercial venture=built first Holiday Inn in Ohio, 1956, on Turnpike, exit 5, outside Toledo. Built as a subsidiary to Haverstick builders. Partnered with house builders from Tennessee (Kimmons Wilson and Wallace Johnson). They had a concept for hotels and acted as developers for project. Joseph Haverstick knew these builders through the national homebuilders association. Acquiring franchise for Holiday Inn involved purchasing the Holiday Inn sign for \$5000.

Were also building houses on Wilmington near Patterson in Kettering. Near Smithville point. About 180 houses of over 600 sq.ft. 4057 and 4119 Reading Rd – 1950 (may be in Springfield). Kim Lane (named for Kim). Frame, on slab construction. \$10,000 in 1952.

Didn't build much housing in 1960s.

- Did your company have a particular area of town that it focused on?
Off of Smithville to east, north of 35; Wilmington in Kettering; Lamme Rd.; Springfield
- Did your company specialize in a particular material: brick, concrete, etc.?
Used kit houses, manufactured by National Homes of Indiana, some built on Wilmington near WHIO station. (have photos) Built a house in Town & Country Shopping Center parking lot as a demo during National Home Week - "The Ranger". Some built in the Wilmington and Smithville development. There might be one on Harmon Ave across from school in Oakwood from c.1960, and also on Durban.

Really just focused on frame with wood siding and wood sash. Used redwood and cedar on residential in 1970s, after coming back to residential from a commercial focus. Did custom, upper end houses in Brittany Hills, off Mad River Road, where multiple builders were building homes. Mid-late 70s, built in Centerville area subdivisions.

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
Lack of basements helped to expedite faster construction, and raised basements also helped. Many basements had poured concrete walls vs. concrete block – the forms for concrete

became the decking for the house (when remodeling, can see evidence of concrete on wood). Influence of Levittown. Later, more municipal input/requirements – zoning laws in 1950s

- Who were your major suppliers of materials locally and otherwise?
F.A. Requarth major lumber co at Sears/Monument. Alan Pippenger is current principal. Used HBA connections w/subcontractors
- Who were the major businesses or subcontractors that you worked with? Was your hiring of subcontractors based on bidding or a working relationship?
1950s mostly employees, framing and concrete, and interior. Elec/HVAC/Plumbers subcontracted
- What role did labor unions play in your business?
No union involvement in residential. Kim pushed to join union when working on Bill Knapp's. Work stoppage involved in labor union issue. Father argued no, only learning the trades for the family businesses.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
1 ½ story frame on slab. Left upstairs unfinished for owners to do (HAVE FLOORPLANS)
- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
Many buildable lots from 1920s left over from Depression era that were owned by government entities. Started with purchasing them first in the late 30s. No lots left after WWII. In the 50s, went into land development business by necessity. Lamme (airfield originally) and Wilmington/Smithville areas purchased and developed on a larger scale. No theme or style, more concerned with sales and affordability. Entry level housing for returning GIs or factory workers.
- What was the typical square footage of the housing?
Approximately 600
- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc? What innovations in construction approach / systems were developed to deal w/ large scale of developments?
Not really, demand strong enough, just built simple product. Slab key element of Haverstick construction.
- Did you work with an architect or use standardized plans?
Used architect, Carnahan, for 1940s house design.

- If no architect, what did you reference for design? Builders plans? Books? Were you in contact with builders in other locations, and did they share plans?
Probably some influence from Levittown.
- Did you work with a landscape architect?
Not really, but one listed on office on sign for model house, The Ranger.
- How many subdivisions did your company build?
- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
Not a factor until 1960s, when Haverstick not building. By then municipalities having more say in what was built.
- What were locational considerations in development of subdivisions?
Lamme Rd development close to Frigidaire plant. Wilmington outside Dayton, but close to NCR, etc.
- How were your projects advertised and marketed? Did you build model or speculative houses? If so, explain.
Primarily newspaper ad driven. 1977 was first Home-A-Rama in Dayton. Home built as model for people to look at, maybe showroom of products in the garage to show choices; used as marketing tool to sign a contract for new house to be constructed. Haverstick built on contract and on speculation. Spec houses built without an identified owner. Helped to keep cash flow going, and smooth flow of business. Spec houses financed. Available more quickly for buyers who didn't have time to wait for commissioned house.
- What combination of housing for sale versus rental housing was built within your developments?
Built for owner occupancy. Haverstick had no interest in being a landlord. Targeted market was entry level, blue collar worker and veterans.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Other Information

Lamme Road = In Moraine, between Stroop & Alex Bell Rd/Belbrook – going south. New subdivision, Oak Pointe, after that to the west are 1 ½ story frame on slab Cape Cods built by

Haverstick Homes. East of Lamme Rd are Huber South homes, brick ranch houses on slab. All built around same time. Interesting contrast.

Local HBA Chapter est. 1942 (founded as Mont Co. Builders Association), as was National Association of Home Builders. (NAHB) Joe Haverstick involved with founding both. Formed largely to form cohesive voice, previously multiple groups regionally) to get materials for building after years of shortages. Lobby group for Congress. Ohio Home Builders Association (OHBA) is housed in Columbus. Vince Squilles is the Executive Director.

Basements dug by hand or horse in early half of 20th century.

****Ranch houses: 100 blk of Dellwood, J.N. Haverstick house. 150 Spirea, Joe Haverstick house.***

Commercial examples:

- ***Culp's Cafeteria, 3100 block of Far Hills, Kettering, 1961 remodel of a grocery. Now Fountain Sq. Shopping Center.***
- ***Orthodontist office on Loop Rd at exit #48.***
- ***131 Salem – Burroughs building (surveyed as part of Ohio Modern project) likely designer was Schooley Cornelius Schooley (did other Burroughs buildings not in Dayton).***
- ***1970, Bill Knapp's on Far Hills, brick veneer on conc blk, other walls structural clay tile. Haverstick built first Ohio Knapp's in Findlay and 5 in Ohio overall, 3 in Dayton area.***

See Practical Builder magazine for more information about national trends and more info on GI Bill?

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

Yes, extensive: old newspaper ads, scrapbooks, notebook of all models, published booklet.

Interviewee Information:

Date: March 19, 2010

Have signed release form

Name ***Teresa J. Huber and Chip Huber***

Affiliation ***C. H. Huber Enterprises, Huber Homes, Inc., Huber Investments, Huber Home Rentals***

Address 5550 Huber Road, Huber Heights, OH 45424

Phone 937-233-1122

E-mail

- How long has your (your family's) company been in the construction business?
Terry is now CEO, after Charles H. Huber died May 2003; previously vice president from 1992-2003. All started with Herbert C. Huber (father of Charles), c.1920s, H.C. Huber Construction. Herbert died in 1954, five children running company at time, with mother. When split off, Charles, then 27 years old, took the extant name of Huber Homes, c.1957 and 200 acres in Huber Heights (HH) area. Other siblings took land, cash, rental properties. Hubers were from Dayton.
- What are the names of principal employees in the company?
- Is your company still in the construction business?
No, last platting in 1970s and 6/12/1992 last home built, closed Huber Homes Construction business.
- What do you see as the future for your company's type of construction in Dayton?
- What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
Yes, mostly residential; built 2nd playboy club in Miami, FL; original Huber company built some commercial including racquet club, restaurants (Christopher Club on Dixie), Hills & Dales shopping center, some gas stations, including ones in HH.
- Did your company have a particular area of town that it focused on?
HH area; Huber senior built much of Huber South and the apartments. (Villa __)
- Did your company specialize in a particular material: brick, concrete, etc.?
"Complete brick wrap" on 1st floor and some in gables was specialty; asbestos board soffits (Bestos Board by Johns Mansfield); chose materials based upon best options for low maintenance and durability.

- What innovations in technology, materials, or construction /project management were utilized?
Used non-skid flooring in K apartments, innovative; used prefabricated homes (Jacob Huber was one of first builders to use prefab); used king and queen size bricks shipped by train loads from Charlotte NC to keep costs down.
- How was large scale of construction addressed?
- Who were your major suppliers of materials locally and otherwise?
Used same contractors and multiple generations of ownership: Gem City brick; Siebenthaler's landscaping, Dayton Builders Supply; Versco and Pease Co. (Prefab housing companies); Russ Miller drywall/paint; Rollin (Rollands?) Carpet; Jack Wiley (Wylie?) (land development, then D& M Construction); Buddie Bryant – roofing; Donnie Kesler – framer; Dayco Plumbing; Gibson concrete; some contractors started with Huber senior.
- Who were the major businesses or subcontractors that you worked with? Was your hiring of subcontractors based on bidding or a working relationship?
See above. Also, Charles Abramowitz was engineer for Huber. Arthur Lee Hall was one contractor mentioned, several other builders and employees named. Huber would time builders to establish payment – would build a test model before building a house for selling to establish labor time and price; wanted everyone to make a living without gauging; would work systematically to cut back on labor costs – down to counting bricks. Huber's relationship with employees and subcontractors went beyond a business relationship – extremely loyal.
- What role did labor unions play in your business?
None, company workers once tried to unionize, but only a couple voted for.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
Didn't do custom housing. New models were released every 3-4 years, sometimes annually. Tried to change as times change, keep houses contemporary; quality and affordability were his key ideas; would go back to smaller houses during years of high interest percentages; built 109 bungalows in 45 days in 1979 for \$29,995.
- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
Factory workers looking for modern house; post war veterans returning; people who don't want to live in Dayton; 36,000 workers at WPAFB during era; Families were focus, housing/neighborhood desirable above and beyond the house itself. \$9,995 price of earliest homes; "The Executive", 1961, cost \$17,500.

- What was the typical square footage of the housing?
Approximately 1000-1400 SF
- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
Depended on market; in beginning the only choice was hip or gable; brick color was a later choice in the 1960s; formicas standard in lower-end and cultured marble in higher end; sill materials changed according to model; different models/economic class mixed in neighborhoods, until later then built neighborhoods with one model type; 1970s really beginning of choices in models;
- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
Carpeting and air conditioning were optional. If a house didn't sell, would rent. Still made money, plus didn't devalue other houses by selling cheaper.
- Did you work with an architect or use standardized plans?
Architect Bud Frank, from Chicago did some design work in 1960s, 1970s.
- If no architect, what did you reference for design? Builders plans? Books?
Originally, Levittown was an influence – Charles went there; always looking at other builders' work; Huber drew some sketches; listened to feedback from sales people, would look at developments around country; visit HBA
- Were you in contact with builders in other locations, and did they share plans?
- Did you work with a landscape architect?
No, landscaping raised prices; would sod front, side and 5' to rear and rest left up to owner; FHA = 2 trees & 8 shrubs (3 trees for corner lots); these items minimum requirements for most financing entities
- How many subdivisions did your company build?
To name a few: Huber Heights, Villages of Miami (partial), Landon, White Pines, Sharonville, Cincinnati, Westerville, Reynoldsburg, Columbus, Miamisburg, Indianapolis IN, Ft. Lauderdale FL (Coral Ridge estates), Atlanta GA
- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
Would build house shell for classrooms, if schools couldn't keep up with development, rented to school board for \$1/year; 1974 last schoolhouse returned to Huber

Huber donated and set aside land for parks = concern for community development and not just plat
- What were locational considerations in development of subdivisions?

1st houses south, I-70 not that much of a deciding factor; utilities were important consideration for other developments; built HH's utilities (sewer and water) at own cost, no public funding; As pilot, would go flying to look for property.

- How were your projects advertised and marketed?
Usual, plus billboards; knick knacks. "The Hubs" was published by company for homeowners. "The Hubey" was a cartoon character with hat used in promotion.
- Did you build model or speculative houses? If so, explain. What combination of housing for sale versus rental housing was built within your developments?
Furnished models; catered events; press parties; VIP openings; 28,000 people would come in a day for an open house. They were events! Would do some construction during the event. Had model home parks – with 6 to 17 models (Courtyards, Charles Gate, Wayne Gate), i.e. at Brandt & Fishburg; All house models have names; Houses were built for sale, but if didn't sell, would become rentals. Company has transitioned from building homes for sale to rental business.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Had own utilities: Huber Utilities (later sold to Suburban) built them and built streets, no zoning at time.

Twp zoning code not approved until late 50s

Ambulances = if twp. needed something Huber would find it. Bought a Cadillac ambulance and donated; also donated other equip.

Would build developments from the back out, so as to not bother residents in front and would build streets last so wouldn't tear them up with construction

"Anyone can build a house. The secret is building a house that people want at a price they can afford. From the same materials, one man builds palaces while another man builds slums.

Bricks, concrete and wood make the house – people make the home."

Charles H. Huber (Quote on wall in office)

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

Have scrapbooks from Ralph Woodley (was partner with Dad in company started 1949. Woodley was engineer for the company, managed construction side of the business. Scrapbook from 1964 (?) was given to Home Builders Association of Dayton archives.

Also have old photo files and old model home brochures at Moody's office. (These items were not located for this project.)

Interviewee Information:

Date: August 18, 2009

Have signed release form

Name ***Richard J. Moody***

Affiliation ***Moody-Woodley Management, Inc.***

Address ***3085 Woodman Dr., Dayton, OH 45420***

Phone ***937-293-1149***

E-mail Ric@moodywoodley.com

- How long has your (your family's) company been in the construction business?
Started in 1949 Encrete Inc. (for Engineered Concrete), started doing anything having to do with concrete: pools, curbs, sidewalks, gutters, small county bridges. Started with buildings early to mid 1950s. Home building component started in mid to late 50s. Did motels, offices, nursing homes, bowling alleys, shopping centers, industrial. Started in Columbus and Dayton, did work with U.S. AEC (Atomic Energy Comm.) in Oakridge, Tennessee.
- What are the names of principal employees in the company?
Ralph G. Woodley, Paul H. Moody, William D. Apple = started Encrete. (Apple split off from the company in 1979.)
- Has your company had more than one name since founded?
Moody-Woodley is no longer involved with Encrete, Inc., but do still have Encrete Investments, which was started in 1951. Early 1950s, new division started called Woodley Development, which did all of the home building. Still extant today, but only in management/ownership of commercial properties - no longer do construction. Big Hill Investment was one of many subsidiaries (about 64 companies at one point), involved in real estate ownership (commercial buildings and land). About names...this subsidiary constructed a housing development behind Kettering's house and it was named for Big Hill Road there. Echo Springs Trail was named for

bottle of booze that happened to be sitting on the table when maps for development were due and they needed to come up with a name.

- Is your company still in the construction business?
Stopped in 1980-81, due to recession.
- Did your company have a specialty: residential, commercial, institutional?
Woodley home building arm, built around 2000 homes in south Dayton since early 1950s. Commercial really largest impact of company. Moody-Woodley Management, Inc. formed 1979 from Arlington Arms, Inc. (founded in 1959) was management focused. Included Imperial House motels, hotels, restaurants, bars and shopping centers.
- Did your company have a particular area of town that it focused on?
Everything in south Dayton, including the suburbs, i.e. Kettering, Washington Township.
- Did your company specialize in a particular material: brick, concrete, etc.? Was engineered concrete something new that company was bringing to area?
U.S. brought Italian war prisoners to Dayton during WWII, all were concrete craftsmen. Those prisoners built the Dayton Electronic Supply Company (at Springboro Pike and Dorothy Lane). Four buildings total - 17" concrete floors were built for the buildings (6-8" was standard). Over half stayed after war and created boom of concrete finish work. Italians drove this line of finish work in Miami Valley/Dayton area up until 10-15 years ago.

Influx of Italians were in area around the Green (new commercial development). Note Italian Hall on County Line Rd.

Standard commercial buildings = concrete block building with brick facing was their specialty. Italians were also skilled brick layers.

1950s-early 60s developments would have a community pool club in middle. Encrete built numerous large pools for communities, Boy Scouts, etc. Encrete pools are stamped with the name and date (6-8 still in existence).

Houses built were all in Kettering and Centerville. All clustered in developments. Did entire development; bought ground, did street design/infrastructure and house design (in contrast to those home builders who just built homes).

Huber South homes priced at \$9,999. Had to have \$1000 down payment. Only option was aluminum gutters for \$100 extra or driveway on right or left. People lined up around the block wanting to place an order.

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
- Who were your major suppliers of materials locally and otherwise?

P.K. Lumber (Peter Kuntz) was major supplier and controlled building supplies in the area during that era. No longer in business, however Peter Kuntz's son is still living and in the area.

- Who were the major businesses or subcontractors that you worked with?
All in-house workers, except electricians. Had architects, etc.
- Was your hiring of subcontractors based on bidding or a working relationship?
Relationships
- What role did labor unions play in your business?
Not unionized. Union did attempt to force itself in during 1950s, but his father stood up to them. Although Dayton was a union town, company was never forced to do union construction, mainly because they were working for themselves.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
Designs were all the same – tract houses built on slabs (1950s), but each subdivision had its own character due to price points. Tri-levels popular in Dayton in 1960s, they built many of them. Dayton was known as “tri-level” capitol of the world. Also, the “home of basements.” Popular here because soil is conducive to building houses with basements. Tri-level description: upon entering front door, greeted by set of stairs; ½ floor down is rec room (and ½ basement); ½ floor up is main level (on slab); another level; sleeping rooms above rec room.
- Was there a theme to the design / subdivision?
Names were given Skyline Ridge was one. Street names such as Tall Timber Trail, (due to virgin forest). Did not do custom houses. Buyers could pick colors, but because of time involved in making changes, few options were offered.
- What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
All middle class, Kettering and Van Buren Township workers
- What was the typical square footage of the housing?
1500-2000 square feet
- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
- Did you work with an architect or use standardized plans?
Harry Misell was company architect during 50s-60s and worked into the 1990s.

- If no architect, what did you reference for design? Builders plans? Books?
- Were you in contact with builders in other locations, and did they share plans?
Homebuilders conventions and shows were major source of ideas. Always looking for other ideas, always went on home tours at conventions.
- Did you work with a landscape architect?
On commercial side yes, not residential. On commercial side, however, landscape and landscape design was always the budget that got cut. Left up to homeowners on residential side. Idea was to make building appealing (curb appeal).
- How many subdivisions did your company build?**Did 10-15 subdivisions overall. Often had more than one development going at a time due to the housing demand.**
- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
Schools not as important then as now.
- What were locational considerations in development of subdivisions?
Price of land and roads (accessibility).
- How were your projects advertised and marketed?
Newspaper, brochures, on site and radio.
- Did you build model or speculative houses? If so, explain.
Yes, models were a big thing back then. Models were decorated, Haluam (Halaum?) Furniture Store did models. Lorraine Moody (mother) did the decorating for the business. The models were ultimately sold.
- What combination of housing for sale versus rental housing was built within your developments?
All for sale.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

Yes, photos and brochures.

Interviewee Information:

Date: December 1, 2009

Have signed release form

Name **Karl Zengel, Sr.**

Affiliation **Zengel Construction Co.**

Address

Phone

E-mail

- How long has your (your family's) company been in the construction business?
1923, father came from Germany, built first house in Oakwood on Clarana in 1928; started business as stone, brick and cement contractor before branching out. Also delivered coal (\$1/ton) during Depression. Pre-1940, Brick basket weave pattern on porches commonly built by Zengel, (45 degree angle).
- What are the names of principal employees in the company?
Adam and Elizabeth Zengel founded company. Elizabeth (Betty) took care of company books, all bookkeeping. 7 children including Karl, kids from early age involved with construction. All family- brothers =John, George, and Adam. John did heavy construction, concrete and site work; George did brickwork, fireplaces; Adam did concrete and helped all around; and Karl, as manager/pres. did drafting, pricing, sales. Karl started laying bricks with family business at age 14.
- Is your company still in the construction business?
Yes. Incorporated in 1952 as Zengel Construction Co.
- What do you see as the future for your company's type of construction in Dayton? What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
Built 2 convents, 2 medical buildings, library school addition, all post 1970, but mostly residential. Medical building built in 1973 had first elevator in Centerville.
- Did your company have a particular area of town that it focused on?

Oakwood and south Kettering, Centerville

- Did your company specialize in a particular material: brick, concrete, etc.?
Did building with solid masonry, after two spec houses on East Drive burned in 1939. Later switched to brick veneer like other builders, around 1955 – enabled installation of insulation, seen as energy conservation measure.
- What innovations in technology, materials, or construction /project management were utilized?
First built with detached garages, then moved garage closer with a breezeway – often later enclosed. When garages were pushed forward to the facade, created space behind it; rear elevation was then squared off and a family room was created. Transitioned from Cape Cod type to flat roof. Built with unfinished attics, plumbing roughed in – to be finished by owner. Used 9” poured concrete basement walls (8” was typical).
- How was large scale of construction addressed? Who were your major suppliers of materials locally and otherwise?
Raquarth Lumber (1955-60 exclusively) and Israel Builders Supply, which became Supply One of Dayton.
- Who were the major businesses or subcontractors that you worked with?
Had own plumber, own HVAC, own engineer in-house. Subbed with Miller Electric Co., Liberty Insulation Co.
- Was your hiring of subcontractors based on bidding or a working relationship?
working relationship
- What role did labor unions play in your business?
Didn't have union laborers. Unions didn't give any problems with residential.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
Didn't bother with house names. Aerial photos show houses to be Cape Cod. 1962, received “best house for the money” in Ohio award from American Home magazine.
- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
Middle-class, some professional; duplexes built as military personnel housing – using necessary permits and materials.
- What was the typical square footage of the housing?
Wide range
- What amenities were provided as standard?

Fireplaces; dishwashers available in the '60s, but extra; air conditioning and dishwashers not standard into the 1970s

- What amenities were considered innovative – finishes, spaces, appliances, etc?
used radiant heat in slab for houses that couldn't have basement (due to natural stone below grade), c.1950. Found the radiant heat difficult to regulate. Used ornamental iron (Jack Byrne) in exterior designs. Switched from steel windows to aluminum awning windows ca. 1955.
- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
- Did you work with an architect or use standardized plans?
No, all in house. Worked out custom designs with owners. Architect redrew plans in Oakwood to enable getting permits.
- If no architect, what did you reference for design? Builders plans? Books?
Adam did all plans for homes originally, then Karl drew them up from 1958 to 1988. Then son, Karl II, took over (architect trained). Karl, Sr. had no formal design training, but for mechanical drawing in high school. Would do basic plan, and then owners would ask for changes, making houses customized. Home builders magazines and plan books used as references, including American Home.
- Were you in contact with builders in other locations, and did they share plans?
Builders would ask permission to use each other's material schemes or design, if requested by client.
- Did you work with a landscape architect?
No, did in-house
- How many subdivisions did your company build?
Throughout 60-year career, built 1000 units, developed over 500 acres of land and built 15 miles of streets.

Started with individual lots available at sheriff sale in Patterson Park area, just before and during WWII. Had land on Harmon in Oakwood where 9-10 houses were built and 9 or 10 lots on Strathmore.

In 1948 bought 125 acres in Centerville off Rt 48, called it Pleasant Hill subdivision, frame housing: 1st large development in Centerville; Brad Street 1st street, named after mayor. (HAVE 1954 AERIAL PHOTOS). City water, but no sewer. 24-acre lake in quarry was running dry – once dry, Montgomery County water line put in. Stone quarry adjacent to land purchase = trouble with land because of 2-3' of stone below surface, so couldn't do planned septic systems. Put in 2 sewage systems as a result, had to get special permission from state. 1950-56 first phase of development with around 100 houses. Sewage systems were removed once

county system installed (ca. 1959-60). By 1972, all 350 houses built. Early 1960s required to set aside park land in subdivision.

Miami Twp., off Route 741, adjacent to defense project, Dayton Powder makers of rocket powder, 80 acres owned by Patterson widow. 1969, Miami Twp started 380 acre development, called Vienna Park on this land (originally farmland). Started building on east end off Mad River Rd. Zengel Park (5-acre) added voluntarily. 1990s to 2000, added 74 condo units (Vienna Estates); 2000 to present, 51 units (Lorien Woods). Patio homes on small lots (L-shaped with projecting garage on front and patio space in front adjacent to garage), minimum of 2000 sq. ft., built 1990s. Bigger lots too, 1968 began construction on single family houses; ultimately 350 of them. Has an additional 30 acres still on hold.

1957, Forest View Estates, built @ 135 houses on approx. 85 acres through 1980, at Alex Bell Rd and I-675.

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
No, except Parks in all 3 developments. Development did ultimately spur construction of schools.
- What were locational considerations in development of subdivisions?
- How were your projects advertised and marketed?
Brochures; newspaper ads.
- Did you build model or speculative houses? If so, explain.
Custom and speculative housing. And always had a model to view
- What combination of housing for sale versus rental housing was built within your developments?
Built some rentals for Wright-Pat service members and employees, c.1942; only way to get material and permission for construction. Cape Cod doubles in Oakwood for military. Acorn Rd and Harmon have doubles. Built larger apartments in Centerville too.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?

What impact did government / regulatory agencies have upon design – zoning, building codes, etc.