AN ENVIRONMENT-BEHAVIOR ASSESSMENT OF A HISTORIC NEIGHBORHOOD AND ITS RESIDENTS: A MODEL OF PLACE ATTACHMENT

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Bachelor of Art

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College Station, Texas

1991

Submitted to the Faculty of the
Graduate College of the
Oklahoma State University
in partial fulfillment of
the requirements for
the Degree of
MASTER OF SCIENCE
December, 1997

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OF A HISTORIC NEIGHBORHOOD AND

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ACKNOWLEDGMENTS

I wish to thank my major advisor, Dr. Rula Awwad-Rafferty, for her unending guidance, supervision, encouragement, and support throughout my studies at Oklahoma State University. Without her energy and joy of teaching my Master's experience would not have been so enjoyable. I would also like to thank my other committee members, Dr. Donna Branson and Dr. Cheryl Farr, for their experience and expertise. They provided invaluable suggestions and comments during all phases of the research process.

In addition, I wish to thank the Department of Design, Housing, and Merchandising for a wonderful educational experience. I have enjoyed the last two years of study at Oklahoma State University and I will remember the DHM faculty and staff fondly. I also wish to thank Dr. William Ward and Mr. Dan Rafferty for providing their statistical expertise and assistance with SAS programming.

In the words of William Jennings Bryan: "Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved". I thank my sister, Mrs. Laurie Nesbitt, for urging me not to wait, and my husband, Mr. Michael James, for pushing me to follow my dreams. With Mike's constant love and support, I have been able to positively change the course of my life.

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CHAPTER I

INTRODUCTION

This study examined the personal characteristics of the residents of an urban neighborhood, located in Tulsa, Oklahoma, as well as their attitudes, values and sense of place regarding their residential dwelling place and surrounding neighborhood environment. The purpose of performing a residential case study was to provide future designers of residential neighborhoods with better information regarding place attachment and the built environment. It is the hope of the researcher that with a thorough understanding of place attachment, designers will be able to create places that enhance the quality of life for the user.

This chapter includes an extensive background section in order to show the interrelated conditions in which place attachment exists. In addition, the problem and research questions posed in this study are discussed in this chapter. The significance of study, including the responsibility of designers to create meaningful places, the importance of preservation and adapting issues of place to other neighborhoods, and the social benefits of place attachment such as community cohesion and an improved quality of life, are also discussed. In addition, the researcher introduces an integrative theoretical framework based on previous environment behavior research.

Background

As evident in much of environmental design research, the issues of place and place attachment are complex and multifaceted due to the interrelationship of multiple variables. Therefore, in order to place this research investigation into context, sufficient background information is given in this chapter including the effect of cultural values on the evolution of housing through the 20th century, the standardization of housing, the growth of suburbia and the resulting sense of placelessness felt by suburbanites, the revitalization of urban neighborhoods, and a move toward solutions for future community formulation and growth.

Sense of Place

"To be human is to live in a world that is filled with significant places" (Fishwick & Vining, 1992). Relph (1976) suggests that almost everyone has a "deep association with and consciousness of the places" in which they were born and raised, in which they currently live, or in which they have had particularly moving experiences (p. 43). The associations people have with significant places reflect their world view, color the manner in which they view themselves and the world around them, and consequently, provide them with a source of individual and cultural identity (Relph, 1976). Thus, the built environment can have an immediate and a continuing effect on the emotions and actions of an individual as well as a group of people.

A sense of place implies a strong emotional tie between a person and a particular physical location which creates a feeling of significance attached to that particular place (Sime, 1986). Hiss (1990) states that significant "places have an impact on our sense of self, our sense of safety, the kind of work we get done, the ways we interact with other people.... In short, the places where we spend our time affect the people we are and can become" (p. xi). Environmental designers, anthropologists, researchers, and philosophers make distinctions between the concepts of space and place (Altman & Chemers, 1981; Hall, 1966). The built environment in which spaces are vested with memories, emotions, and meanings become significant places for users. Design professionals who create places for people to live, work, and interact with each other must understand the impact of environment on human behavior and must learn to create places with meaning for the user in order to enhance their quality of life.

Effect of Cultural Values on the Evolution of 20th Century Housing

Throughout history, housing has reflected the cultural values and norms of a society (Malnar & Vodvarka, 1992). Cultural values are manifested in the structural and spatial patterns of the built environment including the organizing principles of arrangement, sequence, progression, and hierarchy of space. The organizing principles of design are crucial to an individual's perception of space and sense of place and can be translated into tangible expressions of cultural identity. Hierarchy of spaces in Western culture, for example, can be seen in the progression of rooms in a dwelling as one moves from the front porch through the front door to an entry vestibule to a main living area.

The size, shape and placement of these various rooms reflect the degree of importance of these areas to the user of the home. Bourdieu (1977) presents an example of the way in which the Berber culture of Algeria designates and uses space within the home through his study of the Berber houses in Kabylia, Algeria. Dualism exists in the Berber houses by the way in which space is defined and divided into male and female, light and dark, high and low, sacred and profane halves (Bourdieu, 1977). In this example, both arrangement of space and subsequent behavior are culturally defined.

A sense of place is derived from memories, emotions and significant meanings that the user attaches to place. Environmental cognitions evolve from cultural upbringing. All cultures throughout history have expressed their beliefs and values through the built environment. Hough (1990) notes that a distinctive sense of place can be cultivated and enhanced by recognizing how people use different places to fulfill the practical needs of living (p. 180). Fifield (1997) presents an excellent illustration through his discussion of the architecture of government buildings. Fifield (1997) notes that "a massive monumental building might indicate the power or authority of a particular government, while a town hall with [an] inviting front porch might suggest a small town's emphasis on community involvement" (p. 25). Fifield (1997) gives insight into how buildings which satisfy a sense of place serve not only as needed stages for daily living but also as tangible expressions of cultural values.

During the early part of the 20th century in the United States of America, for instance, the Arts & Crafts movement and the ideals espoused by Gustav Stickley in his magazine, *The Craftsman*, were favored by middle-class Americans (Malnar & Vodvarka, 1992). The growing prosperity of the working and middle-class Americans

created the need for inexpensive housing (Schwin, 1994). Through his simple and modest designs, Stickley "professed an aesthetic that referred, through its rusticity, to an earlier, more 'wholesome' (and moral) time" (Malnar & Vodvarka, 1992, p. 190-191). Features such as ceiling beams and wooden floors exemplified the natural simplicity favored by Stickley (Schwin, 1994). Craftsman furniture such as Stickley's line of willow chairs and settees in finishes of brown or green and fabrics of textured linen or natural-colored flax also imparted an honest and earthy appeal to Stickley's interiors (Schwin, 1994).

The designs of Frank Lloyd Wright also became popular for placing "Craftsman values in a contemporary context" (Malnar & Vodvarka, 1992, p. 191). Throughout his career, Wright continued to reflect cultural values through his individualistic designs. In response to the socioeconomic conditions of the thirties, Wright designed the Usonian house. "In his Usonian house, Wright managed to consider and address the key issues in moderate-cost housing, from spatial needs to cultural symbols" (Malnar & Vodvarka, 1992, p. 193). Wright's plans were quickly adopted by builders and home catalogues. Curtis (1982) notes that the free-plan interiors and exterior patios of the Usonian house captured the "ethos of an emergent middle-class suburban existence" (p. 203). Cultural values exemplified through architecture and design bring to life society's cultural identity.

Cultural identity can be defined as the way in which the members of a culture choose to identify themselves as different from other cultures. Feldman (1997) presents an example by contrasting the way in which contemporary North Americans view city and suburban communities with counter cultural ideologies. Urban and suburban settlements are characterized by different and unique attributes that reflect the residents'

way of life, conceptions of self, and the role they play in society. In this way, the cultural identity of suburbanites is different from people who choose to live in urban surroundings.

Cultural identity is also closely linked to regional identity. During the 1920's and 1930's builders erected housing which reflected regional characteristics. One of the most favored examples is the prairie-style bungalow based on the early designs of Wright and his contemporaries. Hough (1990) states that regional identity involves two fundamental criteria: 1) the natural environment of the region, and 2) the social processes of the people who live in the region. Regional identity takes into account the manner in which people "adapt to their living environment; how they change it to suit their needs in the processes of living; how they make it their own. In effect, regional identity is the collective reaction of people to the environment over time" (Hough, 1990, p. 180). Rapoport (1969) suggests that replacement of old forms of housing "is often due to the prestige value of novelty rather than lack of utility or even unsatisfactory relation to the way of life" (p. 78). Rapoport (1969) emphasizes that the form in which a dwelling takes is made on "socio-cultural grounds" including a group's way of life, shared values and perceptions of an ideal environment (p. 104). Great changes in America during the 1930's and 1940's, including the Great Depression and World War II, resulted in a cultural shift for the American people.

Standardization of Housing

By the late 1940's, the cultural values of Western society shifted to reflect a strong belief in science and technology. In 1946, a severe postwar housing shortage in America changed the course of housing. The technology of prefabricated housing provided a solution to the housing shortage and builders began constructing uniform suburban housing "en masse" (Malnar & Vodvarka, 1992, p. 196). In unprecedented numbers, homes in such styles as ranch, Cape Cod, and split-level, appeared in what had previously been meadows or farmland (Schwin, 1994). The shift in cultural values resulted in homogeneous and standardized housing which failed to reflect the diversity of cultural values of the users and regional characteristics of the immediate natural environment. However, the resurgent economy enabled middle-class Americans to reach for and attain the dream of home ownership. Prefabricated housing made "affordable housing a priority for the masses" (Schwin, 1994, p. 124).

In November 1955, House Beautiful declared that Wright's houses were the "quintessence of American life" (Wright, 1981, p. 251). However, during an era in which integration and conformity were valued, the Federal Housing Administration (FHA) rejected Wright's work because of a low rating in the "Adjustment for Conformity" category (Wright, 1981). By disqualifying Wright's work, the FHA sent a message to homebuilders: modern designs with customized detailing are not a sound investment.

Instead, developers often built "clumsy 'ranch-style' shoe-boxes, laid out in jerry-built monotony on the boom tracts of the 1950's" (Curtis, 1982, p. 203). Within the tract houses of the 1950's, each square foot of space was specifically allocated, "prepared *a priori* for the family whose profile matched the specifications, and reflected specific functions in hierarchical order" (Malnar & Vodvarka, 1992, p. 197). Because of the cost of new technological advances, such as air-conditioning and other household appliances, each house cost more per square foot as compared to the houses of the 1920's. In order to remain affordable for middle-class Americans, houses became smaller in size, with less square footage. In effect, the standardization of housing during the late 1940's and 1950's altered the definition of scale and proportion and resulted in uniform spaces lacking character or meaning for the users (Malnar & Vodvarka, 1992). The alteration of scale in both interior spatial relationships and the immediate exterior landscape also changed how people perceived space and ultimately modified their sense of place.

Sense of Placelessness

Post-World War II builders modified a sense of place for the residents by sacrificing the expressive aspects of scale and proportion. Instead, developers replaced houses reflective of diverse cultural attitudes and expressions of self with efficiently built subdivisions meant to provide quick profits (Malnar & Vodvarka, 1992).

Prefabricated homes were the answer to the American cultural belief that every middle-class American family should own a home and changed the patterns of settlement from urban to suburban. In addition, the American reliance on the automobile expedited

the urbanites move to the suburbs. Many critics, such as Calthorpe (1993), Duany and Plater-Zuberk (1992), Krieger and Lennertz (1991), and Knack (1989), fault the traditional suburb for "serving the automobile at the expense of the pedestrian" (Nasar, 1997, p. 39).

Flight to Suburbia

The first wave of suburban development was residential in nature. During the 19th century people in cities across America began to move out from urban centers to the city's borders to build their residential dwellings. The movement gained momentum after World War II (Schwin, 1994). During this time period, people lived in suburbia, but continued to work in the downtown area. The second wave of suburban development involved the retail and service segments. Major department stores pulled out of the downtown locations and migrated to suburban malls. Langdon (1994) notes that the retail exodus beginning in the 1960's in many metropolitan areas was heavy. Evidence of the flight to suburbia can be seen across America in major cities like St. Louis, Dallas, Houston, and Detroit. All major department stores and many specialty stores in Dallas, Texas, for instance, have left the downtown area except one mainstay, Neiman-Marcus. In the third wave of suburban development, commercial businesses abandoned their downtown locations and relocated in new suburban facilities. The third wave has been especially detrimental for some cities. For instance, at the bottom of the 1986 real estate bust, downtown Tulsa, Oklahoma had a vacancy rate of nearly 75 percent (Rutherford, 1996).

The city of Chicago presents an excellent example of this historic shift of businesses and workers from the urban centers to the suburbs. In 1972, over half of all employment was concentrated in the city of Chicago. By 1990, over three-fifths of all nongovernmental jobs were outside the city of Chicago (Langdon, 1994). Langdon (1994) notes that the trend in the Chicago area parallels other cities in the nation. The trend continues into the 1990's. Business Week from June 9, 1997 reports that the Federal Bureau of Investigation (FBI) is looking to relocate its offices from downtown Columbia, South Carolina to the suburbs. The FBI cites street crime and potential terrorism as the reason for the bureaus move to the suburbs --"downtown Columbia is just too unsafe for its agents" (Crock, 1997, p. 4).

Effects of Downtown Abandonment

Suburbia continues to grow as more people choose to live outside the central urban areas, whether to avoid crime, poor school systems, or high taxes (Calthorpe, 1993). Businesses, too, choose to move from downtown locations and to build new facilities in suburban areas (Calthorpe, 1993). As a result of this exodus to the suburban areas, many downtown sectors of American cities are dying. Many commercial and residential buildings containing examples of outstanding architecture are left behind to fall into disrepair (Krohe, 1992). The ill effects of the abandonment of downtown including empty storefronts, ugly parking lots once home to historic buildings, and scant pedestrian activity after office hours, can be seen in cities across America (Morris, 1996).

The crumbling mid-19th century office buildings located in downtown St. Louis provide an excellent illustration. Doris Danna, president of the Landmarks Association of St. Louis, describes the deterioration: "Intricate brickwork is falling apart, copper cornices are deteriorating, and fine terra cotta details are eroding from many facades. Some of the most neglected buildings have been demolished" ("Downtown St. Louis", 1997). Preservationists are currently trying to save many remaining buildings, some of which have city or national landmark status, but the preservationists need help from city officials to entice developers to take an interest in transforming the old buildings into apartments and retail stores. Danna continues: "The architecture represents St. Louis, its history and its heritage. If we care about our history and our roots, we have to have the physical manifestation. Otherwise, we look like any other place on earth" ("Downtown St. Louis", 1997).

Without the architectural variations reflective of the cultural values and regional characteristics of a place, the built environment will become a mass of generic structures with little or no variation. A homogeneous built environment, in which all homes and/or commercial buildings look alike regardless of where they are built or who chooses to live in them, will result in a sense of placelessness for humankind.

Failure of Suburbia

Calthorpe (1993), in the book The Next American Metropolis, argues that the suburban landscape popularized after World War II is out of sync with today's culture. Calthorpe (1993) explains:

> The family has grown more complex and diverse, while the suburban form has grown more demanding and less accessible. The need for change is blatant, with sprawl reaching its limits, communities fracturing into enclaves, and families seeking more inclusive identities" (p. 15).

Calthorpe (1993) blames the homogeneous quality of suburban landscapes, including various scales of both residential and commercial structures, for the growing sense of frustration and placelessness felt by today's suburban dwellers. In these suburban areas, "chain-store architecture, scaleless office parks, and monotonous subdivisions" obscure the unique features of each place (p. 18). As noted by Calthorpe (1993), Hough (1990), and Langdon (1994), the dysfunctional patterns of growth have resulted in suburban sprawl and produced environments that frustrate rather than enhance daily life. The opening session of the second annual National Small Town Conference held in September 1995 assaulted suburbia, labeling it as an "uncivil and uncivic sprawl tearing this nation apart" (Gamallo, 1995). Conference guest speaker, James Kunstler espoused his philosophy regarding suburbia:

> [The suburbs] complete with their strip shopping centers, are sapping the cities of their services and vitality, leaving behind communities not worth caring about. Through the postwar decades, Americans happily allowed their towns to be dismantled and destroyed. They'd go back home and tear down half the old buildings downtown so they could have more parking. And they'd throw a parade to celebrate the new Kmart opening, even when it put 10 merchants out of business. We drive up and down the gruesome suburban boulevards of commerce and we wince at the fantastic, awesome, overwhelming, stupefying ugliness of absolutely everything in sight - the fry pits, the Big Box stores, the office units, the lube joints, the carpet warehouses, the parking lagoons, the jive-plastic townhouse clusters, the uproar of signs, the highway itself clogged with cars. [It's as if the] whole thing had been designed by some diabolical force bent on making human beings miserable" (Gamallo, 1995).

Kunstler, author of "The Geography to Nowhere", echoes the feelings many people have toward the uncontrolled growth of suburbia (Gamallo, 1995). Some people resist the

flight to suburbia and instead choose to reside in older, established, urban neighborhoods. Malnar and Vodvarka (1992) note that deep attachment "to attributes of buildings, and the desire for spatial permanence, together may account for the public's affection for older houses in established neighborhoods, and hostility toward typical housing developments. For the most part, these developments replace a living record of human dwelling with a pure form unrelated to experience" (p. 278-279).

Recently Proposed Solutions

A number of designers, developers, and planners have suggested solutions to the problems and defects of postwar suburban growth. The neo-traditional concept of suburban development (NTD) represents the latest trend in suburban planning concepts. According to Nasar (1997) the earliest concept was developed in the late nineteenth century including the garden city (Howard, 1898), superblocks (Stein, 1957), greenbelt towns (Stein, 1957) and planned unit development (Bookout, 1992). More than 100,000 acres have been planned and built according to the concept of neo-traditional development (Nasar, 1997). Advocates of NTD include Calthorpe (1993), Duany and Plater-Zyberk (1992), Krieger and Lennertz (1991), and Knack (1989). Traditional suburbs are criticized for "auto-orientation" and land consumption (Nasar, 1991). The neo-traditional town movement, also known as "new urbanism", emphasizes the concepts used during the development of neighborhoods in America during the early part of the twentieth century: "tree-lined streets with side-walks and houses close enough to be in conversation with each other" (Morris, 1994, p. 136).

Examples of neo-traditional design range from modest to major developments. The Kentlands near Gaithersburg, Maryland, a suburb of Washington, D.C. includes six distinctive neighborhoods that form a framework of formal open spaces and civic buildings. Housing types include single family, townhouses, and apartments above shops. "Community buildings include a prominently placed 'landmark' elementary school, a church, day care center, clubhouse, shopping center, and the city arts council" (Morris, 1994, p. 170). South Riding near Loudoun County, Virginia set aside 40% of land to be maintained as open space. The development includes traditional neighborhoods and a town center. Commercial buildings will be placed to create squares and other "pedestrian-rich" spaces (Morris, 1994, p. 170). Loudoun County, Virginia conducted a public assessment from 1988-89 that led to an innovative 1991 plan to encourage "more complex community development, rather than typical subdivision sprawl" (Morris, 1994, p. 170). Parramore Heritage District - a low-income neighborhood adjacent to downtown Orlando - plans to fill in vacant lots with new residential dwellings similar in style to existing "modest, porch-fronted houses. Gaps in what was a traditional pedestrian-scaled neighborhood are to be 'healed' in the process." (Morris, 1994, p. 171.)

Calthorpe (1993), Hough (1990), and Langdon (1994) agree that communities must be designed to reestablish and reinforce the public areas, to create districts consistent with human scale, and to diversify neighborhood populations and use. In the words of Calthorpe (1993): "We need to start creating neighborhoods rather than subdivisions; urban quarters rather than isolated projects; and diverse communities rather than segregated master plans" (p. 16). In essence, Calthorpe (1993) suggests that

planners and designers emphasize the creation of "walkable communities with a strong local identity and convivial public places..." (p. 21).

Calthorpe (1993) harkens back to the traditional American town which contained 1) streets that led to useful destinations like retail businesses, neighborhood parks, or schools, 2) narrow streets with side-walks and lined with trees, 3) streets fronted with porches, balconies, and entries rather than garage doors or driveways, 4) privacy as maintained through layers of space rather than barriers, 5) security as provided by "eyes on the street rather than gates or patrols" (p. 21), and 6) diversity of use and users. While Calthorpe's (1993) main purpose, dictated within the confines of The Next American Metropolis, is to provide a tool that can be used to structure a large region as well as to design a neighborhood, it is also helpful to look at his work for its simple ethos which provides a specific "aesthetic of place - scaled to the human body, timed to a stride, patterned to ceremony, and bonded to nature" (p. 11). Many of these same concepts can be seen in the older, established neighborhoods located in urban areas.

Similar in view to Calthorpe, Hough (1990) emphasizes that creating places with meaning must be a conscious decision made by planners and designers. Hough (1990) notes:

> In the past, there were limits to what one was able to do and the extent to which one could modify the natural environment. The constraints of environment and society created an undisputed sense of being rooted in the place.... In today's landscape the heterogeneity of the past is giving way to a more homogeneous, information-based society. The determinants that shaped the settlements and countryside of preindustrial society and that gave rise to the physical forms which we now admire are now no longer those of environmental limitation but of choice. Creating a sense of place involves a conscious decision to do so" (p. 179).

Langdon (1994) also adds to the body of literature surrounding the issue of future suburban planning. Langdon's suggested solutions are similar to Hough and Calthorpe; however, Langdon takes a different position concerning the value of older buildings and residences. Langdon (1994) notes that "modern times have tended to adopt a hostile attitude toward the relevance of the past" (p. xiii). Langdon (1994) espouses the view that "technology may leap forward...but we are foolhardy if we base the nature of our communities on the latest technological and economic innovations while blinding ourselves to innate human needs" (p. xiv). Langdon (1994), in the book A Better Place to Live, proposed that designers should look to the traditional design found in historic communities in order to create better places to live for the future. Langdon (1994) states: "The point is not that today's world should in every respect mimic the past. It is that historic communities embodied many important understandings about human nature, about what contributes to a satisfying individual and family life and a healthy society. The past possesses an accumulation of wisdom which we ignore at our peril" (p. xiv).

The work of Calthorpe, Hough, and Langdon guided the investigation of this case study of a residential neighborhood in Tulsa, Oklahoma that has been zoned for historic preservation. The goal of the study was not only to look at the built environment of the neighborhood and community, but also to examine the personal characteristics of the people who choose to reside in the neighborhood and to measure their feelings and attachment to place by examining their attitudes and values associated with their housing and neighborhood choice.

Revitalization of Urban Neighborhoods

People who resist the flight to suburbia often choose to reside in neighborhoods close to urban business districts, and, in doing so, support efforts to revitalize shopping areas, community centers, schools, and parks in urban areas (Sell & Zube, 1986). The revival of downtown Ft. Worth offers an excellent example. Initial attempts to expand retail shops in downtown Ft. Worth failed. Emphasis then turned to creating a lively mix of retail spaces with residential housing. Edward Bass built Sundance West, a $30 million mixed-use development that includes a multiscreen movie theater with seven floors above containing luxury apartments (Morris, 1996). The Sanger Building and the 18-story Electric Building have also been converted to apartments, with a branch of the Modern Art Museum of Ft. Worth on the ground floor of the Electric Building (Morris, 1996).

Birmingham, Alabama also provides an example of urban revival. "Aggressive use of public street improvements, urban design standards, and public/private partnerships have stitched together a quilt of distinct, yet connected, districts" (Morris, 1996, p. 146). Government incentives for conversion of historic buildings and the development of new ones for residential lofts and apartments have also been successful.

The residents of the Maple Ridge Historic District, located in Tulsa, Oklahoma, chose to protect the architectural treasures located within the boundaries of their neighborhood. The threat of a proposed expressway through the area in the early 1960s led to the formation of the Maple Ridge Homeowners Association (MRHA). The MRHA led the neighborhood to national register designation and local historic district status.

Preserving the overall character of the district was the main purpose. Robert Powers, curator of the Tulsa Historical Society and member of the Tulsa Preservation Commission states: "The historic character of Maple Ridge is what attracted residents in the first place, and they see it as part and parcel of their property values. To protect those values, they wanted HP [historic preservation] overlay" (Morris, 1994, p. 46). The successful revitalization and protection of the Maple Ridge Historic District has further ramifications. Consequently, an even larger district to the east of Maple Ridge, known as Swan Lake, has been organized. The Swan Lake neighborhood has received historic preservation designation. In addition, other neighborhoods have been proposed, including modest neighborhoods directly north and east of downtown Tulsa. Morris (1994) states that the "integrity and favorable climate for individual investment" provided by a local historic district can create a solid and broad appeal to other individuals who may resist the flight to suburbia and join the efforts to revitalize older neighborhoods close to urban areas (p. 50).

Role of Government

The historic preservation movement started with citizen activists. Within recent decades the "initiative of American preservation has shifted from the involvement of concerned citizens - the private sector - to the achievement of an equitable balance with government - the public sector" (Murtagh, 1993, p. 11). During the 1930s, the role of the government in historic preservation increased and a "new sensitivity to preservation

issues became part of the social fabric" (Murtagh, 1993, p. 11). After World War II, the public and private sectors became increasingly interwoven. In 1966, the National Trust and a special committee on historic preservation, consisting of representatives of both the private and public sectors, published a book entitled With Heritage So Rich (Murtagh, 1993).

Language from the "Conclusions to the Findings" of With Heritage So Rich was used during the congressional legislation that led to the passage of the National Historic Preservation Act in 1966 (Murtagh, 1993). The passage addresses a variety of concerns including 1) the increasing pace of urbanization, 2) feeling of rootlessness as a result of a more mobile society, 3) the need for historical landmarks to serve as icons of cultural identity and to reinforce cultural values, and 4) the importance of establishing not only historical landmarks but also historical districts in which the entire fabric of the area can be seen as a whole and in relation to one another (Murtagh, 1993). Portions of the conclusions read:

> The pace of urbanization is accelerating and the threat to our environmental heritage is mounting; it will take more than the sounding of periodic alarms to stem the tide.
>
> The United States is a nation and a people on the move. It is in an era of mobility and change. Every year 20 percent of the population moves from its place of residence. The result is a feeling of rootlessness combined with a longing for those landmarks of the past which give us a sense of stability and belonging.
>
> If the preservation movement is to be successful, it must go beyond saving bricks and mortar. It must go beyond saving occasional historic houses and opening museums.... It must attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place.
>
> First, the preservation movement must recognize the importance of architecture, design and esthetics as well as historic and cultural values. Those

> who treasure a building for its pleasing appearance or local sentiment do not find it less important because it lacks 'proper' historic credentials.
>
> Second, the new preservation must look beyond the individual building and individual landmark and concern itself with the historic and architecturally valued areas and districts which contain a special meaning for the community. A historic neighborhood, a fine old street of houses...must all fall within the concern of the preservation movement.
>
> In sum, if we wish to have a future with greater meaning, we must concern ourselves not only with the historic highlights, but we must be concerned with the total heritage of the nation and all that is worth preserving from our past as a living part of the present. (Murtagh, 1993, p. 65-66)

For the first time, the National Historic Preservation Act allowed local jurisdictions to secure financial assistance from the secretary of housing and urban development (HUD) to replace existing housing stock and also to secure funds through the secretary of the interior to rehabilitate existing housing stock (Murtagh, 1993).

Henry Cisneros (1996b), Secretary of Housing and Urban Development, states in the essay "Preserving Everybody's History", that during the 1950s and 1960s America experienced a wave of urban destruction that obliterated beautiful old buildings that had given character to cities across America. Since that time, attitudes have changed due to the historic preservation movement. Cisneros (1996b) however states that the movement must continue to evolve by enhancing urban dynamism and by responding to concerns of elitism. As such, Cisneros (1996b) emphasizes that the historic preservation movement has been successful in using preservation "as a cornerstone of local economic revitalization" (p. 85). In addition, the historic preservation movement has increased efforts to broaden the types of buildings preserved so that not only the mansions of the rich are preserved but also the vernacular buildings which have historic relevance for the

working people, the poor, and people of different ethnic backgrounds. Cisneros (1996b) states that "more emphasis needs to be given to history, linked to culture, in asset-oriented strategies to strengthen older urban neighborhoods" (p. 93). Cisneros (1996b) believes that preservation should be seen as a way to bring out the history of a community and context of place. Cisneros (1996b) emphasizes that each urban neighborhood "that utilizes its own historical assets effectively can motivate participation and collaboration and a sense of unity and excitement that can contribute to both community spirit and reinvigoration of the neighborhood economy" (p. 94). In doing so, communities would emphasize the uniqueness of their place and would create and revive "strong historically based community identities" integral to maintaining and preserving a sense of place (p. 94).

Preserving a Sense of Place

Murtagh (1993), in the book Keeping Time, emphasizes several ways in which the built environment can be used to preserve a sense of place and neighborhood identity. In essence, Murtagh (1993) states:

1) The facades of public and private buildings, which front the public right-of-way, "contribute to the sense of locality and place of the neighborhood" and should be restored if possible (p. 24).

2) The history, plan or quality of buildings may distinguish one neighborhood from other neighborhoods with less distinctive attributes. Through the process of local selective

zoning, distinctive neighborhoods should be identified and protected. Murtagh (1993) states:

> The preservation of a neighborhood should be seen as a heterogeneous product, the whole of which exceeds the value of the individual parts. The preservability of the neighborhood stands in direct relationship not only to the individual buildings and their sum total, but how they relate to each other, side by side and across the width of the street (p. 108).

3) The relationship between the various buildings within a neighborhood contributes to a sense of place. Murtagh (1993) states:

> Every historic district has a bone structure or framework of landmark buildings. These are sometimes public buildings, such as the courthouse, the local library, or the church, or they can be the mansions of the wealthy. Around these landmarks, and supporting them are rows and blocks of less important buildings, sometimes separated by alleys and gardens, which create the sense of continuity in the neighborhood and give visual support to the landmarks. It is in this context that the width of streets and sidewalks and spatial relationships in general become an integral part of the interplay of solids (buildings) and voids (streets and alleys). Like the component parts of an orchestra, the lesser buildings and spaces create the symphonic sense of locality or neighborhood (p. 110).

4) The relationship between various other elements within the built environment contributes to a sense of place. Murtagh (1993) states:

> The paving materials that cover the public right of way, nonconforming intrusions (buildings which do not "fit"), street furniture (lighting fixtures, trees, signs, and other accoutrements of the man-made environment), as well as open space, are all elements which help weave the visual tapestry of the neighborhood. There are always varying levels of workmanship in the various buildings in a given neighborhood. While some structures may be better than others, as long as they are collectively homogeneous, they will convey a sense of locality and place that helps to identify the neighborhood visually. Sometimes, one finds that the overall visual impact gives to the viewer an instinctive sense of locality and place (p.109).

5) A sense of history can lend a sense of place and identity to a neighborhood (Murtagh, 1993).

In sum, the importance of historic preservation as explained by Murtagh (1993) links to the importance of preserving places imbued with a sense of place.

The historic downtown city center of Birmingham, Alabama provides an excellent illustration. Birmingham actively used urban design principles for both public and private projects. "Guidelines are tailored to each district with the intent of reinforcing its character" (Morris, 1996, p. 147). The urban design department led the process. William Gilchrist, architect and head of the planning and engineering department for the city of Birmingham, emphasizes the use of a holistic approach, in which the character of a district is simultaneously analyzed along with the details.

Older, established neighborhoods often already have a sense of place as reflected in the patterns of the built environment. In this study, the built environment of the Tulsa neighborhood was described through the observations of the researcher. However, the study examined the personal characteristics of the residents of the neighborhood as well as their attitudes, values and sense of place through a survey questionnaire to determine if an attachment to place exists for the residents.

Problem Identification

This study proposes an integrative framework that aims to address the interrelationship between several disparate factors shown through previous research to be relevant to the study of environment and behavior. Researchers, such as Altman and Chemers (1981), Lang (1987), and Moos (1976), provided significant information through their studies which focus on differing scales and perspectives of analysis

regarding place and place attachment. The basic problems of this study transcended the physicality of the neighborhoods and focused on social issues that directly impact the residents' attachment to place. This study examined the personal characteristics of the residents of an urban neighborhood zoned for historic preservation as well as their attitudes and values regarding their home and neighborhood and measured the residents' attachment to their dwelling place and to the surrounding residential neighborhood.

The theoretical framework proposed by the primary researcher for this study (see Appendix A) addresses several factors previously and independently studied by other researchers. These factors include 1) the natural environment of the urban neighborhood, as identified by Altman and Chemers (1981), 2) the built environment of the urban neighborhood, as supported by previous researchers such as Altman and Chemers (1981) and Lang (1987), 3) the cultural environment of the urban neighborhood as suggested by Rapoport (1969, 1987), Altman and Chemers (1981), Lang (1987), and Nasar (1989), and 4) the individual who resides in the urban neighborhood as identified by Lang (1987) and Nasar (1989). The framework proposed in this study suggests that multiple levels of interaction within and between these four components occur. A portion of Chapter V – Discussion, Conclusions, and Directions for Future Study follows the format of the proposed model.

The resident forms perceptions about the urban neighborhood environment and personal dwelling environment based on the interactions within and between the four components of 1) the natural environment, 2) the built environment, 3) the cultural environment, and 4) the individual. Once perceptions are formed, the individual may initiate behavior in response to the environmental perceptions. Lang (1987) contends that

"different patterns of the built environment afford different behaviors and aesthetic experiences" (p. 81). The affordances of the particular setting may "limit or extend the behavioral and aesthetic choices of an individual depending on how the environment is configured. Whether or not an observer recognizes its affordances depends on the nature of the observer, his experiences, his competencies, and his needs" (p. 81).

Behavior in response to the perception of an environmental affordance may include degrees of housing preference and satisfaction as well as attachment to the urban neighborhood and/or personal dwelling environment. If the individual establishes the perception of affordances and cultural inclination toward the urban neighborhood and/or personal dwelling environment, other behavioral outcomes may occur, including greater socialization among neighborhood inhabitants, formation of neighborhood associations and action committees, and greater resident loyalty and pride in the neighborhood (Lang, 1987). As a result of certain behavioral outcomes, the resident may experience the long term benefits of a higher quality of life achieved through optimal housing and neighborhood design solutions (Weber, et al., 1993).

This particular study focused on the components of the resident and the residents' attachment to place. Descriptive information regarding other factors proposed in the framework was provided to contextualize the researched problem. Future research may address other interrelationships of the described factors more comprehensively.

Based on the proposed framework, information or data compiled from this study will help designers and planners create future dwelling spaces and neighborhood places within the existing built environment found in urban cities. The research data generated

from this study also will provide general planning lessons for new developments, as cities attempt to accommodate a growing population.

Purpose

The primary goal of the study was to examine the personal characteristics of the residents of an urban neighborhood zoned for historic preservation as well as their attitudes, values, and place attachment to their residential dwelling place and surrounding neighborhood environment. To attain the research objective an urban neighborhood located in Tulsa, Oklahoma, which has been zoned for historic preservation, was chosen for investigation. The neighborhood in Tulsa, Oklahoma was chosen for several reasons: 1) the neighborhood has been zoned for historic preservation, 2) the neighborhood is easily accessible to the researcher, and 3) the Tulsa city government has expressed an interest in the results of such a study.

A theoretical framework was proposed to examine the continuum of place attachment. The continuum includes layers of place attachment for individual domiciles, the neighborhood, and the community as a whole. The framework adopts and integrates various environmental components, previously discussed by researchers, into a holistic perspective of the relationship between the environment and the individual. The integrative theoretical framework emphasizes the interrelationship of several environmental factors and how these factors as a whole influence an individual's perception of space and result in particular attitudes and orientations such as place attachment.

The results of the study shed light on 1) the preservation of neighborhoods and other places with meaning to the user, 2) adapting issues of place in future plans for communities, 3) the interrelationship between place and quality of life issues, and 4) investigating the meaning and role of place attachment. (For greater detail regarding the above-listed categories, please see the section in Chapter 1entitled Significance of Study).

Research Questions

The research questions posed in this study were:

1) What are the common characteristics of the residents who choose to live in the sample neighborhood?

2) Why do the residents choose to live in this neighborhood?

3) Are the residents attached to their dwelling place and the surrounding neighborhood?

4) How is the residents' attachment to their dwellings and neighborhood manifested?

These questions are answered in the first part of Chapter V – Discussion, Conclusions, and Directions for Future Study.

Significance of Study

According to Hiss (1990), students of place - architects, planners, designers, and preservationists - have a common interest - "safeguarding, repairing, and enriching our experience of place" (p. xvi). It is the hope of the researcher that designers will gain a greater understanding of place making and place attachment from the results of this study

and in turn will become better designers. During the design process, better designers are more attuned to the user and to quality of life issues important to the user. This separates designers who rely on formulaic measures to create spaces from designers who sensitively create places. In addition, this study emphasized the importance of 1) the preservation of neighborhoods and other places with meaning to the user, 2) adapting issues of place in future plans for communities, and 3) the interrelationship between place and quality of life issues.

Responsibility of Designers to Create Meaningful Places

It is the responsibility of designers to be sensitive to the potential users of a designed space. In doing so, designers not only design spaces, but also create places (Sime, 1986). The term "place" as opposed to space implies a strong emotional tie between a person and a particular physical location (Sime, 1986; Altman & Chemers, 1981; Rapoport, 1982). As defined by Day (1992), placemaking is the effort to preserve and to create physical environments that have affective meaning for people who experience them. Moos (1976) cites the designer's ongoing struggle to create optimal human environments and notes that the arrangement of environments is the most powerful technique for influencing behavior. In essence, it is the purpose of designers to maximize certain socially desirable behaviors through the arrangement of space and to augment meaning and emotion attached to place resulting in the direct enhancement of the overall quality of life for the user of the space.

Importance of Preservation of Neighborhoods

There is a recent trend to revitalize our urban spaces in America. Too many buildings have been left vacant in the downtown areas after the flight of businesses to lower-rent districts or newer facilities in the suburbs. As a result, many architectural treasures have suffered from decay. There is a movement to revitalize our downtown business centers and the surrounding urban neighborhoods (Krohe, 1992; Morris, 1996). Information gathered through the study identified common characteristics among people who prefer to live in older urban neighborhoods. Such identifying characteristics or personality traits may help marketing specialists to attract similar people from the suburban areas who might contribute to a successful downtown revitalization.

By their housing choice, the residents of historical neighborhoods directly contribute to the growth and revitalization of the urban areas. Those interested in urban renewal and historic preservation, including policy makers and city planners, would prosper from the compilation of such a profile. For instance, if a downtown building listed on the historic register was to be converted to residence apartments, the owner of the building might wish to market his/her conversion to a target group provided by the profile. In general, marketing and sales for houses and businesses in these areas close to downtown could be aimed at those people who especially appreciate the value of older residences and neighborhoods.

In addition, active preservation can add to the economic value of an urban neighborhood. According to Murtagh (1993): "No American neighborhood zoned as a

historic district has ever decreased in value. Quite the contrary, the work of the appraiser and the assessor, stimulated by the increased attention of realtors to such neighborhoods, tends to accelerate sociological change and escalate economic values" (p. 111).

Adapting Issues of Place to Other Neighborhoods

This study provides an example for future neighborhood planning and place making by focusing attention on the natural, built, and cultural environments of urban neighborhoods. Van der Ryn and Calthorpe (1986) present a new philosophy in design and planning. The authors propose "replacing symbolic gestures and trendy styles with purposeful forms which honor ecology and history; replacing short-term market forces with long-term stability; and ultimately amplifying the unique qualities of each place, rather than standardizing the built environment" (p. ix). In particular, Van der Ryn and Calthorpe (1986) suggest different solutions for different places. Old patterns of growth were built in isolation from the environment and individuals by ignoring climate and place, and by a lack of "convivial public places" (Van der Ryn & Calthorpe, p. x). In response, the authors suggest breaking down patterns of separation, creating buildings that work with the climate as opposed to overpowering it, and creating areas for mixed uses to draw activities and people together with shared communal spaces.

A recent case in point involves the concept of a newly planned community based on the architecture of the 1940's. In 1995, Michael Eisner of Disney announced that he intends to create a residential development in Florida consisting of newly constructed family homes based on the traditional 1940's architectural plans (National Public Radio,

personal communication, August/September 1995). Eisner contends that the homes will have an old-fashioned family feeling with all the convenience of modern amenities. Eisner cites his own residential history as the reason for creating such a housing development. He fondly remembers growing up in a neighborhood and in a house similar in style to the proposed neighborhood and homes to be developed in Florida (National Public Radio, personal communication, August/September 1995).

Morris (1994) also reports on the idea of making new neighborhoods as appealing as old neighborhoods. In particular, Morris (1994) mentions places such as 1) Seaside located in Seaside, Florida, 2) Newport located across the river from Beaufort, South Carolina, 3) Pinewell-By-The-Bay, located facing Chesapeake Bay in Norfolk, Virginia, and 4) Camden Park, a pedestrian-friendly residential village, located in Pittsboro, North Carolina. Each of these new neighborhoods has several commonalties: 1) they were "deliberately, carefully, and imaginatively" planned by developers and architects (Morris, 1994, p. 136), 2) the homes have individuality, 3) each neighborhood contains a sense of community, and 4) each neighborhood is pedestrian-friendly. Morris (1994) notes that "places with memorable character and civic order do what they have always done - make us feel at home" (p. 136).

Social Benefits of Place Attachment

In addition to economic development and better-planned communities, the results of this study may provide solutions to general problems of crime, and promote community cohesiveness, pride, and loyalty. Mehrabian (1976), in his book Public Places

and Private Spaces, reports that people react to environment in one of two ways: approach or avoidance. The degree to which an individual approaches or avoids an environment is "affiliation", or one's reaction to other people in the environment (p. 6). Positive affiliation involves a person's attempt to enter into communication with others by establishing eye contact, smiling, nodding, or greeting. Designers can encourage positive affiliation through the spaces created. Mehrabian (1976) stresses that a sense of community can not exist unless people get to know one another and socialize. He continues: "People's paths must cross frequently to give them a chance to get to know and like each other. But that is not enough. There must also be places that attract people and keep them there, places that contain some interesting or compelling stimulus" (p. 297). In neighborhoods where residents are proud of their properties, often the residents will feel more loyalty to both the physical and social aspects of the neighborhood. Likewise, when a neighborhood socializes together and feels a bond of commonality, community cohesiveness is strengthened. It then follows that a strong, united community provides an environment that is not conducive to crime (Cisneros, 1996a). When people show an interest in their surroundings and take note of the people occupying their space and territory, then the criminal is less likely to choose that neighborhood as a target (Cisneros, 1996a).

Sense of Place as Shown through Community Cohesion

It has been observed that residents of older neighborhoods, some of which now have been designated as historical neighborhoods, form a cohesive community unit

documented through active and sometimes powerful neighborhood action groups (see the section in Chapter I entitled Revitalization of Urban Neighborhoods for additional examples). A recent case in point can be found in Tulsa, Oklahoma. In 1994, Swan Lake Neighborhood Association, consisting of neighborhood residents, won a lawsuit against the city of Tulsa, reversing an earlier Board of Adjustment decision that would have permitted Liberty Bank and Trust Company to build a drive-in bank at the corner of 15th Street and Utica Avenue (Tulsa World, 1996). The corner in question exists within the bounds of the Swan Lake neighborhood and is the site of several historic apartment buildings built in 1926 in the heavily textured Spanish Mission Revival style (A Neighborhood History, 1994). Residents banded together in the form of the neighborhood association and expressed their fears that the proposed bank would cause increased traffic in the neighborhood. The neighborhood association succeeded with a victory in district court (Tulsa World, 1996). In 1996, another bank, Stillwater National Bank & Trust Company, decided to pursue the same corner location for their newest branch. However, because of the strong community cohesion shown in the previous case, the bank included the residents in the planning process before the bank filed an application for a four-story building at 15th Street and Utica Avenue (Tulsa World, 1996). The Stillwater National Bank & Trust Company succeeded in building a new branch in the Swan Lake neighborhood. However, the results of this study show that many of the residents are not pleased about the presence of the bank in their neighborhood. (See the section in Chapter V entitled Community Building through the Neighborhood Association for further discussion of the effects of commercial encroachment on the Swan Lake neighborhood).

Place Attachment and Quality of Life

This study also contribute to the knowledge base surrounding place attachment and quality of life standards. The quality of the built environment affects an individual's perceptions of the quality of life (Lang, 1987). The search for identity, community, and a sense of place covertly motivates the way in which people choose to live (Van der Ryn & Calthorpe, 1986).

A Minneapolis neighborhood serves as an excellent example of how residents' place attachment can lead to an improved quality of life. After five years of operation, the Minneapolis Neighborhood Revitalization Program (NRP) has resulted in more than $20 million in housing rehabilitation, improvements to nine parks, the planting of more than 5,500 trees and other planning initiatives along eight commercial streets. The Urban Ecologist states that the "Minneapolis program allows neighborhood residents to identify local priorities and gives them power to implement solutions to problems" ("Neighborhood Planning", 1997, p.16). Through the NRP, the people of Minneapolis have enhanced the quality of life for all of the neighborhood residents. The goal of designers, therefore, must be to nurture the cultural environment through the constructed environment; to integrate design with placemaking and place attachment issues; and, to ultimately make spaces become places with meaning for the users.

Definitions

Major variables of this study are defined as follows:

Built environment: refers to people's alterations of environments including homes, cities, communities and neighborhoods (Altman & Chemers, 1981; Murtagh, 1993).

Culture: beliefs, perceptions, values and norms, customs and behaviors shared by a group of people consensually (Altman & Chemers, 1981) and expressed symbolically through the built environment (Rapoport, 1987).

Environment: consists of interrelated geographic, built, social, and cultural components that consistently afford certain behaviors (Lang, 1987).

Historic neighborhood or district: a geographic area containing a concentration of buildings or structures united by past events or aesthetically by plan or physical development (Murtagh, 1993).

Natural environment: refers to places and geographical features, such as mountains, valleys, and oceans; environmental conditions, such as temperature and rainfall; natural vegetation and wildlife (Altman & Chemers, 1981).

Place: as opposed to space, implies a strong emotional tie between a person and a particular physical location (Sime, 1986).

Place attachment: sub-structure of and individual's self-identity consisting of cognitions about the natural and built environment in which the individual lives. These cognitions represent memories, ideas, feelings, attitudes, values, preferences, meanings, and conceptions of behavior and experience which relate to the variety and complexity of physical settings that define the daily existence of each individual (Proshansky, et al., 1983).

Place identity: sub-structure of an individual's self-identity consisting of cognitions about the natural and built environment and environmental past experiences including memories, ideas, and feelings (Proshansky, et al., 1983). Place identity is also referred to in this study more specifically as neighborhood identity or community identity.

Sense of place: part of a particular structure, building, area, or neighborhood which imparts a distinctive character unique to its locality (Murtagh, 1993).

Suburbs: residential area on the outskirts of a city or a large town (Merriam-Webster Collegiate Dictionary, 1993)

Definitions of other relevant terms are included in Glossary. (Please refer to Appendix B).

Assumptions

The following assumptions were included in this study:

1. Respondents and interviewees were able to vocalize or communicate their subconscious perceptions of personal preferences and emotional feelings.

2. Respondents and interviewees responded to questions truthfully instead of what they felt is a socially acceptable response.

3. The survey instrument accurately measured the self-identity, environmental preferences and place attachment of each respondent so that assessment of the environment-behavior relationship was accurate.

4. The contextualization of the other factors proposed in the theoretical model by the researcher adequately reflected the actual factors observed.

Limitations

The following limitations were identified in this study:

1. This study was limited to one neighborhood zoned for preservation located in Tulsa, Oklahoma and therefore can not be directly generalized to other historical neighborhoods in other cities, states, or geographic regions.

2. This study was limited to only those residents who choose to participate in the comprehensive survey. As such, these respondents might not be representative of the general population because they held a strong enough interest in the neighborhood to spend time responding to the survey.

3. This study was limited to the context in which the questions were framed by the researcher.

Despite these limitations, the study provided data to sufficiently further the interest of research in the area of place attachment among resident's of historic neighborhoods. In addition, the conceptual findings of the study are applicable to other settings with appropriate contextualization.

Conceptual Framework

The conceptual framework, based on previous research findings, used an interdisciplinary approach to examine the personal characteristics of the residents of an urban historical neighborhood, located in Tulsa, Oklahoma, as well as their attitudes, values, and place attachment. The model proposed by the primary investigator (see Appendix A) suggests that various components influence the resident and the resident's perception of the environment. The components include 1) the natural environment, such as lakes, parks, wooded areas, mature trees lining the streets; 2) the built environment, such as houses, churches, commercial buildings, gazebos; and 3) the cultural environment, such as values, attitudes, and beliefs as well as social relationships with others. These three components interrelate with each other and with the individual's personality and background. The resident's perceptions of the environment impact their behavior as articulated through housing and neighborhood preferences, degree of housing and neighborhood satisfaction, and attachment to place. In this study, place attachment was measured by degree of socialization with others, feelings of security and/or comfort,

and emotional attachment to place. Feelings of place attachment by the resident may lead to outcomes such as community building, activation of a neighborhood association as well as increased pride in the area.

According to Henry Murray's concept of environmental press, an accurate picture of the inhabitant's environment will promote the understanding of the inhabitant's behavior (Moos, 1976). By taking a comprehensive approach for investigation of the neighborhood, the study made connections between a limited number of components outlined in the overall theoretical framework. Please see Appendix A for visual clarification of the components and the interrelationships between each of the components.

For the purpose of this study, the researcher documented the natural environment and built environment of the neighborhood through observation. The researcher's observations of the natural and built environments were used for contextualization only. Future studies may further examine the natural environment and built environment of the neighborhood and make significant relationships between the natural environment and built environment and the other environmental components noted in the theoretical framework.

The cultural environment of the Swan Lake neighborhood and the personality and self-identity of the residents' were investigated in this case study through a series of both quantitative and qualitative survey questions. (Please see Chapter 3 – Methods for more in-depth information regarding the survey instrument).

The theoretical framework proposed in this study includes the component of the residents' perception of the environment to bridge the gap between the actual

environment of the neighborhood and the thoughts, feelings, and emotions of the resident regarding the natural, built, and cultural environments of the neighborhood. The investigation included the environmental perceptions of the residents', the housing and neighborhood preferences of the residents' as well as their feelings of place attachment, and the sense of community felt by the residents.

CHAPTER II

LITERATURE REVIEW

This study introduced a holistic theoretical framework that showed the interrelationships of several environmental components that have been explored previously by notable environment and behavior researchers. The following components make up the proposed theoretical framework: (a) the natural environment, (b) the built environment, (c) the cultural environment, (d) the inhabitant, (e) the inhabitant's perceptions of the environment, (f) the inhabitant's housing preference, (g) the inhabitant's attachment to place, (h) the inhabitant's housing and/or neighborhood satisfaction, (i) the inhabitant's sense of community, (j) the inhabitant's quality of life. Within the theoretical framework proposed in this study, each of the components is interrelated. Each component is addressed and defined separately as to its use within the theoretical framework.

Natural Environment

Altman and Chemers (1981) define and describe the natural environment as places such as mountains, valleys, and oceans. The natural environment may also include

environmental conditions such as temperature and rainfall and a description of the natural vegetation and wildlife that may inhabit the place (Altman and Chemers, 1981; Rapoport, 1969).

Past research connects the component of natural environment to the individual's perception, preference, and satisfaction with a place. Getz, Karow, and Kielbaso (1982) note that homeowners make critical decisions regarding home location based on the attractiveness of the existing natural landscape features, such as trees. In addition to trees, people also prefer environments enhanced by water, in various forms such as lakes, streams, oceans, fountains, and ponds (Kaplan & Kaplan, 1982; Zube, Pitt & Anderson, 1975). Past research also connects the natural environment to the satisfaction of individuals for their dwelling place. Orland, Vining and Ebreo (1992) note residents' satisfaction of residences in treed neighborhoods. Recent research also established the importance of the natural environment to an individual's sense of place (James, Awwad-Rafferty, & Tatro, 1997; Tatro, Awwad-Rafferty, & James, 1997). Qualitative data gleaned from 193 responses to open-ended questions and reflective statements were analyzed. In response to questions regarding a special place, the majority of the respondents answered that nature was a significant factor in what made a place special.

Built Environment

The built environment, according to Altman and Chemers (1981), refers to any alteration of an environment by humans, including homes, cities, communities, and neighborhoods. Past research connects the built environment with other environmental

components listed in the theoretical framework, including the cultural environment, the individual, and place attachment. Bartuska (1996) emphasizes the importance of an interdisciplinary and collaborative effort in dealing with the complexity of the built environment.

The built environment contains physical cues or codes by which cultural information can be deduced. These codes may include articulation, orientation, separation, and/or connection (Lang, 1987; Rapoport, 1990). Altman and Chemers (1981) note that the manner in which a home or community is designed explicitly reflects the values and beliefs of a culture.

The built environment also communicates information regarding the individual who chooses to reside in the dwelling place or neighborhood. Cherulnik and Wilderman (1986) noted that architectural style provides information regarding the self-image of the resident to others and Lauman and House (1970) noted that houses could communicate the social status of the resident to others. Goffman (1963) noted that housing communicates the uniqueness of the resident and differentiates the resident from others. Similarly, Sadalla and Sheets (1993) stress that the building materials used in the construction of the house may be connected to self-definition.

The built environment is also connected with the resident's feelings of attachment to place. Past research has focused on the dwelling place as the center of sentiment (Altman & Werner, 1986) and the home is considered to be the place of "greatest personal significance in one's life - the central reference point of human existence" (Relph, 1976). Researchers suggest that attachment to places such as neighborhoods or communities grow in strength over time (Brown, 1989; Guest & Lee, 1983). Long-term

residence imbues the environment with "the meanings of life experiences, and in part because such residence nourishes local ties to friends, kin, and community organizations" (Brown 1989, Guest & Lee, 1983). In addition, linking place with significant life events may provide an individual with a sense of "autobiographical insideness" (Rowles, 1983). Places from childhood, such as tree houses, clod forts, and grandmother's kitchen, combine memorable and meaningful experiences with spatial knowledge of the built environment. Recent research also established the importance of the built environment to an individual's sense of place (James, Awwad-Rafferty, & Tatro, 1997; Tatro, Awwad-Rafferty, & James, 1997). Among the 193 responses gleaned from open-ended questions and reflective statements regarding both the public and private domains, references to physical structures included personal and family dwelling places and religious temples or churches.

Cultural Environment

The cultural environment, as defined by Altman and Chemers (1981), consists of the environmental orientations and worldviews such as values, beliefs and attitudes. Culture can also be defined as the customs and behaviors shared consensually by a group of people (Altman & Chemers, 1981; Rapoport, 1987).

Culture impacts the way in which individuals communicate and interact with one another and with the surrounding built and natural environments. Cuba and Hummon (1993a) note that place identity is also influenced by the characteristics and experiences people bring to places, including self-identifying factors such as values, beliefs and

interests. Rapoport (1987) states that cultures "may be seen as properties of people, i.e. the distinctive means by which such populations maintain their identity and relate to their environment" (p. 11).

In addition, certain values may be reflected in the housing preference of residents. Tuan (1971) dares the reader to consider the house as the resident's environment in which s/he has the "freedom to establish his world, his scale of values and meaning. He may want to do this by painting the walls an unusual color, by arranging the furniture geometrically and leaving the front door always unlocked." In this way, the observer can tell much about the resident's values, intentions and aspirations.

Inhabitants

For purposes of this case study, the theoretical component labeled as "inhabitant" refers to the residents of the neighborhood or the people who currently choose to inhabit the residences located within the boundaries of the Tulsa, Oklahoma neighborhood under investigation.

Self-identity and Place

Self-identity, defined in this study as the relationship of the self with the natural and built environment, greatly impacts an individual's housing preference and place attachment to their residences, neighborhoods, and communities. Proshansky, et al. (1983) asserts that self-identity is not limited to distinctions between the self and other

people or objects, but extends to the relationship between the self and the places in which those people or objects are located. From a social-psychological perspective, the term identities refers to people's definitions of their (social selves) and tends to be linked to roles and statuses. Most people occupy numerous roles, are involved in many different relationships, and have multiple identities. Thus, when they think about who they are, people view themselves in occupational or student roles, familial roles, gender and racial roles, and the like" (Abrahamson, 1996, p. 5)

The concept of self-identity also appears in an individual's experience with housing as an adult. Many researchers believe that housing is used as an expression of self (Cherulnik & Wilderman, 1986; Csikzentimihalyi & Rochberg-Halton, 1981; Rapoport, 1982). Past research has shown that individuals select the housing style that may best communicate who they are and how they want others to perceive them (Devlin, 1994b). Sadalla and Sheets (1993) hypothesized that individuals tend to prefer houses that are in sync with their self-concept and with their desired social identity.

Specific symbols or symbolic attributes of spaces also provide expression of self (Cherulnik & Wilderman, 1986). For instance, the objects which residents acquire and display in their homes communicate their self-identity (Lauman & House, 1970; Pratt, 1982; Sadalla & Sheets, 1993). The building materials used in the construction of the house may also be connected to self-definition (Sadalla & Sheets, 1993). The symbolic interactionist theory stresses that symbols, especially building materials, can be connected to self-definition. As a consequence, an individual may choose a particular building material, such as wood, brick, or stone, to communicate their social status (Sadalla & Sheets, 1993). The inherent qualities of the materials are then transferred to the

individuals who chose the materials for their dwelling place. The self-presentational theory predicts that building materials will convey the self-identity, social status and life-style of the resident.

Architectural style, in particular, communicates self-image to others (Cherulnik & Wilderman, 1986; Nasar, 1989; Lang, 1987). Certain values may be reflected in the housing preference of residents (Tuan, 1971; Altman & Chemers, 1981). Housing preferences may also denote the personal characteristics of the residents (Hummon, 1990; Feldman, 1990). Similarly, others may be able to judge the personal characteristics of the residents by observing their housing preferences. The built environment contains physical cues by which people deduce certain information about others (Devlin, 1994b; Nasar, 1989).

Houses can also communicate social status to others (Lauman and House, 1970; Pratt, 1982; Nasar, 1989). Because the built environment is thought to be a "stage" for social performances, individuals select houses and building materials to influence the "social audience" (Sadalla & Sheets, 1993). And, by extension, this communication of social status creates a sense of "insideness" in a socially known world in which the individual is comfortable and at ease (Rowles, 1983; Cochrance, 1987; Seamon, 1979).

Housing communicates uniqueness of self and differentiation of self from others (Goffman, 1963; Altman & Chemers, 1981). Housing can be used to store personal "life history" objects (Goffman, 1963; Csikzentimihalyi & Rochberg-Halton, 1981). Specifically, these objects are used to remind the individual as well as others of their identity.

Self-identity can be weakened as easily as strengthened by the resident's relationship to place. Through the use of generic and/or standardized housing as well as an increase in resident mobility, personal connection and identification with place is lost (Buttimer, 1980; Klapp, 1969; Relph, 1976).

Cuba and Hummon (1993a) note that in addition to physical, social, and cultural contexts, place identity is also influenced by the characteristics people bring to places and their experiences with places. These characteristics not only include personality, but also self-identifying factors such as values, beliefs and interests. Hummon (1990) notes that people who are enthusiastic about particular communities "not only recount emotional ties to the community landscape but also volunteer other bonds, including specific community interests, shared values with other residents, and knowledge of the everyday norms and roles of community life" (Cuba & Hummon, 1993a, p. 43). McMillan (1996) emphasizes that

> the search for similarities can be an essential dynamic of community development. People seek a social setting where they can be themselves and are safe from shame. As communities begin to form, potential members search for these with who they share traits. Bonding begins with the discovery of similarities. If one can find people with similar ways of looking, feeling, thinking, and being, then it is assumed that one has found a place where one can safely be oneself (p. 14).

Robert Park, a pioneering urban theorist, once described cities as comprising " a mosaic of little worlds that touch but do not interpenetrate" (Abrahamson, 1996, p.1) With some elaboration, Park's analogy describes large American cities. In essence, Park was "calling attention to the fact that various types of people tend to seek out others like themselves and live close together" (Abrahamson, 1996, p. 1)

> Each distinctive group...occupies a geographic area that becomes intimately associated with the group. Through this linkage, areas acquire symbolic qualities

> that include their place names and social histories. Each place, both as a geographic entity and as a space with social meaning, also tends to be an object of residents' attachments and an important component of their identities (Abrahamson, 1996, p. 1).

"We have referred to enclaves as areas containing residents who share something significant. This expression is intended to convey not only that residents are alike in some regard, but that the residents themselves are aware of the commonality and that the shared quality is important to their identities" (Abrahamson, 1996, p. 5).

Enclave names, simultaneously, conveying both physical and social space, can similarly attain very high salience in people's identities. The names of communities of this type serve as anchors for resident's identities" (Abrahamson, 1996, p. 6). "Place then becomes a calling card, symbolizing the social identities of the residents of the enclave" (p.13). Abrahamson (1996) proposes that the term enclave can relate to racial, ethnic, life-style and income level similarities as well as combinations of these variables

Past research has shown that individuals select the housing style that may best communicate who they are and how they want others to perceive them (Devlin, 1994b). Sadalla and Sheet (1993) hypothesized that individuals tend to prefer houses that are in sync with their self-concept and with their desired social identity.

Housing preferences may also denote the personal characteristics of the residents. For instance, studies have shown that people who support and choose to reside in urban areas describe themselves as sophisticated, politically aware, tolerant, and free (Hummon, 1990; Feldman, 1990). Similarly, others may be able to judge the personal characteristics of the residents by observing their housing preferences. The built environment contains physical cues by which people deduce certain information about others. For instance,

Devlin (1994a) expressly uses the example that people infer that others are intelligent, warm, creative, wealthy, or trustworthy simply by the house in which they live. Nasar (1989) showed that people are able to make inferences as to how friendly the resident might be from the style of house in which they live.

Perceptions of Environment

Environmental perceptions of the individual or resident may include such cognitions as memories and judgments about the environment.

Rapoport (1982) describes the environment as

> consisting of relationships between people, between people and things, and between things; these relationships have pattern and structure and serve as templates for the organization of human behavior. A person knows how to behave by responding to perceptual cues in the environment that trigger the associations in the mind necessary to meaning. A place has meaning to a person because of a connection to life history. The meaning is in the person not in the environment, but before associations between what is experienced and life history can be made, the person must notice some aspect of the environment that stimulates memory. The environment is a mnemonic, it takes remembering from the person and places reminding in the environment (p.80).

Proshansky, et al. (1983) stressed that an individual's identification with place is contingent to an individual's cognitions of place. These cognitions represent "memories, ideas, feelings, attitudes, values, preferences, meanings, and conceptions of behavior and experience" as related to place. At the core of such cognitions is the "environmental past" of the individual. Not only the quality of the place, but also the characteristics of the people who inhabit them and their relationship to the place create an individual's identification with place (Steele, 1981).

Lang (1987) states that symbolic meaning results from a "cognitive process whereby an object acquires a connotation beyond its instrumental use". The same cognitive process can be applied not only to objects but to people and places as well. Whitehead (1927) explains that the cognitive process is the consciousness, beliefs, and emotions that experience elicits. Langer (1942) notes that symbolism can be understood as the "only way people perceive reality. It is the process that bridges the gap between the world out there and the world in the head".

External perception - defined as perception of "spatial-temporal causal relations" - plays a role in every individual's life (Lavoie, Stein, & Harper, 1997, p. 4). "Our ability to notice relationships, and on the basis of these relationships to determine causal relations, which in turn allow us to predict, surely has led to many of the great achievements of the species" (Lavoie, Stein, & Harper, 1997, p. 4). Internal perceptions - defined as perceptions formulated by the imagination after reflection on our experiences - are different from external perceptions of objects which make up physical reality (Lavoie, et al., 1997). The imagination creates internal relationships which generate phenomenal ties to "features of 'the world' unavailable to the empiricist. This ability allows us to imbue the world with significance" (Lavoie, et al., 1997, p. 4). Lavoie, Stein and Harper (1997) emphasize that "to suggest that the only adequate account of 'our world' is what the scientist provides, severely impoverishes that world" (p. 4). The "imaginative perception, which involves self-conscious phenomenological description, allowing us to form a conception which is the basis, not of how things relate to each other physically, but how things seem to us, in our experience" (p. 4).

Housing Preference

The concept of preference involves the individual's choice in housing, neighborhood and/or community environments. When a particular environment is preferred it is suggested to have greater value or desirability than other less preferable environments. Variables that may contribute to housing preference include price, house quality, area, maintenance and durability, resale and investment value, site, neighborhood amenities, privacy, and style (Langdon, 1982). There are many possible reasons for an individual's housing preference, including social pressure, architectural style, age of house, demographic factors, natural environment, unfamiliar or atypical environments, past experience.

Social Pressure

Because people tend to purchase homes like the ones lived in by friends, social pressure may be responsible for the selection for houses (Langdon, 1982). Abrahamson (1996) cites the development of ethnic enclaves as an example:

> The prior settlement of a place by people with similar characteristics has always been a major magnet to later migrants. The movers who follow later know of the enclave's existence before they relocate, and it becomes their intended destination. The pioneers who become established in the enclave often intentionally recruit potential migrants, and they typically provide many types of help to newcomers, such as monetary assistance, employment, or help in finding an apartment (p. 9).

Architectural Style

The research of Groves and Thorne (Devlin, 1994a) found that respondents rated highly houses with pitched roofs, strong horizontal lines, and verandahs. Devlin (1994a) found that porches with an overhanging roof were favorable. Devlin (1994a) also found that preference is not related to the style of house in which one currently resides. However, none of the respondents actually chose and purchased their current home. The author suggests that an examination be made of the relationship between the current residents and housing preference among individuals who have actually made housing purchases.

Age of House

Orland, Vining, and Ebreo (1992) noted that with regard to age, new houses were favored for monetary value and older houses for attractiveness. Descriptors such as "old" were used in conjunction with "charm" in the high attractive category; as opposed to "neglected" in the low attractive category. Cherulnik and Wilderman (1986) believe that "older houses tend to provide higher quality space for a reasonable price." In addition, neighborhoods that contain these houses are conveniently located close to downtown areas. Other researchers state that old facades "inspire people to think about the history of a place and about its future" (Fleming, 1982; Fleming & Von Tscharner, 1987).

Demographic Factors

In previous research, evidence has emerged that background variables such as occupation, social class, region, and income can affect an individual's housing preference (Nasar, 1989; Purcell, 1986; Weber, et al., 1993).

Natural Environment

Past research indicates that home-owners make critical decisions regarding home location based on the attractiveness of existing natural landscape features, such as trees (Getz, Karow, & Kielbasso, 1982; Gold, 1977). Orland, Vining, and Ebreo (1992) note that there is substantial evidence of people's strong preference for trees (or treed areas as places to live), of residents' satisfaction of residences in treed neighborhoods, and of positive attitudes toward trees. In addition to trees, people also prefer environments enhanced by water, in various forms such as lakes, streams, oceans, fountains, and ponds (Kaplan & Kaplan, 1982; Zube, Pitt & Anderson, 1975).

Unfamiliar or Atypical Environments

Purcell (1995) found that atypical or unfamiliar environments can be "arousing or create an affective experience". It has been argued that the autonomic nervous system becomes aroused when an environment differs from an individual's existing mental

representation. This arousal establishes the conditions for an emotional experience (Mandler, 1984; Purcell, 1986).

Past Experience

Gordon (1972) explains how past experience may determine what environments an individual prefers:

> The mind filters experience, or sensations of the world, and selectively absorbs and stores environmental phenomena within the mental image. A mental image helps codify and order the endlessly complex world of human experience. Although images are grounded in immediate perceptual experience, the primary function of imagery is as a vehicle for imprinting experience for memory. Mental images suspend impressions, thoughts, feelings, and ideas until, for some reason, consciously or unconsciously, the mind solicits, changes, and often destroys or manipulates its contents for some immediate purpose. In this way mental imagery allows us to bridge time, by using past experience to understand present and future situations (p. 72).

Researchers have defined place image as a "physical, experiential, and emotional memory attached to a particular setting"; and, an image bank is defined as "a collection of memorable experiences" (Ahsen, 1984; Marks, 1983). Relph states: "There is for virtually everyone a deep association with and consciousness of the places where we were born and grew up, where we live now, or where we have had particularly moving experiences. This association seems to constitute a vital source of both individual and cultural identity and security" (p. 43). Purcell (1986) explains encoding, representation, and processing of environmental information. Incoming information from the environment is compared with the stored representations of prior experience with similar environmental situations.

Place

The concept of place is multifaceted and complex. Norberg-Schulz (1979) suggests that the "essence of place is its atmosphere" and describes place in terms of 1) landscape, 2) settlement, 3) space, and 4) character. Relph (1976) argues that "a place is not just the where of something, rather place is a meaningful phenomenon". Relph (1976) continues by stating that "place is the essence of human intention and a fusion of meaning, act and context".

Sime (1986) traces the different approaches used by various researchers to study the concept of place. Sime (1986) looks back to antiquity to find that Aristotle wrote that place was the "'where' dimension in people's relationship to the physical environment, conjuring up a feeling of 'belonging'" (p. 49). Romans used the term "Genius Loci" to suggest the spirit of a physical location (p. 49).

Norberg-Schulz (1971, 1979) argues phenomenological theory of place and architecture. Alexander (1977) discusses patterns of place. Tuan (1977), Buttimer and Seamon (1980), and Relph (1976) focus on the landscape and a sense of placelessness. Canter (1977) concentrates on the psychology of place.

Place Attachment

Place-attachment, according to Proshansky, et al. (1983), is the sub-structure of the self-identity of the person consisting of cognitions about the physical world in which

the individual lives. These cognitions represent memories, ideas, feelings, attitudes, values, preferences, meanings, and conceptions of behavior and experience that relate to the variety and complexity of places that define the day-to-day existence of every individual. Ruthman (1997) notes that the concept of place attachment is still "ill-defined" (p. 1). Altman and Low (1992) suggest that the concept of place attachment need further clarification and delineation. Ruthman (1997) defines place attachment as an "emotional connection with space. This emotional connection, both positive and negative, gives meaning to places, as places give meaning to functions, and occupants" (p. 1).

Influences on Place Attachment

Research has shown that place attachment can be influenced by 1) shared interests and values with neighbors, 2) the resident's feelings of comfort, 3) social involvements, 4) how long the resident has lived in the place, 5) significant life events experienced while residing in that place, 6) the age of the resident, particularly if the resident is elderly, 7) feeling of "insideness".

Shared interests and values with neighbors. Researchers have explored place attachment and have shown a relationship between emotional ties to place and a sense of shared interests and values (Cuba & Hummon, 1993).

Feeling comfortable in a place. Attachment is often experienced as a feeling of comfort in their residence, of familiarity and of "being at home" (Relph, 1976; Rowles, 1983; Seamon, 1979).

Social involvements. "Local social involvements - particularly those with friends, but also those involving kin, organizational memberships, and local shopping - prove to be the most consistent and significant sources of sentimental ties to local places" (Cuba & Hummon, 1993a, p. 54).

Length of residence and significant life events. Long-term residence also contributes to place identity, particularly in building sentimental attachment and a sense of home. Duration of residence enhances social ties and provides the time needed to connect place with personal meanings. Researchers suggest that attachment to places such as neighborhoods or communities grow in strength over time (Brown, 1989; Guest & Lee, 1983). Researchers note that long-term residence imbues the environment with "the meanings of life experiences, and in part because such residence nourishes local ties to friends, kin, and community organizations" (Brown 1989, Guest & Lee, 1983). In addition, linking place with significant life events may provide an individual with a sense of "autobiographical insideness" (Rowles, 1983). Places from childhood, such as tree houses, clod forts, and grandmother's kitchen, combine memorable and meaningful experiences in conjunction with life events.

Age of resident. Cuba and Hummon (1993a) note that place identity can be influenced by the individual's stage in the life cycle. The authors state that "research on aging indicates that the dwelling place becomes an increasingly important focal point in the lives of the elderly, and as such, may place a leading role in place identification at this stage in life." Csikzentimihalyi and Rochberg-Halton (1981) note that older people are likely to treasure particular domestic objects, such as photographs for their ability to draw

out memories. Other researchers have suggested that attachment to the neighborhood or community also increases with age (Goudy, 1982; Sampson, 1988).

Willingness to move from the environment. Some studies focused on emotional attachment by asking people about their willingness to move from a specific environment (Gerson, 1977; Guest & Lee, 1983).

Insideness vs. outsideness: belonging or not belonging. Relph (1983) emphasizes that place identity is influenced by whether individuals experience the environment as insiders or outsiders. Norberg-Schulz (1979) also emphasizes the concept of dwelling through an individual's sense of belonging. According to Buttimer, an individual's sense of belonging and place identity are directly related to the degree in which meaningful activities are centered in and around the home. In the same vein, community attachment research indicates that "integration into the local area is a prime determinant of attachment to locale" (Gerson, 1977; Goudy, 1982).

Housing and/or Neighborhood Satisfaction

Proshansky, et al. (1983) describes how past experience may affect an individual's satisfaction with various environments:

> First, the individual does more than experience and record the physical environment. The person's needs and desires may be gratified to varying degrees, and there can be little doubt that physical settings vary from one time to the next in their capacity to satisfy these needs and desires. Out of these "good and bad" experiences emerge particular values, attitudes, feelings, and beliefs about the physical world - about what is good, acceptable, and not so good - that serve to define and integrate the place-identity of the individual. Other people are important in shaping the place-identity of the person. It is not simply a matter of the child's experience with his physical settings but clearly also a function of what

other people do, say and think about what is right or wrong and good or bad about the physical settings (p. 87).

Earhardt and Weber (1996) discuss residential satisfaction as it applies to traditional models of residential mobility.

Sense of Community

From community-identity, a relationship of community or a sense of community can be built. Community, as defined by Merriam-Webster's Collegiate Dictionary (1993), is a group of people with common characteristics or interests who live together within a larger society. McMillan (1996) views community as "a spirit of belonging together" which echoes his idea that bonding occurs when people coexist with others like themselves and feel secure within a community environment. McMillan (1996) also states that community creates the feeling that the relationships between community members can be mutually beneficial. In past articles, McMillan used the word "membership" instead of "spirit", which emphasized boundaries that separate those "inside" the community from those "outside" the community. McMillan suggests that the "us from them" mentality fosters a feeling of emotional safety among residents and "encourages self-disclosure and intimacy". It also creates boundaries which "ally fears by identifying who can be trusted as 'one of us". McMillan contends that when individuals feel welcome or a sense of belonging in a community, they will develop a "stronger attraction" or attachment to that community.

Community-identity or neighborhood-identity involves several sub-concepts including symbols, landmarks, resident's characteristics, and homogeneity of the built environment.

Symbols

Cherulnik and Wilderman (1984) determined that nineteenth-century residences used symbols that contained shared meanings with the community. "Symbols that enable people to develop shared schemata for action also communicate the group identities, statuses, and values of the residents. These symbols help people to develop a clear sense of who they are and inform others of their identity". This can be thought of in relation to self-identity or community-identity, in that the identity of the community as a whole communicates their uniqueness to others outside of the community. In doing so, the community is expressing unity as a whole and communicating a sense of "insideness" to those in the community as separate and apart from those outside the community boundaries. McMillan (1996) states that communities must provide a common symbol system, and by doing so, the community group initiates a sense of boundary.

Rapoport (1987) note that culture is "a way of life typical of a group, system of symbols, cognitive schemata transmitted through symbolic codes" (p. 11). Oliver (1990) describes several closely related aspects of an individual's residence: 1) as symbol of self, 2) "as physical encoding of many of the values of a society", and 3) "as an indication of the processes by which these have been assimilated" (p. 158). Oliver (1990) defines a symbol as "used to connate meanings in addition to those which they may depict; they

have associative meanings" (p. 159). For instance, a doorway is a symbol for entry or privacy.

Local Landmarks

Guest and Lee (1983), in their study of neighborhood attachment in the metropolitan context, determined that the residents' proximity to local landmarks increased their identification with neighborhood. Several researchers note that public landmarks, in addition to city heroes and local myths, create a strong community culture and support identification by community residents in urban areas (Karp, Stone & Yoels, 1977; Suttles, 1972; Tuan, 1974).

Homogeneity

McMillan's (1996) viewpoint brings to light the psychological reasons why resident's might feel attached and identify with a particular community. McMillan (1996) discusses the similarities in "looking, feeling, thinking, and being" will bring people together to form community bonds. Cherulnik and Wilderman (1984) relate this psychological need as reflected in the built environment. The authors state that nineteenth-century builders and owners "sought to create housing appropriate to their stations in life and to portray their status accurately to others. Their concern for appearance and image, over and above space and function, was an important factor in the creation of socially homogeneous neighborhoods consisting of vernacular forms that bore

clear messages about their identities". Symbols are important to the formation of community-identity, Cherulnik & Wilderman (1984) stress that the repetitive use of particular symbols in the building exteriors clarifies the image of the neighborhood and emphasizes the homogeneity of the community.

Quality of Life

Potter, et al. (1997) completed a study regarding the impact of population increase on residents' perceptions of their quality of life. Potter, et al. (1997) found a gap in the research on relationships between the physical conditions of housing and the quality of life for residents of small towns. The focus of the project explored the effects of population growth on the housing other physical environment factors related to quality of life for both long-time residents and newly-arrived residents. Potter, et al. (1997) found that a good quality of life included 1) feelings of safety from crime, 2) family is of great comfort or assistance, 3) living in current location is beneficial for their family, 4) friends are supportive, 5) happy to live in current location, 6) would life to continue living in current location, 7) would recommend their neighborhood to a friend.

John Zeisel's (1997) work in the area of space design and management for people with dementia also serves as an example for quality of life issues. Zeisel (1997) contends that the "treatment for people with dementia can be measured in terms of the degree to which interventions reduce the rate of decline due to disease, and contribute to residents' quality of life" (p. 18). Patterson (1997) also applies the concept of quality of life through her studies of new urbanism and the elderly in urban and suburban neighborhoods.

Patterson (1997) chose to compare older residents of urban and suburban areas and to test the new urbanism community design theory. Patterson (1997) contends that this conceptual framework was chosen for the potential benefit to the elderly since "new urbanist architects and developers claim that traditional communities are more appealing, generate more pedestrian activity, and yield a higher quality of life than suburban communities" (p. 1). Weber, McCray and Ha (1993) note that Marans and Wellman (1978) stated that a dwelling place directly affects an individual's quality of life. Economic factors as well as housing and neighborhood factors contribute to the overall assessment of quality of life. Weber, et al. (1993) assessed housing factors of rural households.

Theoretical Framework

The theoretical framework proposed by the researcher (see Appendix A) provides a holistic, integrative framework reliant on the previous work of several researchers. For instance, the concept of the natural environment is introduced by Altman and Chemers (1981), the built environment by both Altman and Chemers (1981) and Lang (1987), the cultural environment by Altman and Chemers (1981), Lang (1987), and Nasar (1989), and self-identity and other personality characteristics by Lang (1987) and Nasar (1989). Environmental perceptions, as based on the aforementioned environments, resulted from the work of Altman and Chemers (1981) and Lang (1987). The suggestion that the interplay between the various environments as influenced by an individual's environmental perceptions and thereby resulting in particular behavioral outcomes is

discussed in research and literature written by Altman and Chemers (1981). Community building is also mentioned by Altman and Chemers (1981). Moos (1976) addresses behavior but not specifically place attachment. Nasar (1989) suggests the overarching interrelationship between individuals and the environment.

Nasar's Urban Design Aesthetics

Nasar's (1989) theoretical framework shows the aesthetic response to be the result of an ongoing interaction between individuals and the environment. This interaction may vary with biology, personality, social and cultural experience, goals, expectations, associations, internal constructs, and environmental actors; however, there are some commonalties among individuals.

Lang's Model of Substantive Theory for Environment Design

Lang (1987) contends that an individual's perception of particular affordances in the environment may influence their behavior and how they use the space. However, Lang emphasizes that not all affordances are perceived and not are all perceived affordances are used. What affordances are used depends on the "motivations, experiences, values, and perceived costs and rewards" of participating in a particular environment (p. 103). "People scan the environment for opportunities to fulfill their predispositions. Certain environments may fulfill latent predispositions...which become manifested when the affordances of a particular pattern of the environment become clear"

(p. 104). Lang (1987) also discusses the concept of competence with regard to the person-built environment relationship. If an environment is either too challenging or too comfortable for the individual then appropriate behavior will not result. If people have the competence to adjust to a particularly stressful or challenging environment, then they will behave within the range of maximum performance (Lang, 1987). If the built environment does not afford a behavior, then the behavior can not take place. Good designers will analyze the environment and create affordances for the users. However, it is left to the user to perceive the affordances and adapt the environment to his/her own needs. Lang (1987) stresses that preferences, values and attitudes toward people and toward the built environment are related to various social and cultural backgrounds and past experiences. Attitudes toward the environment, including the people, their behavior, and the milieu, are affected by the perceived cost and rewards of participating in a particular environment. For instance, an individual may accept a highly stressful setting because of financial and psychological rewards. As such, designers must understand the social, cultural, and psychological needs of the potential users in order to create appropriate affordances for behavior. In short, sociologist F. J. Langdon (1966) summed it up by stating: "We need to study the social environment so that we can create surroundings which make it easier for people to do what they want to do, to live the way they want; and to make it unnecessary for them to do things they don't want or would otherwise not do" (Lang, 1987, p. 107). Lang's (1987) three-dimensional matrix or model of substantive theory for environment design categorizes 1) fundamental processes of human behavior, such as spatial behavior, cognition and affect, and perception; 2) nature of the user of the environment, such as personality, social group, and culture; and,

3) pattern of the built environment, such as activity pattern, physiological support, and aesthetic values.

Moos' Social Ecological Approach

According to Moos (1976), the social ecological approach attempts to 1) understand the impact of the environment from the perspective of the individual; 2) synthesize the study of physical and social environments; 3) emphasize individual behaviors, such as adaptation, adjustment, and coping. Moos (1976), like Lang (1987), sees the environment as a "releaser" of man's capacities and offers opportunities for behavior to occur. Likewise, the environment can constrain or limit an individual. Moos (1976) also contends that individuals actively seek information about environments to increase the chance that the environment will satisfy the individuals' needs. The social ecological approach can be used to provide more accurate and complete information about existing environments and can be used for constructive change (Moos, 1976).

Altman's and Chemers' Social-Psychological Perspective

Altman's and Chemer's (1981) "social systems" approach suggests that several classes of factors, including natural environment, environmental orientations and world views, environmental cognitions, environmental behaviors and processes, and environmental outcomes, are necessary to understand the relationship between culture and environment. The natural environment includes temperature, rainfall, terrain and

geographic features, and flora and fauna. Environmental orientations and world views includes religions and values. Environmental cognitions are perceptions, beliefs, and people's judgments about the environment. Environmental attitudes or preferences refer to positive and negative evaluations, feelings, and preferences about the environment. Environmental behaviors and processes include personal space, territorial behavior, and privacy. Environmental outcomes, or products of behavior, include the built environment such as homes, communities, and cities, as well as modifications to the natural environment such as farms, dams, and climate changes. The social-systems approach implies that each variable can be either the cause or affect in relation to the other variables. Altman and Chemers (1981) describe their framework to be a "network format with multidirectional connections" between each of the variables. And they suggest that causes and effects can occur almost anywhere. As such, each variable is integrated and interdependent within the system. A change in one part of the network may affect other variables throughout the system.

Theories of Change

Sell and Zube (1986) cite several researchers who have theorized about the effect of change on an individual's self-identity and sense of place, including: 1) Appleyard (1979) who suggested that people have difficulty coping with the rapidity of change so that change becomes a negative factor and leads to the feeling that personal and cultural identities are threatened; 2) Lowenthal (1979) who maintained that the past is important to the preservation of self-identity and purpose of life; 3) Rowntree (1981) who stated

that sense of place includes a reliance on familiar landscapes; 4) Gibson (1981) who felt that sense of change is an important part of sense of place. Gibson defined sense of change as "awareness of actual past loss of place or fear of future change or loss" (p. 410). "Both the actual and potential changes have heightened attachment to particular places and drawn local communities together in their defense, thus strengthening sense of place" (Gibson, 1981).

Hall's Prospectus for Future City Planning

Hall (1966) points to factors that must be addressed in future city planning endeavors, including: 1) respect for human scale and cultural scale, 2) the need for ethnic enclaves, 3) conservation of outdoor spaces, and 4) preservation of functional old buildings and neighborhoods. Hall (1966) notes that there is a close link between the self-identity or self-image and the space that an individual inhabits. Hall (1966) contends that the needs and culture of various ethnic groups should be discovered and addressed in the spaces in which they inhabit in order to reinforce and strengthen identity. As for the preservation of older environments, Hall (1966) notes that there are many places or neighborhoods that deserve to be preserved. "They afford continuity with the past and they lend variety to our townscapes" (p. 168).

CHAPTER III

METHODS

The major purpose of this study was to examine the personal characteristics of the residents of an urban historical neighborhood located in Tulsa, Oklahoma, as well as their attitudes, values, and attachment to place. The residents' attachment to their residence and to the neighborhood was measured. The Tulsa neighborhood was chosen for the age and style of the built environment and because it was recently zoned for preservation. The neighborhood was also chosen because of its geographic relationship in Tulsa to both older urban areas and newer suburban areas that provide a contrast in housing available to area residents. Because of the large and varied choice of housing offered to Tulsa residents, the residence that each Tulsan ultimately chooses could be attributed to certain preferences for the housing style prevalent in the neighborhood and/or other neighborhood attributes. The residents' decision to live in the area is a reflection of their place attachment. The Tulsa neighborhood was also chosen because of the researcher's familiarity with its existence and because the researcher had observed the residents' feelings of pride and loyalty for the Swan Lake neighborhood.

This chapter discusses the research approach and design, outlines the research questions, describes the sample, survey instrument, and the manner in which the survey

was assembled and distributed, and discusses the process of data analysis utilized in this study.

Research Approach

This study primarily encompassed an action research approach that built upon diagnostic, descriptive, and theoretical studies that targeted specific scopes of place attachment. Within this framework, general demographic information was obtained to better understand the context and the background of the people who currently choose to reside in the neighborhood. According to Zeisel (1981), diagnostic studies offer insight into the "structure and dynamics of a whole situation" and may be beneficial for future and further research (p. 60). Likewise the descriptive studies approach developed clear concepts, such as self-identity, place attachment and housing preference, and translated these concepts into something quantifiable. In addition, the overall proposed framework and implications of the study point to the theoretical dimension of this research. Thus, general insights into the concepts of place and place attachment were increased and the focus shifted to the proposed theoretical framework.

The built environment is representative of the user's understanding of self and expression of self-identity and the meanings ascribed to place. For this reason, the approach used for the study also built upon aspects from phenomenological and socio-ecological schools of thought. Phenomenology, or "the study of human consciousness and self-awareness" as defined by Merriam-Webster's Collegiate Dictionary (1993), "explores the things and events of daily experience and emphasizes subjective meanings

and intuitive descriptions of the world". Phenomenology focuses on reflection of self in a cultural setting and socio-ecology focuses on increased understanding of another culture (Low, 1988). Socio-ecological approaches, such as ethnography, have been defined as "the systematic recording of human cultures" (Merriam-Webster's Collegiate Dictionary, 1993). The goal of the study was to understand aspects of the historic neighborhood and its residents, as a culture, and the residents' perceptions of themselves and their dwelling place by interpreting the meaning of the dwelling and neighborhood places. The approach was ethnographic in that the researcher, through qualitative survey questions, attempted to understand the residents' reflections of their dwelling place and neighborhood place. The study was phenomenological because of the importance of understanding the connection between self and self-identity to meanings ascribed to place.

As defined by Zeisel (1981), action research studies result in changes that have "direct and lasting consequences on people beyond those in the research project" (p. 63). To this end, the findings of the case study of the Tulsa neighborhood may be applied to other neighborhoods in Tulsa, specifically in the formulation of urban neighborhoods in downtown Tulsa. Urban revitalization is underway in Tulsa and the findings of this study could be useful to the formulation of revitalized residential areas in the downtown sector of the city.

Research Design

The research design was a case study that employed the research method of the survey questionnaire. According to Zeisel (1981), a case study is used to describe and diagnose a complex object - such as a particular neighborhood with specific boundaries and classifications. Within the confines of the case study, the researcher observed various neighborhood factors, such as the natural environment, built environment, and the behavior of the residents. The case study also allowed for identification and definition of the elements comprising the neighborhood and the relationship between those elements through observation by the researcher.

Both quantitative and qualitative survey questions were used to ascertain information regarding each resident's place attachment and housing preferences for the Tulsa neighborhood. Zeisel (1981) states that multiple-methods research can be effective in raising the quality of environment and behavior research. Zeisel (1981) states that because each method has its own bias, using several methods should improve the probability that the bias of one method is canceled by the other. The use of two research tools can ensure a high quality of research and counter the limitations of each tool. For this reason, the researcher suggests that interviews be conducted in the future to follow-up the survey questionnaire.

Research Questions

In order to attain the research objective the following key questions were answered:

1) What are the common characteristics of the residents who choose to live in the sample neighborhood?

2) Why do the residents choose to live in this neighborhood?

3) Are the residents attached to their dwelling place and the surrounding neighborhood?

4) How is the residents' attachment to their dwellings and neighborhood manifested?

Description of the Sample

The data for this study were compiled from the residents of an urban historical neighborhood located in Tulsa, Oklahoma. The Tulsa neighborhood, also known as the Swan Lake neighborhood, is located directly southeast of the downtown area. The neighborhood sits in an area locally known as "Midtown". The official boundaries for the neighborhood are 15th Street (originally named Cherry Street) to the north, Utica Avenue to the east, 21st Street to the south, and Peoria Avenue to the west. The area contains over 300 residences of differing architectural styles and sizes.

Description of the Survey Instrument

The study utilized a survey questionnaire (see Appendix H) which was given to 348 households located in the Swan Lake neighborhood. The survey was also be used to gather names of individuals who would be willing to participate in a personal interview which may be conducted by the researchers either in person or over the telephone at some time in the future.

The researcher designed an original survey instrument after a systematic literature review. The survey partially adheres to the Total Design Method suggested by Dillman (Touliatos & Compton, 1988). The questionnaire was organized in booklet fashion using white paper. The cover of the booklet featured the title and an interesting graphic to entice the resident to respond to the survey questions. Each of the questions used capital and lowercase letters for questions and uppercase letters only for answers. A sheet of paper separate from the survey booklet contained the consent form and an expression of appreciation and thanks to the respondents. The new instrument was used to gather information from the residents of the Tulsa neighborhood; and, with the implementation of the appropriate modifications, the instrument could also be adapted for use in future studies to survey the residents of other neighborhoods.

Since the study sought information about the residents' current behavior, attitudes, and opinions, the survey questions consisted of a combination of techniques to collect such data. The survey instrument utilized a combination of summable-item closed

questions (SICQ), and open-ended questions for data collection. (Touliatos & Compton, 1988, p. 159-160). The SICQ question format was used for the majority of the questions due to ease of response coding, analysis and the relatively limited time required to complete the items. Although questionnaire included primarily closed-ended questions, occasionally the survey asked for answers to open-ended questions after the respondent answered a closed-ended question. However, on the whole, open-ended questions were avoided to encourage a higher response rate.

Pilot Test

The initial survey instrument was evaluated by five individuals who provided feedback as to the time required to complete the survey and the relevance of each question to the study objective. Revisions were made and additional guidance gained before drafting the final version of the instrument. A revised survey instrument was tested and evaluated by fourteen individuals who provided feedback as to the ease of question comprehension and completion. The evaluations shed light on the appropriateness of questions and proposed categories. The final instrument was structured into five sections: background information, self-identity, neighborhood identity, housing/neighborhood preferences, and place attachment.

Background Information

The first section of the questionnaire addressed the background information of the resident. Questions 1 - 7 included demographic data such as sex, age, ethnicity,

education level, occupation, income level, and number of children living at home to attain a basic overall picture of the respondents. Previous research states that background variables can affect how a person judges the desirability of certain housing styles (Nasar, 1989; Purcell, 1986). Questions 8 - 18 included questions to gain information regarding the respondent's past residential history. These questions were asked to determine the length of time the respondent has lived in the neighborhood and/or in any historic or older neighborhood of the same vintage as the neighborhood in which the respondent currently lives. Past research has shown that long-term residency contributes to place identity, sentimental attachment, a sense of home, and formation of personal meanings as related to place (Cuba & Hummon, 1993). Duration of residence also enhances social relationships (Gerson, 1977; Sampson, 1988). Cahill (1994) also notes that if a person has lived in a city for a lengthy amount of time, they will be more knowledgeable about the specific housing submarkets located within the city. Questions 14, 15 and 17 specifically asked about the respondent's residential past and answered whether the respondent is responding to some behavioral agenda deeply engrained in their psyche by 1) childhood or 2) past experience.

Self-identity

The second section investigated the self-identity of the respondent. This section sought personal information from the respondent as to his/her personality, self-concept, and self-image as shown to others.

Question 19 is based on Figure 6: A Summary of Salient Observed Features of 10 MBTI Types from Portraits of Type: A MBTI Research Compendium by Thorne and Gough (1991). The question asked the respondent to check the adjectives that best describe him or herself. The question listed adjectives in ten groups of five adjectives each. Each group represented adjectives found to accurately describe a particular personality type (ISTJ, INTP, INFJ, INTJ, INFP, ENFP, ENTP, ENTJ, ENFJ, ESTJ). The concept of the question is based on Cherulnik's and Wilderman's (1986) study in which three checklists were used to describe the neighborhood: 1) Physical Setting Measure - 20 adjectives used to describe the physical appearance and living conditions of housing; 2) Resident Occupation Measure - 20 occupational titles, i.e. plumber, insurance agent, lawyer; 3) Resident Trait Measure - 20 trait adjectives to describe the occupants, i.e. timid, neat, overcritical. Question 19 is reflective of Cherulnik's and Wilderman's (1986) Resident Trait Measure.

Questions 20 - 30 addressed the values and attitudes of the respondent. Question 20 asked the respondent if he/she feels they share the same values and attitudes with his/her neighbors. Cuba and Hummon (1993) note that other researchers have explored how people form a sense of attachment to their home and that identification with place often involves emotional attachment to place which may involves a sense of shared interests and values. Questions 21 - 30 investigated the respondents' attitudes regarding issues such as recycling (or reuse) versus attitudes relative to a disposable culture. The purpose of these questions was to assess whether there is a relationship between people who choose to live in vintage homes and their attitudes towards other material goods such as furniture and accessories, cars, special papers and keepsakes. The questions might be

posed as to whether people who prefer to live in "reused" houses also prefer to reuse other material goods. Merriam-Webster's Collegiate Dictionary (1993) notes that people who participate in recycling programs also possess a high social consciousness (Schultz, Oskamp & Mainieri, 1995).

Questions 31 - 35 addressed the concept of self-image and self-identity as matched by the respondent's choice of housing. Cherulnik and Wilderman (1986) note that 19th century urban residences used symbols with shared meanings within the community that afforded certain behavior. The symbols enable the residents to develop shared schemata for action and communicate the group identities, statuses and values. All of this contributes to their identity. Urban historians observed that 19th century builders and owners were concerned with the social consequences of their housing decisions (Katz, 1975; Warner, 1978; Hershberg, 1981). Dwelling place serves as a significant symbol of the communication of personal and social identity (Csikzentimihalyi & Rochberg-Halton, 1981; Hummon, 1989; Laumann & House, 1972; Pratt, 1982, Rapoport, 1982a). Others examined interplay of identity and environment with regard to neighborhood and community (Duncan, 1973; Feldman, 1990; Hummon, 1990; Kasarda & Janowitz, 1974; Rivlin, 1987; Sampson, 1988). They sought to create housing appropriate to their stations in life and to portray their status accurately to others. Their concern for appearance and image, over and above space and function, was an important factor in the creation of socially homogeneous neighborhoods consisting of vernacular forms that bore clear messages about their identities. Cherulnik's and Wilderman's (1986) study found that the symbols still retain their original meaning. The authors purport that the choices of older houses and neighborhoods for renovation may be

based in part on the symbolic appropriateness of housing design to the status and life-styles of potential gentrifiers. These findings lend additional credence to the view that people's self-images and images they present to others are shaped and reinforced by the appearance of their homes.

Question 36 - 41 and Question 46 addressed the idea of place as an expression of uniqueness and the feelings of pride the respondent may feel for their home and neighborhood. Researchers have noted that because of the emphasis American's place on individuality, often individuals will express their unique personalities through their domestic environments (Altman & Chemers, 1981; Duncan, 1982; Hummon, 1990).

Neighborhood Identity

Question 42 included a checklist of adjectives for the respondent to choose accurate descriptors for the neighborhood. The checklist is based on the Physical Setting Measure used in Cherulnik's and Wilderman's (1986) study to describe the physical appearance and living conditions of housing.

Question 43 - 44 asked the respondent if the neighborhood has a common symbol of identity. Cherulnik and Wilderman (1986) note that 19th century urban residences used symbols with shared meanings within the community that afforded certain behavior. The symbols enable residents to develop shared schemata for action and communicate the group identities, statuses and values of residents.

Question 45 not only addressed the issue of security in the neighborhood, but also whether the neighbors have some social relationship or enough knowledge of their

neighbors to be able to distinguish if someone lives in the neighborhood. Question 45 was adapted from Stokols, Shumaker, and Martinez (1983) questionnaire in which the respondent was asked to complete a five-point Likert scales pertaining to various attitudes about the neighborhood including the ease with which strangers can be identified. The intention of question 45 was to determine whether the respondent feels a sense of overall community.

Question 47 asked if the respondent values the idea of neighborhood preservation. The purpose of question 47 was to determine whether the respondent feels that the structural aspect of the community should be preserved and to determine the degree to which the respondent places a value on the physicality of the neighborhood in relation to their feelings of attachment to place.

Housing and Neighborhood Preferences

This section addressed the factors that influenced the respondent's housing and neighborhood choice. Questions also aimed to determine if the respondent considered other neighborhoods before deciding to purchase or rent in the neighborhood. Cahill (1994) states that buyers want to identify the submarkets within the housing market that appear interesting to them and exclude the rest. One group of questions raised the issue of the porch.

Question 48 addressed the factors which respondents might have considered when choosing to live in the neighborhood. Cahill (1994) completed research in information

search and decision-making methods in nontrivial purchases such as single-family houses. This list is based on Cahill's (1994) research.

Question 49 asked the respondent if their dwelling place has a porch and if so how it is used. The question measures a possible relationship between the porch and the favorability of this neighborhood. Groves and Thorne (1988) found that people like houses with pitched roofs, strong horizontal lines, and a ground-hugging quality with a verandah. Devlin (1994a) found that porches with an overhanging roof emerged favorably. Past research shows that people prefer houses with porches (Groves & Thorne, 1988; Devlin, 1994a). Results from a pilot study conducted by the researcher in November 1995 affirm the importance of porches to the community identity. One neighbor believes that the porches, and the furniture and/or accessories decorating the porches, offer an insight into the common society of the neighborhood.

Question 50 addressed the concept of the dwelling place and social status. Cahill (1994) asked if home buyers were looking for status features on the interior vs. features that signal comfort and convenience. Question 51 asked the respondent to identity the partner who wanted the home. Park (1982) studied joint decision making. Hempel (1974) attempted to view who is the initiator of the process in the husband-wife dyad. Munsinger, Weber, and Hansen (1975) also viewed dyadic process in order to focus on dominance in the decision making process. Question 52 determined the housing preference of the respondent and helped to provide a connection between housing preference and actual housing choice.

Questions 53 - 57 identified the respondents' preference for a particular kind of neighborhood. The question answered what other neighborhoods in the housing market

looked interesting to the respondent. It also identified a commonality among the residents - particular areas of interest to these people. Cahill (1994) also asked about submarkets they chose. The buyers at this stage want to be able to identify what amounts to submarkets within a metropolitan housing market and exclude what is not interesting to them, they shop in the submarket for what they want.

Question 58 determined why the respondent chose to live in the neighborhood. Some of the variables were suggested by Cahill's (1994) methodology that was used to determine decision making in purchasing a house. Question 59 determined how the respondent feels about suburban housing and whether their attitudes affected their choice to live in an older section of town.

Place Attachment

This section asked questions to appeal to the respondents' relative measure of attachment to their home and the neighborhood. Respondents were questioned as to their comfort and satisfaction with housing and neighborhood, level of sociability with other neighbors as well as emotional attachment to place.

Question 60 - 61 addressed the respondent's comfort in their dwelling place and neighborhood. Question 60 was based on research conducted by Cuba and Hummon (1993) who asked: "Do you feel "at home?" Question 62 asked the respondent about significant life events. Rapoport (1982) suggests that "a place has meaning to a person because of a connection to life history" (p. 80). Question 63 - 64 measured emotional attachment to community and neighborhood. Questions 65, 70 - 80, 84 - 87 based on

Cuba and Hummon (1993) "at home" question which place identity answers were divided into 6 variables 1) self-related, 2) family-related, 3) friend-related, 4) community-related, 5) organization-related, 6) dwelling-related. Questions 66 - 67 measured how satisfied the respondent with their home and neighborhood choices. Questions 68-69 measured how safe the respondent feels in their home and neighborhood. Questions 81 - 83 determined how attached the respondent is to their home and neighborhood. Question 84 was based on Kinzy's (Langdon, 1982) comments that social pressure may be responsible for the selection of houses; people tend to purchase homes like the ones lived in by friends.

Procedures

Survey packets were hand-delivered by the researcher to 348 residences within the Tulsa neighborhood without direct contact with the resident. The survey packet was left on the porch of the residence for the resident to receive in a manner similar to newspaper or circular material.

The 8 1/2" x 11" brown envelope survey packets contained an introductory form letter, two copies of the survey and a self-return stamped envelope addressed to the researcher for the respondent's convenience. (Please see Appendix G for a copy of the introductory letter and Appendix H for the questionnaire.) The cover letter described the study and its importance to the respondents. Since the original form letter could have been opened by a household member under the age of 18, the letter had instructions for two adult members of the household, over the age of 18, to complete the surveys. Since

the majority of households in the Tulsa neighborhood consist of more than one person, the decision to include two surveys for each household was made in order to get more complete and accurate responses from the neighborhood residents. A separate sheet of paper contained the consent form for both the survey and also for the follow-up interviews. The statement specifically stated that the resident is under no obligation to respond to the survey questions. The form asked those respondents who are interested and willing to be interviewed by the researcher to write their first name and telephone number in the reserved blank. The consent form concluded with an expression of appreciation for participation. At sometime in the future, the researcher will contact each respondent who is willing to be interviewed by telephone and will set up a time for the interviews (see Chapter V – Directions for Future Study for more information regarding the proposed interview process).

Two items in the questionnaire were identified by the researcher as possible sensitive issues. These are income and personality adjectives. However, the degree of sensitivity was minimized for both of these items. Each respondent was asked to give their approximate household income. The question regarding income was marked optional and the answers were given in fairly wide ranges to make the respondent feel more comfortable about contributing sensitive information.

Also each respondent was asked to give information regarding their perception of their personality by checking adjectives that accurately describe their personality traits. By leaving the adjectives in a list format, the respondent was able to choose to leave unflattering adjectives blank if they felt uncomfortable revealing that they possess a certain personality trait. Five adjectives were listed to be reflective of each of the ten

personality types. Three adjectives may be construed as positive traits and two adjectives may be construed as negative traits. For those respondents who failed to mark negative personality traits, the researcher was still able to access the respondents personality type by the number of positive traits chosen.

The survey employed both quantitative and qualitative questions. The survey instrument utilized a combination of closed-ended questions, including nonequivalent-item closed questions (NICQ) and summable-item closed questions (SICQ), and open-ended questions for data collection. (Touliatos & Compton, 1989). The majority of the closed-ended questions utilized a 7-point Likert-type scale in which a very positive response equaled a six and a very negative response equaled a zero. The points in between six and zero offered the respondent flexibility to give a more or less positive or negative answer. Many of the quantitative questions also utilized a multiple-choice format in which the respondent was asked to choose between several different possible answers. All closed-ended questions were previously coded on the survey. The questionnaire included primarily closed-ended questions; however, occasionally the survey asked for answers to open-ended questions as a follow-up to closed-ended questions.

Data Analysis

Analysis of both quantitative and qualitative questions was performed to arrive at cohesive conclusions. Quantitative analysis provided concrete statistical measurements of the factors that played a central role in place attachment and the hierarchical or

weighted importance of those factors. Qualitative analysis clarified issues of meaning and depth of attachment and gave an in-depth view into the meanings of place and place attachment for residents. In order to analyze the data gleaned from qualitative questions, several techniques outlined by Zeisel (1981) were employed including:

1) Categorization

   The qualitative data received through the open-ended survey questions used throughout the survey were separated from the quantitative questions and analyzed for recurring themes and patterns. The recognized themes were then categorized or grouped in order to ease the coding process. The categorization process allowed the qualitative data to be used in conjunction with the quantitative evidence.

2) Coding

   Once categories were established, both qualitative and quantitative questions were coded and logged in a code book. Each question was given a code name easily recognizable to the researcher and each possible answer given under each question was given a code number.

3) Reduction

   Both qualitative and quantitative data were reduced into detailed matrices. The matrices provided an organized mechanism by which to easily retrieve the data for analysis. The code name for each question was located on the x-axis of the matrix and the code number for each respondent was located on the y-axis of the matrix. Then each data cell was filled with the code numbers used for each survey question.

4) Verification

Once the data were organized and reduced into detailed matrices, each data cell was rechecked and verified against the original survey answers in order to produce more reliable data analysis and results. A second researcher verified the appropriate coding of responses. Any contradictions in logic between the actual survey answers and data logged in the matrices were corrected prior to the analysis of data.

After a complete and thorough preparation of the data, statistical analysis was performed to assess the patterns in the data. The analysis included descriptive statistics, as well as factor analysis and Chi-square computations performed according to the appropriateness of the data and based on the directions of the researcher. Factor analysis was performed in order to determine the underlying constructs of specified variables. The variamax rotation method was utilized so that all questions could be analyzed in an equal fashion. An arbitrary figure of .65 was used as a cutoff point in order to divide stronger variables from weaker variables. Those variables that loaded above a .65 value were included in the final factors.

Chi-square analysis was used in an attempt to relate various demographic, self-identity, and housing and neighborhood preference variables with all of the place attachment factors which resulted through the factor analysis as outlined in the section of Chapter V entitled Place Attachment. When Chi-square analysis was performed, the chosen variables were always related first against all of the place attachment variables as a whole and then against each of the three place attachment factor individually. Thus, the chosen variables were related against four different place attachment factors.

CHAPTER IV

FINDINGS

The Swan Lake neighborhood survey resulted in a large amount of data regarding the personal characteristics, attitudes, values, and place attachment of the Swan Lake neighborhood residents who participated in the study. Many factors were examined including demographics, self-identity of the residents, neighborhood identity, housing and neighborhood preferences of the residents, and place attachment of the residents.

The data for this study were compiled from the residents of an urban neighborhood located in Tulsa, Oklahoma, which has been zoned for preservation. The Tulsa neighborhood, also known as the Swan Lake neighborhood, is located directly southeast of the downtown area. Survey packets were distributed by the researcher to 348 households located within the boundaries of the Tulsa neighborhood. Of the 348 packets, each containing two survey questionnaires, 91 packets [26%] were returned. The majority (73, 80%) of the returned packets contained one survey and one consent form from one adult member of the household. However, 18 of the packets contained two surveys and two consent forms from two adult household members. The majority [15, 83%] of these dual survey packets contained surveys represented by both a female respondent and a male respondent. Thus, 109 questionnaires were used for data analysis.

The key research questions were:

1) What are the common characteristics of the residents who choose to live in the sample neighborhood?
2) Why do the residents choose to live in this neighborhood?
3) Are the residents attached to their dwelling place and the surrounding neighborhood?
4) How is the residents' attachment to their dwellings and neighborhood manifested?

The research questions were answered through the survey results and supported by evidence from the literature. Chapter V addresses each research question in summary format. This chapter contains a more complete presentation of the survey data to support each survey question. Research question 1 is covered under two categories: background information and self-identity. Research question 2 is also covered under two categories: neighborhood identity and neighborhood preferences. Research questions 3 and 4 are addressed under one category, place attachment.

Background Information

The background information included the demographic data and past housing experiences of each Swan Lake neighborhood survey respondent. Demographics such as sex, age, ethnicity, education level, occupation, income level, and number of children living at home were gathered to attain a basic overall picture of the demographic makeup of the respondents. It was anticipated that certain demographic information would be

interrelated to the respondents' feelings of place attachment. The past housing experiences and residential history of each respondent were also gathered.

Demographics

The majority of the respondents were women (56%) and between 25-54 years old (71%). Only 7% of the respondents were under 25 years of age. Almost one-quarter of the respondents (22%) were 55 years old or older. The majority of respondents (89%) were Caucasian. Other ethnic groups were nominally represented in the responding sample and include 4% American Indian, 3% Hispanic, 1% African American, and 1% Asian or Pacific Islander. These ratios reflect the observed racial makeup of the neighborhood.

All of the respondents graduated from high school or passed the GED. The majority of respondents (72%) have earned at least a four-year college degree. Almost one-quarter of respondents (23%) have earned a master's degree and several respondents have earned either a doctorate degree (9%) or a post-doctorate degree (4%).

The majority of the respondents (75%) are currently employed. The types of employment represented by the respondents included business-related jobs (21%), science- or medical-related jobs (14%), art- or design-related jobs (9%), education-related jobs (9%), specialized fields such as engineering and law (6%), and clerical-related jobs (6%). The remaining residents who responded to this question did not specify how they were employed (10%). Several respondents (12%) are retired from employment.

The majority of respondents (41%) have a household income of $30,000 – 69,999. The income of the respondents, however, is slightly skewed to the upper income brackets with 68% of the respondents earning above $30,000 in annual income and 14% of the respondents earning below $30,000 in annual income. The majority of respondents (69%) do not have children living at home. Of the 31% of respondents who have children living at home, the majority of the children (11%) are pre-school children under five years of age.

Past Housing Experiences and Residential History

The Swan Lake neighborhood survey also measured the respondents' past housing experiences and their residential history in Tulsa and the Swan Lake neighborhood. The majority of the respondents have lived in other areas of Tulsa outside of the Swan Lake neighborhood (84%), in other cities outside of Tulsa (93%), and in other states outside of Oklahoma (87%). The majority of respondents have lived in the Swan Lake neighborhood (75%) and in their current residence (87%) for less than 10 years. Slightly more than one-third of the respondents (35%) have lived in Tulsa for less than 10 years.

Only 19% of the respondents have lived in other neighborhoods designated or zoned for preservation and only 26% grew up in a home similar to their current residence. However, over one-half of the respondents (52%) have lived in other neighborhoods similar in appearance and age to Swan Lake. The majority of respondents (74%) own their home. The remaining 26% of respondents rent their home.

Self-identity

The self-identity section of the survey questionnaire, which was used to assess the self-identity of the respondents, included questions regarding personality type, dominant personality traits, values and attitudes regarding material goods, recycling habits, and feelings of self as shaped by dwelling place and neighborhood.

Personality Type and Traits

A total of 50 adjectives were used in the section of the survey questionnaire regarding personality type. Each of the adjectives was designated to represent a particular personality type as defined by the Myers-Briggs Testing Instrument (Thorne and Gough, 1991). The majority of respondents (46%) identified themselves as Personality Type 1. Personality Type 1 included personality traits such as dependable, calm, stable, cautious, and conventional. The majority of respondents identified themselves as dependable (92%) and stable (68%). Less than half of the respondents identified themselves as calm (48%), cautious (38%), and conventional (25%). Although some personality traits represented are dichotomous in structure these traits were not presented in the questionnaire as opposites.

The majority of respondents described themselves as dependable (92%), friendly (77%), pleasant (70%), stable (68%), sincere (67%), practical (67%), active (64%), optimistic (63%), sociable (62%), resourceful (61%), sympathetic (60%), enthusiastic (60%), logical (55%), reflective (52%), outgoing (51%), and natural (51%).

Recycling Habits

The aim of Survey Questions 20a, 21, 21a-c, 22, 25, 26, and 27 was to determine if the residents of the Swan Lake neighborhood actively recycle material goods of varying economic levels from inexpensive (such as Coke cans and newspapers) to expensive (such as cars and furniture). The majority of respondents (63%) recycle. Of the 63% who recycle, the respondents specified inexpensive items such as paper goods, aluminum, glass, plastic, motor oil, metal, and batteries. Over one-half of respondents (59%) keep their cars for more than 100,000 miles.

Two-thirds of respondents describe their home furnishings as antique (66%) whereas the majority of respondents (70%) prefer antique furnishings. The majority of respondents (83%) keep their personal items (such as special papers and cards) for many years. Over three-quarters of respondents (76%) consider themselves attached to the contents of their home. However, almost one-half of respondents (47%) stated that they dispose of material goods (such as clothes, furniture, and household items) easily. It must be noted that almost an equal number of respondents (43%) stated that they do not dispose of material goods easily. A Recycling Score (RS) was created by taking the sum of each respondents response for Survey Questions 20a, 21, 23a-c, 24, 25, 26, and 27 regarding various measures of recycling. The majority of the respondents (65%) showed evidence of a high RS score (sum equals within the range of 27 to 41 points). Less than a quarter of the respondents (23%) showed evidence of a low RS score (sum equals within the range of 12 to 23). And, 12% of respondents scored a neutral RS score (sum equals within the range of 24 to 26).

Self-image

Several questions on the survey were used to determine if the residents' self-image is tied to their dwelling place and neighborhood. The majority of respondents (83%) feel that their residence accurately matches their life-style. Three-quarters of respondents feel that their residence accurately symbolizes their self-image (74%) and that their residence allows them to accurately present their self-image to others (75%). A large segment of respondents feels that their self-image is shaped by the appearance of the Swan Lake neighborhood (39%). However, an almost equal percentage of respondents (37%) do not feel that their self-image is shaped by the appearance of the Swan Lake neighborhood. Three-quarters of the respondents (74%) personalize their residence to express their identity. Likewise, the majority of respondents form opinions of others by the neighborhood in which they choose to live (51%) and by the condition in which they keep their home (72%).

Pride

Four questions regarding the factor of pride were asked throughout the survey. The majority of the respondents replied positively to all four questions. Over 90% of respondents feel proud to live in the Swan Lake neighborhood. The majority of respondents take pride in the condition of their home (83%) and the Swan Lake neighborhood (79%). Three-quarters of the respondents (76%) have an added sense of pride because their home is located in Swan Lake neighborhood.

The background data gleaned from the survey questionnaire, including the demographic information, past housing experiences, and self-identity of each Swan Lake neighborhood survey respondent, were used to answer Research Question 1 (What are the common characteristics of the residents who choose to live in the sample neighborhood?). The sections involving neighborhood identity and neighborhood choice were used to answer Research Question 2 (Why do the residents choose to live in this neighborhood?).

Neighborhood Identity

The neighborhood identity section of the survey asked the respondents to answer to questions regarding the Swan Lake neighborhood. Adjectival descriptors and questions regarding safety, character, and the importance of historical preservation form the quantitative questions. A qualitative section regarding the neighborhood symbols and the symbols' representation allowed the researcher to grasp some deeper meanings and emotions the neighborhood conjured in many of the respondents.

Neighborhood Identity Descriptors

Respondents were asked to select Swan Lake neighborhood descriptors from a list of 18 adjectives. Almost all of the respondents (95%) chose the adjective "historical" to describe the Swan Lake neighborhood. The majority of the respondents also chose the following adjectives to identify the neighborhood: peaceful (90%), friendly (84%), shady

(82%), tasteful (74%), well-kept (73%), clean (57%), beautiful (56%), and cheerful (51%).

It is worthwhile to note that the descriptors on polar ends that were asked on the survey and answered by the respondents computed reliably. For instance, 90% of the respondents described the neighborhood as peaceful (10% of respondents did not choose to describe the neighborhood as peaceful) and 8% of the respondents described the neighborhood as noisy (92% of respondents did not choose to describe the neighborhood as noisy). And, 95% of respondents described the neighborhood as historical (5% of respondents did not choose to describe the neighborhood as historical) and 3% described the neighborhood as modern (98% of respondents did not choose to describe the neighborhood as modern).

Factor Analysis of Neighborhood Identity Descriptors

Factor analysis was performed in order to determine the underlying constructs of the adjectival descriptors for the Swan Lake neighborhood. Variables were reported by loadings that varied between a minimum of 0 and a maximum of .99 in both positive and negative directions. A negative loading implies that an inverse relationship exists. In this analysis only the variables which loaded .65 and above were retained. In the factor analysis of neighborhood identity descriptors, eighteen variables were reduced to four factors. The eighteen variables used in the factor analysis included the following adjectives: tasteful, common, modern, poor, expensive, friendly, simple, noisy, well-kept,

well-planned, beautiful, dangerous, luxurious, clean, cheerful, historical, peaceful, and shady.

Factor 1: Orderliness. Of the 18 variables listed above and included in the analysis of the first neighborhood identity factor, only one variable loaded above a .65 – *clean*. Two other variables – well-kept and well-planned - loaded closely at .62 and .63 respectively. These variables were not included since they did not load above .65; however, they were considered as important indicators (see Table 1). The underlying construct for Factor 1 is the orderliness of the neighborhood.

The percentages allocated to the variables by the respondents emphasize that the majority of the respondents described the neighborhood as well-kept (73%) and clean (57%). In addition, responses to the qualitative questions regarding what residents value most about the Swan Lake neighborhood and what residents would like to change about the neighborhood also shed light on the fact that residents view the condition of the neighborhood as an important factor. Several of respondents noted that they value the neatness and orderliness of the neighborhood. One respondent replied that he/she valued the "neat yards and sense of order" of the neighborhood. Another respondent wrote that he/she valued the fact that "homeowners care about their lawns and homes" and still another noted that the neighborhood is "kept clean but not in a sterile way".

However, the responses made to the Survey Question 88 regarding what the respondents would like to change about the neighborhood completed the picture of how much the condition of the neighborhood means to the residents of Swan Lake neighborhood. Nearly one-quarter of the respondents (24%) replied that they wanted to fix up houses in the neighborhood that were rundown or deteriorating and a few of the

respondents wanted more flowers and landscaping in the neighborhood. One respondent said: "I wish all of the houses were in top condition. The slumlords who own certain rental properties should be required to maintain them". Another respondent said: "I wish everyone would keep their houses and yards nice as a sense of pride". One respondent even suggested that Swan Lake be cleaned. One interesting comment made by a respondent suggests "slightly better upkeep (but not too much – it adds character)".

Factor 2: Aesthetics. Of the 18 variables listed above and included in the analysis of the second neighborhood identity factor, only two variables loaded above .65 – *tasteful* and *historical*. One variable – beautiful - loaded closely at .64. This variable was not included since it did not load above .65; however, it was considered as an important indicator. The underlying construct for Factor 2 is aesthetics (see Table 2).

The majority of respondents viewed the neighborhood as tasteful (74%), historical (95%), and beautiful (56%). In addition, responses to the qualitative questions regarding what the residents' value most about the Swan Lake neighborhood and their final reflections regarding the neighborhood reinforce their belief that Swan Lake neighborhood is aesthetically pleasing. Several respondents valued the fact that the Swan Lake neighborhood is historical and beautiful. Some respondents specified what they feel is beautiful in the neighborhood. For instance, the trees, Swan Lake, and the homes receive praise for their beauty. In the final reflections section, one respondent replied: "This is a quiet, peaceful, beautiful place to live [with] nice people [and] lots of trees, a small lake, flowers, [and a] variety of architecture".

Factor 3: Tranquility. Of the 18 variables listed above and included in the analysis of the third neighborhood identity factor, only one variable loaded below a -.65 – *noisy*. One variable – peaceful - loaded closely at .61. This variable was not included since it did not load above .65; however, it was considered as an important indicator. Negative implies that a negative relationship exists. The underlying construct for Factor 3 is tranquility (see Table 3).

The majority of respondents (90%) agreed that the neighborhood is peaceful (only 10% of the respondents did not choose to describe the neighborhood as peaceful) and only 8% felt the neighborhood is noisy (thus, 92% of the respondents did not choose to describe the neighborhood as noisy). Results of the qualitative survey questions showed that several of the respondents valued the peacefulness of the neighborhood. In answer to Survey Question 86, one respondent replied that he/she described the neighborhood in these words: "It is quiet, peaceful, and has character". Another respondent valued the tranquility of the neighborhood.

A few respondents complained about the noise from nearby businesses and hospital emergency vehicles. One respondent said: "It is too loud where we live. 19th Street is too busy". Another respondent said he/she would like to change the "sound of helicopters arriving at St. John's Hospital".

Factor 4 and Factor 5: Socio-economics. The fourth and fifth neighborhood identity factors share the underlying construct of socio-economics. Both Factor 4 and Factor 5 focus on the socio-economic associations found in the Swan Lake neighborhood. However, this study shows that the variables that form Factor 4 and Factor 5 do not accurately describe the neighborhood. Instead, Factor 4 and Factor 5 represent opposite

ends of the economic spectrum while the neighborhood appears to fall into a middle category not represented by either Factor 4 or Factor 5. While Factor 4 and Factor 5 will be discussed jointly they will be shown in two separate tables (see Table 4 and Table 5 respectively).

Of the 18 variables previously listed and included in the analysis of the fourth neighborhood identity factor, two variables loaded above a .65 – *poor* and *dangerous*. The underlying construct involves negative socio-economic associations. The results of descriptive statistics conflict with the factor analysis. Using descriptive statistics, a low percentage of respondents viewed the neighborhood as poor (2%) or dangerous (5%). In addition, in answer to Survey Question 86, several respondents stated that they valued the safety of the Swan Lake neighborhood. One respondent described the neighborhood as a "quiet, shady, [and] secure atmosphere". Another respondent noted that the neighborhood is "safe [and] regularly patrolled. [He/she] is never afraid to walk around [the neighborhood at] all hours". However, a few people made reference to crime. One respondent even asked: "Could we have foot police patrol?" Three questions on the survey address the issue of safety. The majority of respondents replied positively to all three questions. Almost all of the respondents feel safe in the Swan Lake neighborhood (94%) and feel they could go to their neighbors for help (94%). Over one-half of respondents (55%) feel it is easy to identify strangers.

Of the 18 variables previously listed and included in the analysis of the fifth neighborhood identity factor, two variables loaded above a .65 – *expensive* and *luxurious*. The underlying construct involves the impact on economics by wealth, and thus represents another facet of socio-economic associations. Similar to the fourth

neighborhood identity factor, the results of descriptive statistics conflict with the factor analysis. Using descriptive statistics, a low percentage of respondents viewed the neighborhood as expensive (14%) and luxurious (5%). Only one respondent referred to the affordability of the neighborhood.

The fourth neighborhood identity factor falls on the opposite polar end from the fifth neighborhood identity factor. Neither the fourth nor fifth neighborhood identity factor is positively supported by descriptive statistics as an accurate measure of the Swan Lake neighborhood. The majority of the neighborhood residents fall between the two extremes into a middle economic bracket. A review of Survey Question 6 regarding the household income for the Swan Lake neighborhood shows that the household income for 41% of respondents falls between $30,000 – 69,999. A review of qualitative Survey Questions 85 – 88 show that none of the respondents mention the economic factors of wealth or poverty in connection to the Swan Lake neighborhood.

Character

Two survey questions addressed the issue of neighborhood character and uniqueness. A high percentage of respondents replied positively to both questions. Almost all of the respondents felt that the Swan Lake neighborhood has character (96%) and is unique (94%). As noted under the paragraph entitled Neighborhood Identity Descriptors only 10% of the respondents described the neighborhood as common (thus, 90% of respondents did not choose to describe the neighborhood as common). This is

consistent with the 94% of the respondents who answered that they felt the neighborhood is unique in Survey Question 35 and lends reliability to the issue of character.

The qualitative Survey Questions 86 and 89 also support the respondents' perception that Swan Lake neighborhood has personality and character. Several respondents value the personality of Swan Lake neighborhood. One respondent enthusiastically replied: "The atmosphere [of the neighborhood] is awesome. Walking around this neighborhood, there is a certain aura. It is so special. There is peace, beauty, and so much history". This respondent's quote agrees with the descriptive statistics of the neighborhood descriptors. For instance, 90% of the respondents described the neighborhood as peaceful, 56% of the respondents described the neighborhood as beautiful, and 95% of the respondents described the neighborhood as historical. One respondent attributes the character to the neighborhood to the diversity of housing styles. He/she said: "The different styles of homes add to the character of the neighborhood". Another respondent said: "[It is a] great neighborhood - very friendly, neat styles of homes, [and] lots of character". Another respondent attributes the character to the diversity of people who live in the neighborhood. He/she said: "It's unlike any other neighborhood in Tulsa because there is quality and uniqueness and it's not based solely on income or status, but on what the personalities bring to it and how those personalities shape it". Another respondent said: "I think my wife and I live in a unique neighborhood that offers a wide variety of both homes and neighbors. Swan Lake really adds to the identity of the neighborhood".

Neighborhood Symbol

The majority of respondents (82%) feel that the neighborhood has a common symbol of identity. Of the people who believe the Swan Lake neighborhood has a common symbol of identity, a variety of symbols were mentioned by the respondents. The majority of the respondents (37%) cite the swan as the common neighborhood symbol. A close percentage of respondents (35%) cite Swan Lake as the common neighborhood symbol. Other respondents noted the architectural style of the housing stock and/or the age of the houses in the neighborhood (9%), Cherry Street, 15th Street, and/or Lincoln Plaza (6%), trees and flowers (6%), or graphic representations of swans, such as signage (5%) as the common neighborhood symbol.

The second half of the qualitative Survey Question 45a also asked the respondents to explain what the symbol represents. The majority of respondents believed the neighborhood symbol represents tranquility, peace, grace and/or harmony (15%). Other respondents note history and/or preservation (13%), nature or specifically Swan Lake (12%), beauty (6%), unique character (4%), community (4%), center or common area (4%), snobbery or pretension (3%), and pride (3%).

The majority of respondents said that the swan was the symbol of the neighborhood (37%), but the respondents' perceptions as to what the swan symbolized varied. Several respondents said that the swan represents Swan Lake. One respondent believed the swan represents "peace and longevity". Another respondent replied that the swan represents a lifestyle. He/she said: "Swans [represent] lakeside living in the city". One respondent believes the swans symbolize "community atmosphere".

Almost as many respondents said that Swan Lake was the symbol of the neighborhood (35%), but they were also unable to agree on what Swan Lake symbolized. One respondent replied that "Swan Lake represents a common gathering area". Another respondent said: "Swan Lake [represents] an oasis in the city [and a] natural area". Another respondent noted that Swan Lake represented an "appreciation of nature, appreciation for preservation, [and an] appreciation of neighborhood". One respondent said that Swan Lake and the waterfowl collection stands as a symbol of "history and [as] as welcome mat to the area".

Several respondents said that the architectural style of the houses in the neighborhood was the common symbol of identity of the neighborhood. One respondent replied that the 1920's architecture of the neighborhood symbolized a "vanished era". Several respondents said that Cherry Street/15th Street served as a common symbol for the neighborhood. One respondent replied that Cherry Street is "young, hip, [and] progressive". Several respondents said that graphic representations of the swan stood as the symbol for the neighborhood. One respondent suggested: "The swans (yard art) [are] each home's way of connecting with the neighborhood [and] shows neighborhood identity and pride".

Housing and Neighborhood Preferences

The housing and neighborhood preference section of the survey addressed the factors that influenced each respondent's choice of housing and neighborhood. Both quantitative and qualitative questions were asked about (1) status appeal and the affect of

Table 1

Neighborhood Identity Variables and Factor Loadings for Factor 1 – Orderliness

Neighborhood Identity Variables	Factor 1 Loading
Tasteful	0.13820
Common	0.19876
Modern	0.09018
Poor	-0.22247
Expensive	-0.14097
Simple	-0.19370
Noisy	-0.09920
Well-kept	0.62863
Well-planned	0.63782
Beautiful	0.18589
Dangerous	0.22171
Luxurious	0.40534
Clean **	**0.70121**
Cheerful	0.52221
Historical	0.12645
Peaceful	0.02075
Shady	0.16831

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 2

Neighborhood Identity Variables and Factor Loadings for Factor 2 – Aesthetics

Neighborhood Identity Variables	Factor 2 Loading
Tasteful **	**0.71486**
Common	-0.51334
Modern	-0.13805
Poor	-0.02443
Expensive	0.06392
Simple	0.05294
Noisy	0.14907
Well-kept	0.25847
Well-planned	0.13069
Beautiful	0.64428
Dangerous	0.09193
Luxurious	0.01341
Clean	0.06550
Cheerful	0.08478
Historical **	**0.69363**
Peaceful	0.18234
Shady	0.11691

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 3

Neighborhood Identity Variables and Factor Loadings for Factor 3 - Tranquility

Neighborhood Identity Variables	Factor 3 Loading
Tasteful	-0.24770
Common	-0.37317
Modern	0.22220
Poor	-0.05708
Expensive	0.09291
Simple	0.08553
Noisy **	**-0.67709**
Well-kept	-0.03894
Well-planned	0.07047
Beautiful	0.23732
Dangerous	-0.18666
Luxurious	0.02570
Clean	0.06376
Cheerful	0.45828
Historical	0.15324
Peaceful **	**0.61835**
Shady	0.39255

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 4

Neighborhood Identity Variables and Factor Loadings for Factor 4 – Socio-economics

Neighborhood Identity Variables	Factor 4 Loading
Tasteful	-0.03709
Common	-0.14369
Modern	0.03692
Poor **	**0.76803**
Expensive	0.05965
Simple	-0.12350
Noisy	0.31042
Well-kept	-0.19379
Well-planned	0.30907
Beautiful	-0.03234
Dangerous **	**0.72445**
Luxurious	-0.02367
Clean	-0.17586
Cheerful	0.11630
Historical	0.12820
Peaceful	-0.06512
Shady	0.24227

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 5

Neighborhood Identity Variables and Factor Loadings for Factor 5 – Socio-economics

Neighborhood Identity Variables	Factor 5 Loading
Tasteful	0.03481
Common	0.18183
Modern	0.04973
Poor	0.20078
Expensive **	**0.81340**
Simple	-0.04661
Noisy	0.01485
Well-kept	0.05774
Well-planned	0.17044
Beautiful	0.24581
Dangerous	-0.20803
Luxurious **	**0.69501**
Clean	-0.00780
Cheerful	-0.08926
Historical	-0.07153
Peaceful	0.16655
Shady	-0.01433

Note. **Bolded print** and ** indicate a loading greater than .65

status appeal on the respondent's choice of housing and neighborhood, and (2) the suburbs, in order to attain a greater understanding of the respondent's views regarding housing and neighborhood preferences.

Housing Choice

In Survey Question 50, each respondent was asked to rank the importance of eighteen variables as to how each variable helped to determine the respondent's housing choice. The majority of the respondents ranked price (84%), size of house (80%), interior space layout (76%), functionality (73%), quality of construction and materials used in the house (72%), architectural style of the exterior façade of the residence (71%),

comfort (71%), site location (70%), feeling "at home" after seeing the house (63%), ease of maintenance and durability (54%), and resale and investment value (51%) as the most important variables in their housing choice.

Factor Analysis of Housing Choice

Factor analysis was performed in order to determine the underlying constructs of the eighteen possible variables that the respondents ranked to determine their current housing choice. Eighteen variables were reduced to four factors. The eighteen variables used in the factor analysis of housing choice included the following: price, architectural style of the exterior façade of the residence, interior space layout of the residence, quality of construction and materials used in the house, size of house, ease of maintenance and durability of residence, site location, resale and investment value, attractive landscaping, age of residence, desire to remodel or "fix up" the home, status appeal, comfort, functionality, feeling "at home" in the house, only dwelling respondent could find, only dwelling respondent could afford, and other reasons.

Factor 1: Comfort. Of the 18 variables listed previously and included in the analysis of the first housing choice factor, six variables loaded above a .65 – *interior space layout, size of house, ease of maintenance, comfort, functionality*, and *feeling "at home"*. The underlying construct for Factor 1 is the concept of comfort (see Table 6). The percentages allocated to the variables by the respondents emphasize that the majority of respondents valued all six variables. The majority of the respondents ranked size of house (80%), interior space layout (76%), functionality (73%), comfort (71%), feeling "at

home" after seeing the house (63%), and ease of maintenance and durability (54%) as important variables in their housing choice.

Factor 2: Sense of history and age. Of the 18 variables listed previously and included in the analysis of the second housing choice factor, only one variable loaded above a .65 – *age of house*. The underlying construct for Factor 2 is a sense of history and age (see Table 7). Almost half of the respondents (45%) agreed that the age of the house determined their choice of current housing.

Factor 3: Future value. Of the 18 variables listed previously and included in the analysis of the third housing choice factor, two variables loaded above a .65 – *resale and investment value* and *desire to remodel or "fix it up"*. The underlying construct for Factor 3 is the future value of the home (see Table 8). The majority of respondents (51%) agreed that resale and investment value was a determinant in their current housing choice. Slightly more than one-third of the respondents (34%) agreed that their current choice of housing was influenced by the desire to remodel or "fix it up".

Factor 4: Affordability. Of the 18 variables listed previously and included in the analysis of the fifth housing choice factor, two variables loaded above a .65 – *only dwelling I could find* and *only dwelling I could afford*. The underlying construct of Factor 4 is affordability (see Table 9). The results of descriptive statistics conflict with the factor analysis. Using descriptive statistics, a low percentage of respondents ranked these two variables for making their current housing choice. Only 6% of respondents said that it was the only dwelling they could find and 8% of respondents said that it was the only dwelling they could afford.

Other Variables That Influenced the Respondents' Perception of Housing Choice

In answer to Survey Question 85, respondents valued a variety of other variables that were not considered in Survey Question 50. In a qualitative manner, the respondents noted that they also value the location and personality of their home, the trees surrounding their home and/or a particular exterior space, their neighbors and the neighborhood, the beauty and safety of their home, the historical status of their home, particular exterior features of their home, the view of their home as an extension of themselves, the privacy offered by their home, the fact that their home has been passed down through their family, or significant life events have taken place in their home and the ability to walk in the neighborhood.

A few of the respondents cited additional reasons for choosing and valuing their current dwelling place. These additional reasons include the house as a reflection of self, the beauty of the house, the privacy afforded by the dwelling place, the proximity of the current residence which allows the residents to be able to walk to needed amenities, and the influence of the residents' past housing experiences.

The Swan Lake neighborhood survey found that a few respondents valued their residence because it serves as a reflection of themselves. One respondent said that his/her home "reflects the image that I have of myself." Another respondent said: "[Its] style suits mine." Several respondents valued the beauty of their home. One respondent valued "its beauty, both inside and outside, both creatively and functionally". A few respondents value the privacy that their home affords them. One respondent said: "The closed door shuts out a town I essentially loathe". Another respondent values that his/her

home is "somewhat secluded from the neighbors". One respondent emphasized that the ability to walk in the neighborhood influenced his/her decision to move to his/her current residence. The respondent said that it was important that the home was "located where I could walk since I try not to pollute the air". One respondent referred to his/her childhood home as an influence on his/her housing choice: "It was truly home for someone who grew up in an 1826 house with 240 acres".

Status Appeal

Almost two-thirds of respondents (73%) felt that their residence has a certain status appeal. However, just over one-third of respondents (31%) believed that the status appeal of their residence affected their choice of housing. Respondents were then asked to explain why they did or did not feel that status appeal affected their choice of housing. The majority of respondents said they did not care about status. For the 31% who felt that status appeal played a role in their housing decision, many respondents wanted a good neighborhood and a desirable location.

Suburbia

Four questions pertaining to the suburbs were asked on the survey. Survey Question 53 asked whether the respondent considered a home in the suburbs when they were making their housing choice and why. The majority of respondents (82%) did not consider a home in the suburbs. Reasons as to why they did or did not consider a home in

Table 6

Housing Choice Variables and Factor Loadings for Factor 1 - Comfort

Housing Choice Variables	Factor 1 Loading
Price	-0.02925
Architectural style of the exterior façade	0.30921
Interior space layout **	**0.67367**
Quality of construction and materials	0.52125
Size **	**0.70983**
Ease of maintenance and durability **	**0.67937**
Site location	0.39904
Resale and investment value	0.18742
Attractive landscaping	0.28417
Age of residence	0.14629
Wanted to be able to remodel or "fix it up"	0.13051
Status appeal	-0.11690
Comfort **	**0.78404**
Functional **	**0.72319**
After seeing the house, I immediately felt "at home" **	**0.67513**
Only dwelling I could find	-0.00868
Only dwelling I could afford	-0.04124
Other	-0.01586

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 7

Housing Choice Variables and Factor Loadings for Factor 2 – Sense of history and age

Housing Choice Variables	Factor 2 Loading
Price	0.08768
Architectural style of the exterior façade	0.25051
Interior space layout	0.08227
Quality of construction and materials	0.16249
Size	-0.15499
Ease of maintenance and durability	-0.03147
Site location	0.58303
Resale and investment value	0.15733
Attractive landscaping	0.54396
Age of residence **	**0.81124**
Wanted to be able to remodel or "fix it up"	0.12190
Status appeal	0.57389
Comfort	0.37583
Functional	0.20824
After seeing the house, I immediately felt "at home"	0.41840
Only dwelling I could find	-0.23331
Only dwelling I could afford	0.30839
Other	-0.01925

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 8

Housing Choice Variables and Factor Loadings for Factor 3 – Future value

Housing Choice Variables	Factor 3 Loading
Price	-0.18288
Architectural style of the exterior façade	0.43613
Interior space layout	0.18165
Quality of construction and materials	0.38844
Size	0.16762
Ease of maintenance and durability	0.23127
Site location	0.24158
Resale and investment value **	0.68843
Attractive landscaping	0.21705
Age of residence	0.06616
Wanted to be able to "fix it up" **	0.75220
Status appeal	0.53239
Comfort	-0.00823
Functionality	-0.14229
After seeing the house, I immediately felt "at home"	0.12340
Only dwelling I could find	0.02886
Only dwelling I could afford	0.05139
Other	0.01607

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 9

Housing Choice Variables and Factor Loadings for Factor 4 - Affordability

Housing Choice Variables	Factor 4 Loading
Price	0.37459
Architectural style of the exterior façade	0.15562
Interior space layout	-0.25199
Quality of construction and materials	0.04270
Size	0.15461
Ease of maintenance and durability	-0.25080
Site location	-0.03179
Resale and investment value	0.08039
Attractive landscaping	0.05302
Age of residence	0.03607
Wanted to be able to remodel or "fix it up"	-0.09063
Status appeal	0.01349
Comfort	0.10845
Functional	0.05863
After seeing the house, I immediately felt "at home"	-0.11906
**Only dwelling I could find ** **	**0.82279**
**Only dwelling I could afford ** **	**0.71350**
Other	0.23122

Note. **Bolded print** and ** indicate a loading greater than .65.

the suburbs ranged from convenience, dislike of the suburbs, desire to live in or close to downtown, desire to live close to their workplace, affordability of housing, preference for older homes, and desire to live in the Swan Lake neighborhood only.

Preference for Historical Neighborhoods

Several questions are combined in this section for a more accurate discussion of the role that preference for historical neighborhoods played in the respondents' current housing choice. The majority of respondents described the Swan Lake neighborhood as "historical" (95%), feel preservation of the Swan Lake neighborhood is important (93%), architectural style was considered as a factor in their current neighborhood choice (76%), prefers to live in a historic neighborhood (73%), architectural style of exterior was considered as a factor in their current housing choice (71%), age of neighborhood was considered as a factor in their current neighborhood choice (61%), considered other historic neighborhoods in Tulsa (52%), have lived in other neighborhoods similar in appearances and age to the Swan Lake neighborhood (52%). Almost half of all respondents considered age of residence (45%) and/or proximity to other historic neighborhoods (40%) as a factor in their current housing choice. More than one-quarter of respondents (29%) considered possible designation as a historical neighborhood as a factor in their current neighborhood choice and almost one-fifth of respondent (19%) have lived in other neighborhood designated or zoned for preservation.

Neighborhood Choice

In Survey Question 59, each respondent was asked to rank the importance of sixteen factors as to how each factor helped to determine the respondent's choice of neighborhoods. The majority of respondents ranked mature trees in the neighborhood (86%), location in the city (78%), architectural style of the houses in the neighborhood (76%), proximity to public parks or other natural areas (75%), convenient accessibility to the downtown area (74%), proximity to place of employment (66%), proximity to shopping amenities (65%), and age of the neighborhood (61%) as the most important variables in their neighborhood choice.

Factor Analysis of Neighborhood Choice

Factor analysis was performed in order to determine the underlying constructs of the sixteen possible variables that the respondents ranked to determine their current neighborhood choice. Sixteen variables were reduced to four factors. The sixteen variables used in the factor analysis neighborhood choice included the following: architectural style of the houses in the neighborhood, proximity to public parks or other natural areas, proximity to shopping amenities, convenient accessibility to the downtown area, proximity to place of employment, accessibility to hospitals and healthcare facilities, mature trees located in the neighborhood, proximity to friends, proximity to place of worship, proximity to schools, location within the city, possible designation as a

historical neighborhood, close proximity to other historical neighborhoods, age of neighborhood, homogeneity of the neighborhood residents, and heterogeneity of the neighborhood residents.

Factor 1: Heritage. Of the 16 neighborhood choice variables listed previously and included in the analysis of the first neighborhood choice factor, four variables loaded above a .65 – *architectural style of the houses in the neighborhood, possible designation as a historical neighborhood, close proximity to other historical neighborhoods*, and *age of neighborhood*. The underlying construct for Factor 1 is heritage (see Table 10).

The majority of respondents ranked the architectural style of the houses of the neighborhood (76%) and age of the neighborhood (61%) as important variables in determining their neighborhood choice. A slightly lower percentage of respondents ranked the close proximity to other historical neighborhoods (40%) and possible designation as a historical neighborhood (29%) as variables used to determine their neighborhood choice.

Factor 2, Factor 3, and Factor 4: Location. The second, third, and fourth neighborhood choice factors share the underlying construct of location. Because all three factors relate to the proximity of various elements to the neighborhood, Factor 2, Factor 3, and Factor 4 will be included together in a discussion regarding the importance of location to the respondents. While Factor 2, Factor 3, and Factor 4 will be discussed jointly they will be shown in three separate tables (see Table 11, Table 12, and Table 13 respectively).

Of the 16 neighborhood choice variables listed previously and included in the analysis of the second neighborhood choice factor, three variables loaded above a .65 –

proximity to public parks and other natural areas, proximity to shopping areas, and *proximity to downtown area.* The majority of respondents highly ranked the proximity to public parks or other natural areas (76%), proximity to shopping amenities (65%), and proximity to the downtown area (74%) as important variables in determining their neighborhood choice.

Of the 16 variables listed previously and included in the analysis of the third neighborhood choice factor, two variables loaded above a .65 – *proximity to place of worship* and *proximity to schools.* A low percentage of respondents ranked the variables highly. Proximity to place of worship received 27% and proximity to school received 25%. In Survey Question 86, 38% of respondents valued the location of the neighborhood. However, only two respondents specifically mentioned that they valued the proximity to their church and one respondent specifically mentioned that they valued the proximity to school.

Of the 16 neighborhood choice variables previously listed and included in the analysis of the fourth neighborhood choice factor, only one variable loaded above a .65 – *proximity to place of employment.* 66% of respondents ranked the variable highly. In Survey Question 86, 38% of respondents valued the location of the neighborhood. However, only two respondents specifically mentioned that they valued the proximity of the neighborhood to their workplace.

As mentioned previously, the sections regarding neighborhood identity and neighborhood choice were used to answer Research Question 2. The following section regarding both active and emotional place attachment was used to answer Research Question 3 (Are the residents attached to their dwelling place and the surrounding

neighborhood?) and Research Question 4 (How is the residents' attachment to their dwellings and neighborhood manifested?).

Table 10

Neighborhood Choice Variables and Factor Loadings for Factor 1 - Heritage

Neighborhood Choice Variables	Factor 1 Loading
Architectural style of the houses **	**0.66479**
Proximity to public parks and other natural areas	0.22436
Close to shopping amenities	0.26655
Convenient accessibility to the downtown area	0.01928
Close to place of employment	-0.05241
Accessibility to hospitals and healthcare facilities	-0.02362
Mature trees **	**0.69871**
Close to friends	0.24056
Close to your place of worship	0.05501
Close to schools	0.12009
Location within the city	0.60011
Possible designation as a historical neighborhood **	**0.65860**
Close proximity to other historical neighborhoods **	**0.80769**
Age of neighborhood **	**0.83321**
Homogeneity of neighborhood residents	0.50596
Heterogeneity of neighborhood residents	0.64963

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 11

Neighborhood Choice Variables and Factor Loadings for Factor 2 - Location

Neighborhood Choice Variables	Factor 2 Loading
Architectural style of the houses	0.37353
Proximity to public parks and other natural areas **	**0.82206**
Close to shopping amenities **	**0.87426**
Convenient accessibility to the downtown area **	**0.72439**
Close to place of employment	0.36819
Accessibility to hospitals and healthcare facilities	0.58651
Mature trees	0.41472
Close to friends	-0.10743
Close to your place of worship	0.04828
Close to schools	0.19152
Location within the city	-0.10088
Possible designation as a historical neighborhood	0.08146
Close proximity to other historical neighborhoods	0.05737
Age of neighborhood	0.01936
Homogeneity of neighborhood residents	0.19227
Heterogeneity of neighborhood residents	0.05861

Note. **Bolded print** and ** indicates a loading greater than .65.

Table 12

Neighborhood Choice Variables and Factor Loadings for Factor 3 – Location

Neighborhood Choice Variables	Factor 3 Loading
Architectural style of the houses	-0.19246
Proximity to public parks and other natural areas	0.07160
Close to shopping amenities	0.00789
Convenient accessibility to the downtown area	0.08770
Close to place of employment	-0.12358
Accessibility to hospitals and healthcare facilities	0.26140
Mature trees	-0.11853
Close to friends	0.42740
Close to your place of worship **	**0.71886**
Close to schools **	**0.72303**
Location within the city	0.08590
Possible designation as a historical neighborhood	0.44437
Close proximity to other historical neighborhoods	0.15556
Age of neighborhood	0.03668
Homogeneity of neighborhood residents	0.26282
Heterogeneity of neighborhood residents	0.08742

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 13

Neighborhood Choice Variables and Factor Loadings for Factor 4 - Location

Neighborhood Choice Variables	Factor 4 Loading
Architectural style of the houses	0.18625
Proximity to public parks and other natural areas	0.12556
Close to shopping amenities	0.02936
Convenient accessibility to the downtown area	0.45364
Close to place of employment **	**0.66364**
Accessibility to hospitals and healthcare facilities	-0.10919
Mature trees	-0.05994
Close to friends	0.61707
Close to your place of worship	-0.02174
Close to schools	0.13294
Location within the city	0.50269
Possible designation as a historical neighborhood	-0.08367
Close proximity to other historical neighborhoods	-0.02611
Age of neighborhood	0.12158
Homogeneity of neighborhood residents	0.13236
Heterogeneity of neighborhood residents	0.02903

Note. **Bolded print** and ** indicates a loading greater than .65

Place Attachment

The place attachment section of the survey addressed the factors that determined each respondent's attachment to their dwelling place and neighborhood. Quantitative questions were asked about the active involvement of each respondent in the neighborhood as well as more subjective emotional feelings about the neighborhood. The section concluded with five qualitative questions regarding what each respondent valued about their current residence and the neighborhood and what each respondent would like to change about their current residence and the neighborhood. The final survey question asked each respondent to make any further reflections and did not list specific responses for the respondent to choose.

Emotional Place Attachment

The majority of the respondents said they feel comfortable in their home (97%), feel comfortable in the neighborhood (94%), feel safe in the neighborhood (94%), feel they could go to their neighbors for help (94%), would miss the neighborhood if they were to move (88%), are satisfied with the neighborhood (88%), are satisfied with their current residence (79%), have an added sense of pride because their home is located in the neighborhood (76%), feel emotionally attached to their home (75%), feel a part of the neighborhood (71%), would find it difficult to move from the neighborhood (61%), and have experienced significant life events while they have lived in their current residence (56%). Descriptive statistics along with Chi-square and factor analysis work together to

create a total picture of the Swan Lake neighborhood residents and their feelings of place attachment. The descriptive statistics were discussed above. Next, factor analysis of emotional place attachment will be discussed; and, in the last section, Chi-square analysis will show associations between various demographic and neighborhood variables and the residents' feelings of place attachment.

Factor Analysis of Place Attachment

Factor analysis was performed in order to determine the underlying constructs of the thirteen possible variables regarding place attachment. Thirteen variables were reduced to three factors. The thirteen place attachment variables used in the factor analysis included the following: feeling comfortable in the home, feeling comfortable in the neighborhood, significant life events, if the resident were to move from the neighborhood would he/she miss it, would the resident find it easy to move from the current residence, does the resident feel a part of the neighborhood, feelings of satisfaction with the home, feelings of satisfaction with the neighborhood, feelings of safety in the neighborhood, able to go to neighbors for help, feeling emotionally attached to home, feeling emotionally attached to the neighborhood, and added sense of pride because home is located in the Swan Lake neighborhood.

Factor 1: Emotion. Of the 13 place attachment variables listed previously and included in the analysis of the first place attachment factor, five variables loaded above a .65 – *would miss the neighborhood, feel a part of the neighborhood, feel emotionally attached to their residence, feel emotionally attached to the neighborhood,* and *have*

added sense of pride because their home is located in the neighborhood. The respondents' emotions regarding their dwelling place and neighborhood are pervasive through the five variables that make up Factor 1. Therefore, the underlying construct for Factor 1 is emotion (see Table 14).

The majority of respondents scored highly on all of the variables. At least two-thirds of respondents would miss the neighborhood (88%), feel a part of the neighborhood (74%), feel emotionally attached to their residence (75%), feel emotionally attached to the neighborhood (71%), and have an added sense of pride because their home is located in the neighborhood (76%).

Factor 2: Sense of security. Of the 13 place attachment variables listed previously and included in the analysis of the second place attachment factor, five variables loaded above a .65 – *feel comfortable in residence, feel comfortable in neighborhood, satisfied with neighborhood, feel safe in neighborhood*, and *could go to neighbors for help.* The psychological underpinning for the five variables that make up Factor 2 is the respondents' sense of security in their dwelling place and neighborhood. Without a sense of security the respondents' would not be able to achieve a certain level of comfort and satisfaction in their home and neighborhood. Therefore, the underlying construct for Factor 2 is a sense of security (see Table 15). The majority of respondents scored highly on all of the variables. Almost all of the respondents said they feel comfortable in their home (97%), feel comfortable in the neighborhood (94%), feel safe in the neighborhood (94%), and feel they could go to their neighbors for help (94%).

Factor 3: Memories over time. Of the 13 place attachment variables listed previously and included in the analysis of the third place attachment factor, two variables

loaded above a .65 – *significant life events* and *would find it difficult to move.* Both significant life events and difficulty in moving have been related through the literature with time. Significant life events take time to unfold in the natural course of life and the more significant life events that a resident experiences in their home, the more memories are bound to the place itself. Difficulty in moving results when a resident has spent many years in one home and/or has experienced life and created memories in their dwelling place. For these reasons, the underlying construct for Factor 3 is memories over time (see Table 16). Over half of the respondents said they have had significant life events while they have lived in their current residence (56%) and would find it difficult to move from the neighborhood (61%).

Chi-square Analysis

Chi-square analysis was performed between several demographic and neighborhood variables and the place attachment factors both as a whole and individually. Chi-square analysis was performed due to an anticipated relationship between the different variables and place attachment. Upon completion of the analysis, it was noted that several anticipated relationships were not confirmed. For instance, Chi-square analysis did not indicate a significant relationship between the sex of the resident and any of the place attachment variables either as a whole or individually (see Appendix C, D, E, and F). In addition, Chi-square analysis did not indicate a significant relationship between any age group and any of the place attachment variables either as a whole or individually (see Appendix C, D, E, and F).

A Past Experience Score (PES) was created by taking the sum of each respondents response for Survey Questions 14, 15 and 17 regarding past housing experiences. Chi-square analysis did not indicate a significant relationship between the PES and any place attachment variables either as a whole or individually (see Appendix C, D, E, and F).

A Recycling Score (RS) was created by taking the sum of each respondents response for Survey Questions 20a, 21, 23a-c, 24, 25, 26, and 27 regarding various measures of recycling. Chi-square analysis did not indicate a significant relationship between the RS and any place attachment variables either as a whole or individually (see Appendix C, D, E, and F).

However, several relationships were confirmed through Chi-square analysis. For instance, Chi-square analysis indicated a significant relationship at the .05 level between the number of years lived in the Swan Lake neighborhood (Survey Question 12) and place attachment factors as a whole [p = .001] (see Appendix C) and place attachment Factor 3 – Memories over time [p = .000] individually (see Appendix F). Chi-square analysis did not indicate a significant relationship between the number of years lived in the Swan Lake neighborhood and place attachment Factor 1 – Emotion (see Appendix D) or place attachment Factor 2 – Security (see Appendix E) individually.

Chi-square analysis indicated a significant relationship at the .05 level between ownership and place attachment Factor 1 – Emotion, Factor 2 – Sense of security, and Factor 3 – Memories over time [p = .002] as a whole (see Appendix C). Chi-square analysis also indicated a significant relationship at the .05 level between ownership and place attachment Factor 1 – Emotion [p = .027] individually (see Appendix D). Chi-square analysis did not indicate a significant relationship between ownership and place

attachment Factor 2 – Sense of security or place attachment Factor 3 – Memories over time (see Appendix E and F) individually.

Chi-square analysis indicated a significant relationship at the .05 level between Personality Type 1 (dependable, calm, stable, cautious, conventional) with place attachment Factor 1 – Emotion [p = .035] individually (see Appendix D). Chi-square analysis indicated a significant relationship at the .1 level between Personality Type 7 (friendly, resourceful, enterprising, self-centered, headstrong) with place attachment Factor 1 – Emotion [p = .077] individually (see Appendix D). Chi-square analysis indicated a significant relationship at the .1 level between both Personality Type 5 (artistic, reflective, sensitive, careless, lazy) [p = .058] and Personality Type 6 (enthusiastic, outgoing, spontaneous, impulsive, fickle) [p = .055] and place attachment Factor 2 – Sense of security individually (see Appendix E). Chi-square analysis indicated a significant relationship at the .05 level between Personality Type 4 (unpretentious, deliberate, industrious, logical, methodical) and place attachment Factor 3 – Memories over time [p = .026] individually (see Appendix F). Chi-square analysis indicated a significant relationship at the .1 level between both Personality Type 7 [p = .059] and Personality Type 9 (active, pleasant, sociable, demanding, impatient) [p = .099] and Factor 3 – Memories over time individually (see Appendix F). Chi-square analysis was performed on other combinations between Personality Types 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 and all place attachment variables. No other significant relationships were found.

A Self-image Score (SIS) was created by taking the sum of each respondents response for Survey Questions 30, 31, 32, 33, and 34 regarding how accurately the respondents residence matches their life-style and self-image. Chi-square analysis

indicated a significant relationship at the .01 level between the SIS and place attachment factors as a whole [p = .000] (see Appendix C), place attachment Factor 1 – Emotion [p = .000] individually (see Appendix D), and place attachment Factor 2 – Sense of security [p = .000] individually (see Appendix E). Chi-square analysis did not indicate a significant relationship between SIS and place attachment Factor 3 – Memories of time individually (Appendix F).

Chi-square analysis indicated a significant relationship at the .05 level between a preference for historical neighborhoods and place attachment variables as a whole [p = .030] (see Appendix C), and place attachment Factor 1 – Emotion [p = .035] (see Appendix D), place attachment Factor 2 – Sense of Security [p = .055] (see Appendix E), and place attachment Factor 3 – Memories of Time [p = .090] (see Appendix F) individually.

Chi-square analysis indicated a significant relationship at the .05 level between the active place attachment variables (Survey Questions 61b, 62, 63, 64, 65, 66a) and the place attachment variables taken as a whole [p = .000] (see Appendix C) and place attachment Factor 1 – Emotion [p = .000] (see Appendix D) and place attachment Factor 2 – Sense of security [p = .000] (see Appendix E) individually. However, Chi-square analysis did not indicate a significant relationship between the active place attachment variables and place attachment Factor 3 – Memories over time (see Appendix F).

Place Attachment Index (PAI)

In addition to descriptive statistics and factor analysis, a Place Attachment Index (PAI) was also created to provide a summable index score for overall attachment to place. The sum of Survey Questions 72 - 75 and Survey Questions 77 - 84 were added together for each respondent. Survey Question 76 was eliminated from the PAI sum because the question was asked in reverse format and would have skewed the PAI results if it had been added with the other questions. The sum of the twelve questions resulted in the PAI for each respondent. As a result, 83 out of 109 respondents scored a high place attachment score (sum equals within the range of 48 to 72 points). Therefore, 76% of the respondents showed evidence of attachment to place through their responses to the specified survey questions under the place attachment section. The remaining 24% of respondents scored a moderate place attachment score (sum equals within the range of 25 to 47 points). None of the respondents scored a low place attachment score or showed no attachment to place. Therefore, it can be concluded that 100% of respondents have some degree of attachment to place with regard to their current home and neighborhood.

Active Place Attachment

Many respondents are actively involved in the neighborhood. Over one-half of the respondents have close friends in the neighborhood (58%), belong to the Swan Lake Neighborhood Association (56%), and attend a church in the area (55%). Almost one-

half of respondents participate in volunteer work (45%) and/or clubs or organizations (41%) in the area. Several respondents have children who attend school in the area.

Relationships Between Neighbors

The majority of respondents (59%) stop and talk with neighbors outside of their home more than once a week. Almost one-half of respondents preferred that neighbors just chat outside their homes (48%) or drop in on each other (46%). One-third of respondents do not ever drop in on any of their neighbors or have their neighbors drop in on them just for a casual visit (35%) and do not ever invite neighbors over to their home (30%). One-third of respondents invite neighbors over to their home (33%) or drop in on their neighbors (28%) once or twice a month.

Table 14

Place Attachment Variables and Factor Loadings for Factor 1 - Emotion

Place Attachment Variables	Factor 1 Loading
Feel comfortable in current home	0.05401
Feel comfortable in the neighborhood	0.17904
Significant life events	0.28999
Would miss neighborhood if you were to move **	**0.78654**
Would find it difficult to move from current residence to area outside the neighborhood	-0.42641
Feel a part of the neighborhood **	**0.79768**
Satisfied with current residence	0.27407
Satisfied with the neighborhood	0.26999
Feel safe in the neighborhood	-0.04366
Could go to neighbors for help	0.17660
Feel emotionally attached to home **	**0.83292**
Feel emotionally attached to neighborhood *	**0.85152**
Have added sense of pride because home is located in the neighborhood **	**0.76235**

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 15

Place Attachment Variables and Factor Loadings for Factor 2 – Sense of Security

Place Attachment Variables	Factor 2 Loading
Feel comfortable in current home **	**0.82542**
Feel comfortable in the neighborhood **	**0.84651**
Significant life events	-0.00907
Would miss neighborhood if you were to move	0.17704
Would find it difficult to move from current residence to area outside the neighborhood	-0.25263
Feel a part of the neighborhood	0.21686
Satisfied with current residence **	**0.59077**
Satisfied with the neighborhood **	**0.79074**
Feel safe in the neighborhood **	**0.79801**
Could go to neighbors for help **	**0.65888**
Feel emotionally attached to home	0.11162
Feel emotionally attached to neighborhood	0.06696
Have added sense of pride because home is located in the neighborhood	0.12609

Note. **Bolded print** and ** indicate a loading greater than .65.

Table 16

Place Attachment Variables and Factor Loadings for Factor 3 – Memories over time

Place Attachment Variables	Factor 3 Loading
Feel comfortable in current home	-0.14214
Feel comfortable in the neighborhood	-0.11024
Significant life events **	**0.82513**
Would miss neighborhood if you were to move	-0.19838
Would find it difficult to move from current residence to area outside the neighborhood **	**0.68100**
Feel a part of the neighborhood	0.07649
Satisfied with current residence	-0.34350
Satisfied with the neighborhood	-0.04758
Feel safe in the neighborhood	-0.03692
Could go to neighbors for help	0.09779
Feel emotionally attached to home	0.07138
Feel emotionally attached to neighborhood	-0.03417
Have added sense of pride because home is located in the neighborhood	0.03532

Note. **Bolded print and **** indicate a loading greater than .65

In summary, Chapter IV presented detailed information about the data gleaned from the Swan Lake neighborhood survey. Each of the five sections of the survey were discussed including background information, self-identity of the residents, neighborhood identity, housing and neighborhood preferences, and place attachment. The results of descriptive statistics, Chi-square, and factor analysis were disclosed. Chapter V will further the investigation by answering the research questions, discussing the results of the survey, and drawing conclusions regarding the issue of the Swan Lake neighborhood residents' feelings of place attachment. Chapter V will also discuss how this study furthered the theoretical framework proposed by the researcher and suggests further directions of study.

CHAPTER V

DISCUSSION, CONCLUSIONS, AND DIRECTIONS FOR FUTURE STUDY

A sense of place suggests a strong emotional linkage between a person and a particular physical location which creates a feeling of significance attached to that particular place (Sime, 1986). The built environment in which spaces are imbued with memories, emotions, and meanings become significant places for users. Places impact an individual's sense of self, sense of safety, sense of comfort and satisfaction. In the words of Hiss (1990) "the places where we spend our time affect the people we are and can become" (p. xi). Designers of the built environment who create places for people to live, work, and socialize must understand the impact of environment on human behavior and must learn to create places with meaning for the user in order to enhance their quality of life.

This study examined the personal characteristics and self-identity of the residents of an urban historical neighborhood, located in Tulsa, Oklahoma, as well as their attitudes, values, and sense of place regarding their residential dwelling place and surrounding neighborhood environment. In this study, the Swan Lake neighborhood is a significant place that affects each resident's sense of self, sense of safety, comfort, and satisfaction. The purpose of performing a residential case study was to provide future

designers of residential neighborhoods with better information regarding place attachment and the built environment. It is the hope of the researcher that with a thorough understanding of place attachment, designers will be able to create places that enhance the quality of life for the user.

First, the research questions will be addressed and answered through a discussion of the results of the data. Second, the proposed theoretical framework will be addressed and related to the results of the data. Please note that certain topics including the residents' personal characteristics, neighborhood choice, place attachment, and manifestations of place attachment will overlap between the research questions and theoretical framework sections. In order to limit the redundancy of information, the reader may be directed to another section for further discussion of a topic. Third, the lessons for the future including historical preservation, urban revitalization, and general planning lessons will be addressed. Last, the directions for future study will be addressed.

Common Characteristics of the Swan Lake Residents

The first research question (What are the common characteristics of the residents who choose to live in the sample neighborhood?) addressed the people who reside in the Swan Lake neighborhood. A section of the survey regarding demographic information and self-identity questions was used to discover the common characteristics of the residents of the Swan Lake neighborhood. A profile of the typical Swan Lake resident was compiled. In addition, a common personality type and various personality traits were

found to be prevalent among the residents. From the information gleaned from the Swan Lake neighborhood survey, the commonalities of the residents can be used to identify people who prefer to live in older urban neighborhoods. Such identifying characteristics may help marketing specialists to attract similar people who might contribute to the success of an urban renewal project.

Typical Swan Lake Resident

By using descriptive statistics a profile of a typical Swan Lake resident was created. The typical resident is a college-educated Caucasian woman (56%) or man (44%) between the ages of 25 and 34 years of age who currently owns her/his home in the Swan Lake neighborhood. She/he is currently employed in a business-related field and has a household income of $30,000 to $49,999. She/he does not have any children living at home. The typical resident has lived in other states outside of Oklahoma, other cities outside of Tulsa and in other areas of Tulsa other than the Swan Lake neighborhood. She/he has lived in Tulsa less than 10 years and in the Swan Lake neighborhood and in her/his current residence for less than 5 years. She/he has not lived in any other neighborhood designated or zoned for preservation and did not grow up in a home similar in appearance and age to Swan Lake neighborhood.

Diversity of Residents

While the commonalities of the Swan Lake neighborhood residents are made apparent in the portrait, more important than what the residents have in common is the overwhelming evidence that points to the diversity of the residents. The Swan Lake neighborhood residents, through the data gleaned from the survey, described themselves as a diverse group of people. The Swan Lake neighborhood residents appreciate and celebrate diversity. Over one-third of the respondents value the heterogeneity of neighborhood residents. One respondent said that he/she valued the "cross section of residents" in the neighborhood. Another respondent noted that he/she valued the "wide variety of neighbors – ages and types". Another respondent expressed his/her appreciation for the "different points of view" offered by the neighborhood residents. It is interesting that many of the respondents respond to the differences in people within the neighborhood, embrace those differences positively, and include the aspect of diversity as one of the reasons they value living in the Swan Lake neighborhood. The diversity of the residents is evident through the various levels of education and occupations held by the residents. (See the following sections entitled Education and Employment for further discussion.)

Personality Type

The majority of respondents (46%) identified themselves as Personality Type 1. Personality Type 1 included personality traits such as dependable, calm, stable, cautious,

and conventional. It was anticipated that the residents of the neighborhood would have particular personality traits in common. It was also hoped that a "personality profile" could be generated to more clearly ascertain if a certain "type" of person preferred to live in urban historical neighborhoods. Since almost one-half of the respondents fall into the category of Personality 1, it can be concluded that people of a certain personality type, based on a compilation of personality traits, are likely to choose to inhabit older houses and neighborhoods. The researcher suggests that further studies could analyze personality types as related to housing and neighborhood choice across a variety of housing and neighborhood styles.

Personality Traits

The purpose of the personality trait section was to serve as a measure of description for the residents of the Swan Lake neighborhood. The adjectives (as listed in Chapter IV – Reporting of the Results) can be grouped into descriptive categories to present a more cohesive picture of the residents. The adjectives fall into three categories – mental, social, and moral. The respondents primarily identified themselves as possessing mental skills and can be described as logical, resourceful, and reflective. The respondents also identified themselves as possessing social interaction skills and can be described as friendly, pleasant, sociable, outgoing, active, sympathetic, and enthusiastic. The respondents also identified themselves as maintaining moral sensibility and can be described as sincere, natural, dependable, stable, and practical.

Summary

It can be concluded that the people who choose to reside in the Swan Lake neighborhood have many characteristics in common. The section entitled Typical Swan Lake Resident gives an overall portrait of the average resident. As a whole, the Swan Lake neighborhood residents are middle-aged, middle income Caucasians without children living at home. The residents offer diversity through their differing levels of education and means of employment. The residents identified themselves as primarily Personality Type 1 and particularly described themselves as dependable, friendly and pleasant. The residents choose to recycle material goods of varying levels and, in particular, choose to keep personal items for many years. The residents feel that the neighborhood is unique, feel proud to live in the Swan Lake neighborhood, take pride in the condition of their homes, and feel that their homes accurately match their lifestyles. The neighborhood choice of the residents addresses the reasons why the Swan Lake neighborhood residents choose to live in the neighborhood.

Neighborhood Choice of the Residents

The second research question (Why do the residents choose to live in this neighborhood?) addressed the neighborhood choice of the Swan Lake residents. A section of the survey regarding neighborhood preference and choice was used to discover why the residents chose to live in the Swan Lake neighborhood. Not only factors of neighborhood choice but also concepts of status appeal and suburbia were addressed.

From the information gleaned from the Swan Lake neighborhood survey, the neighborhood choice of the residents can be used to identify the reasons that people prefer to live in older urban neighborhoods. Such identifying reasons may lead designers to create neighborhood environments with meaning for potential residents. In effect, information regarding neighborhood choice may aide designers in both historical preservation and urban renewal efforts not only to design spaces for people to carry out their daily activities, but also to create meaningful places for people to live. By their neighborhood choice, the residents of historical neighborhoods also directly contribute to the growth and revitalization of the urban areas.

The majority of respondents ranked mature trees in the neighborhood, location in the city, architectural style of the houses in the neighborhood, proximity to public parks or other natural areas, convenient accessibility to the downtown area, proximity to place of employment, proximity to shopping amenities, and age of the neighborhood as the most important variables in their neighborhood choice. Based on the results of factor analysis, this study showed that the concepts of heritage and location were most important to the residents' neighborhood choice.

Heritage

Several respondents valued the style of the housing stock located in the Swan Lake neighborhood and the historical quality of the neighborhood. Most of the respondents particularly appreciated the diversity of housing styles. One respondent valued the "wonderful sense of history and continuity" found in the Swan Lake neighborhood. Several of respondents valued the age of the neighborhood. One

respondent said that he/she values the age of the neighborhood because "the older [the neighborhood], the more individual [it is]". Many respondents refer to the age of the neighborhood as "established" or "mature". One respondent values the age of the neighborhood because of its "sense of history, stability, old trees, [and feeling of being] lived in!"

Researchers have studied housing preference with regard to architectural style (Groves and Thorne, 1988; Devlin, 1994). Other researchers investigated housing preference with regard to the age of the house (Orland, Vining, & Ebreo, 1992; Cherulnik and Wilderman, 1986; Fleming, 1982; Fleming and Von Tscharner, 1987). In relation, this study addressed, in part, neighborhood choice with regard to the architectural style and age of the houses located in the neighborhood. Findings indicate that the Swan Lake neighborhood residents prefer neighborhoods with heritage and a sense of continuity. The residents' desire to reside in a neighborhood with roots and a feeling of permanence is at the heart of the issue.

Location

The majority of respondents ranked the location of the Swan Lake neighborhood within the city of Tulsa as a determining factor in their choice of neighborhoods. Many respondents (38%) value the location of the neighborhood. One respondent valued the location of the neighborhood and said "this neighborhood has a sense of 'small town' closeness and an ease of accessibility to other areas". Another respondent said of Swan Lake neighborhood: "It is interesting and near other interesting, unique Tulsa sites". One

respondent valued being "close to downtown and Cherry Street and Brookside and Utica Square. I hardly have to go beyond 3 miles for anything I need".

Swan Lake and Other Parks

Almost one-quarter of respondents (23%) value the location of the neighborhood in relation to Swan Lake park. One respondent who values Swan Lake said "[I] love the waterfront and 'promenade' effect of visiting with neighbors". Another respondent said: "95% of our family activities take place in or around Swan Lake". Another respondent said: "Swan Lake [is] always beautiful and interesting any time of day or night [and] in any season". Another respondent values the proximity to Swan Lake and said: "[I] enjoy [the] outdoors and having [a] 'natural' area close to home". Another respondent calls Swan Lake a "Tulsa treasure". Respondents also valued the proximity of the neighborhood to other natural areas including Woodward Park, the Tulsa Rose Garden and River Parks.

Ability to Walk

It is important to note that 8% of respondents valued the ability to walk in the neighborhood. By being able to walk to natural areas, shopping areas, restaurants, and other amenities, respondents also value the proximity of these special areas to their homes. One respondent said: "People get out of their houses and spend time at the lake, in grassy areas, walking, and going to Cherry Street. You see the people you live with."

Another respondent said he/she values "being able to walk around the neighborhood safely and [to] visit people as I walk [and] to watch the swans, ducks, other birds, and squirrels". The ability to walk around the neighborhood is also closely tied to the socialization of the neighborhood and lends a sense of community to the area.

Status Appeal

Almost two-thirds of respondents (73%) felt that their residence has a certain status appeal. However, just over one-third of respondents (31%) believed that the status appeal of their residence affected their choice of housing. Respondents were also asked to explain why they did or did not feel that status appeal affected their choice of housing. The majority of respondents indicated that they did not care about status. One respondent said: "I wanted an old home and old neighborhood. I was not interested in status". Another respondent said: "I bought this house in 1976 before 'Cherry Street' existed and before this neighborhood had been 'discovered' by yuppies. Mostly old people lived on this street then. It's wasn't a status location at all". Another respondent said: "We didn't know anything about the neighborhood [or] town when we moved here. We just knew what we liked". Another respondent said: "I just don't like to think in terms of 'status appeal'. The neighborhood appealed to my aesthetic sense because of the range of quite modest to expensive homes and surroundings". For the 31% who felt that status appeal played a role in their housing decision, many respondents wanted a good neighborhood and a desirable location. One respondent stated that he/she "wanted a 'nice house in a nice neighborhood' [like] the way we grew up". Other respondents chose to live in the

Swan Lake neighborhood because of the lifestyle it conveyed to them. One respondent said: "I feel like the neighborhood has a certain appeal. I think it conveys an image [that is] artsy, kind of offbeat, [and] different. It affected my choice of neighborhood". Another respondent said: "Swan Lake [neighborhood] exudes greatness and a cool lifestyle."

Past research indicates that houses can communicate social status to others (Laumann and House, 1970; Pratt, 1982; Nasar, 1989). Because the built environment is thought to be a stage for social performances, individuals select houses and building materials to influence a "social audience" (Sadalla & Sheet, 1993). However, in this study it was found that while residents' were somewhat aware of the status appeal of the neighborhood, their housing choice was not affected.

Suburbia

The majority of respondents did not consider a home in the suburbs. Reasons as to why they did or did not consider a home in the suburbs ranged from convenience, dislike of the suburbs, desire to live in or close to downtown, desired to live close to their workplace, affordability of housing, preference for older homes, desire to live in the Swan Lake neighborhood only.

Convenient Location

Almost one-third of respondents (30%) did or did not consider a home in the suburbs for a convenience-related reason. For instance, one respondent said he/she "wanted to be close to school – Tulsa University [located north of Swan Lake neighborhood]". Another respondent said that the suburbs were "too far from the cultural center of downtown". Another respondent said that the suburbs were "too far away from where we thought we would be most active".

Dislike of the Suburbs

Over one-quarter of respondents (26%) dislike suburbia and did not consider a home in the suburbs. Some respondents showed passionate dislike for the suburbs. One respondent said of the suburbs: "YUCK". Another respondent said of the suburbs: "Hate them". Others focused on the housing stock in the suburbs: "Every house looks the same" or "[I] did not care for the way all the houses looked the same with the main focus being on the garage" or "lack of complex architecture". Two-thirds of respondents classified suburban housing to be generic and 68% of respondents said that the generic quality of suburban housing affected their choice to live in an older section of town.

Other respondents focused on the neighborhood aspects of the suburbs. One respondent said that the suburban neighborhoods lacked "flavor". Many respondents disliked the fact that the suburbs lack uniqueness or character. One respondent said of the suburbs: "No way. No character. No trees." One respondent even said: "I prefer to stay

as far from the suburbs as possible! Too homogeneous." The Swan Lake residents who dislike the suburbs are fighting a sense of placelessness exhibited in the suburbs.

This study contends that without the architectural variations reflective of the cultural values and regional characteristics of a place, the built environment becomes a mass of generic structures with little or no variation. A homogeneous built environment, in which all homes and/or commercial buildings look alike regardless of where they are built or who chooses to live in them, results in a sense of placelessness for humankind.

Calthorpe (1993) blames the homogeneous quality of suburban landscapes, including various scales of both residential and commercial structures, for the growing sense of frustration and placelessness felt by today's suburban dwellers. In these suburban areas, "chain-store architecture, scaleless office parks, and monotonous subdivisions" obscure the unique features of each place (p. 18). As noted by Calthorpe (1993), Hough (1990), and Langdon (1994), the dysfunctional patterns of growth have resulted in suburban sprawl and produced environments that frustrate rather than enhance daily life. It is the suburban lifestyle that residents who dislike the suburbs are escaping from by choosing to live in an urban neighborhood like Swan Lake neighborhood.

Proximity to Downtown

Many respondents said they preferred to live close to downtown. One respondent said: "I wanted to be at the center of things". Another respondent said: "We are very cosmopolitan in our living and don't like living away from the city". Many respondents

(16%) said they needed to be close to work. Many of the respondents who said they preferred to live close to downtown also work downtown.

Affordability

Several respondents said their preference for either suburban or city living stemmed from the factor of affordability. One respondent said of the suburbs: "Closer to the country plus value for the money". However, several respondents said they did not consider the suburbs because it was too expensive for them to live there.

Preference for Older Houses

Several respondents said they did not consider the suburbs because they like older houses. One respondent said: "[I] like older areas, trees, [and] coziness". Another respondent said: "I like older homes with architectural details". One respondent said that he/she preferred "older, more established neighborhoods". Another respondent said he/she did not choose to look at the suburbs as a possible housing area because the suburbs have "no sense of maturity".

Preference for Historical Neighborhoods

The majority of the Swan Lake neighborhood survey respondents prefer to live in a historic neighborhood. The Swan Lake neighborhood residents resisted the flight to

suburbia and instead choose to reside in older, established, urban neighborhoods. Malnar and Vodvarka (1992) note that deep attachment "to attributes of buildings, and the desire for spatial permanence, together may account for the public's affection for older houses in established neighborhoods, and hostility toward typical housing developments. For the most part, these developments replace a living record of human dwelling with a pure form unrelated to experience" (p. 278-279). The Conclusions to With Heritage So Rich states that the mobility of modern society results in a "feeling of rootlessness combined with a longing for those landmarks of the past which give us a sense of stability and belonging". This study contends that the people who choose to live in historical, urban neighborhoods are searching for a sense of continuity within society and have reestablished the values of time and place through the houses and neighborhoods of the past.

Summary

The second research question was answered through the results of the survey regarding neighborhood preference and choice. The residents chose to live in the Swan Lake neighborhood because of issues of heritage and location. The residents prefer to live in a historic neighborhood and they value the architectural style of the houses in the neighborhood. The residents also chose to live in the Swan Lake neighborhood because of the convenient location of the neighborhood within the city of Tulsa and accessibility to the downtown area. And lastly, the residents chose to live in the Swan Lake neighborhood because of the proximity of the neighborhood to nature, including the mature trees in the neighborhood and the accessibility to numerous public parks and other

natural areas. Research Question 3 will be answered through the results of the survey regarding place attachment.

Place Attachment of the Residents

The third research question (Are the residents attached to their dwelling place and the surrounding neighborhood?) addressed the place attachment of the Swan Lake residents. The last section of the survey regarding place attachment was used to discover if the residents were attached to their current dwelling place and to the Swan Lake neighborhood. Place attachment was divided into active place attachment and emotional place attachment. Emotional place attachment will be addressed in this section. (For further discussion of active place attachment see the section entitled Active Place Attachment).

Based on the past research, the place attachment section attempted to appeal to the respondents' relative measure of attachment to their home and neighborhood. The results of the survey indicated that a high percentage of respondents feel comfortable in their home and neighborhood, feel safe in the neighborhood and feel they could go to their neighbors for help, feel emotionally attached to their home and would miss the neighborhood if they were to move, are satisfied with their current residence and neighborhood, and have an added sense of pride because their home is located in the neighborhood. Based on descriptive statistics alone, it can be concluded that the majority of respondents show an attachment to place.

Based on the results from factor analysis, the factors of emotion, sense of security, and memories over time are integral to the residents' emotional attachment to place. All three factors echo major thematic elements of this study. The results from factor analysis shed light on the interconnectedness among all of the thematic patterns and further increases the connection between the resident and their feelings of place attachment.

Emotion

The respondents' expressions of emotions regarding their dwelling place and neighborhood are pervasive through the five variables that make up the first place attachment factor. Many of the respondents used the word "love" when referring to their home and/or neighborhood throughout this survey. One respondent enthusiastically said: "I love it! I've always loved it! And I hope it's preserved, as is, for the rest of this planet's existence! No more destruction for a new bank!" Another respondent said: "We love our house and love the neighborhood. [We] like to jog and walk around Swan Lake and River Parks. [We] love being close to Utica Square." Another respondent said: "I walk to work many days and the trees/shade, the architectural styles, the different landscaping, the ducks/turtles/swans, and Swan Lake make it most enjoyable and relaxing! I love living here. Plus, I live right behind Cherry Street – very convenient!"

Sense of Security

The psychological underpinning for the five variables that make up the second place attachment factor is the respondents' sense of security in their dwelling place and

neighborhood. Without a sense of security the respondents' would not be able to achieve a certain level of comfort and satisfaction in their home and neighborhood.

Comfort

Several respondents value comfort. One respondent replied: "To me, Swan Lake represents comfort. It's very well shaded and there is little pretension. Many different types of people live here and yet everyone seems to agree that it's worth maintaining as it is. In other words, preserving its history. To me, that's comfort".

A feeling of comfort is another manifestation of the resident's environmental perceptions. Past research indicates that attachment is often experienced as a feeling of comfort or a sense of feeling "at home" (Relph, 1976; Rowles, 1983; Seamon, 1979). Because of the emphasis of past researchers, the issue of comfort was addressed as an element of place attachment in this study. The results of the Swan Lake neighborhood survey indicated that almost all of the respondents felt comfortable in their home and in the neighborhood. It is important to note that the residents' comfort is not only physically and physiologically satisfied, but also emotionally and psychologically fulfilled.

Housing Satisfaction

Another manifestation of the resident's environmental perceptions is housing satisfaction. Housing satisfaction was addressed as an element of place attachment in the

Swan Lake neighborhood survey. A high percentage of respondents are satisfied with their current residence (79%) and with the neighborhood (88%).

Security

A sense of security is another manifestation of the resident's environmental perceptions. Security was addressed as an element of place attachment in the Swan Lake neighborhood survey. Almost all of the respondents feel safe in the neighborhood (94%) and feel they could go to their neighbors for help (94%).

Memories Over Time

Both significant life events and difficulty in moving have been related through the literature with time. Significant life events take time to unfold in the natural course of life and the more significant life events that a resident experiences in their home, the more memories are bound to the place itself. Difficulty in moving results when a resident has spent many years in one home and/or has experienced life and created memories in their dwelling place.

Difficult to Move

The majority of the respondents said they would find it difficult to move from the neighborhood. One respondent stated: "We are about to put our house of the market to

move closer to my husband's company. I wish I could take my house and the neighborhood with me!" Another respondent replied that she and her husband plan to live in their home until they die.

There were a few people who would not find it difficult to move. One respondent noted that he/she is a student at the Spartan School of Aeronautics and he would like to return to his/her home which is located in another state as soon as possible. Another respondent states that he/she is moving because he/she can not take the "neglect, abuse, and rip-off from the real estate manager and the service people they send out to [make] repairs [and] who destroy my property."

Significant Life Events

Rowles (1983) links place attachment with the experience of significant life events in an environment. Over one-half of respondents (56%) noted that significant life events had taken place during their residency in their current home. A few respondents (2%) value their homes for the significant life events that have taken place while they have lived in the home. One respondent said: "This house was part of my husband's wedding proposal [to me]". Her husband said: "It was part of my proposal to my wife. We had our [wedding] reception here. It is now exactly the way we want it." Another respondent values his/her home because it is the "first place I have lived alone". Another respondent said of his/her residence: "I have earned it myself". Another respondent reflected: "I call my house 'The Shrine' because I have an almost spiritual feeling about it. Partly because I've owned it since I was 24. It was the first house I ever bought".

Therefore it can be concluded that significant life events may be interrelated to feelings of place attachment.

Place Attachment Index (PAI)

In addition to descriptive statistics and factor analysis, a Place Attachment Index (PAI) was also created to provide a summable index score for overall place attachment. Over two-thirds of the respondents showed evidence of high attachment to place through their responses to the specified survey questions under the place attachment section. A high PAI score falls within the range of 48 to 72. The remaining 24% of respondents scored a moderate place attachment score (sum equals within the range of 25 to 47 points). None of the respondents scored a low place attachment score or showed no attachment to place. Therefore, it can be concluded that 100% of respondents have some degree of attachment to place with regard to their current home and neighborhood. . As a result, 83 out of 109 respondents scored a high place attachment score (sum equals within the range of 48 to 72 points). Therefore, 76% of the respondents showed evidence of attachment to place through their responses to the specified survey questions under the place attachment section.

Summary

The third research question addressed the place attachment of the Swan Lake residents. Through the descriptive statistics, the PAI score, and the factor analysis, it can

be concluded that the residents of the Swan Lake neighborhood are attached to their dwelling and neighborhood places. The fourth research question addressed the manifestations of place attachment as seen through the community identity and sense of community felt by the residents of the Swan Lake neighborhood.

Manifestations of Place Attachment

The fourth research question (How is the residents' attachment to their dwellings and neighborhood manifested?) addressed the manifestations of the place attachment of the Swan Lake residents. The results of the last section of the survey regarding place attachment was used to discover how the residents displayed their attachment to their current dwelling place and to the Swan Lake neighborhood. Community pride, community identity, and community building constitute the residents' manifestations of place attachment.

Community Pride

A general sense of pride was felt by almost all of the respondents. The majority of respondents feel proud to live in the Swan Lake neighborhood and take pride in the condition of their home and neighborhood. In addition, the majority of respondents have an added sense of pride because their home is located in Swan Lake neighborhood. Qualitative response to survey questions resulted in some respondents expression of pride in the neighborhood. One respondent said: "It feels so good to live in a neighborhood in

which there is so much pride". Another respondent said of Swan Lake neighborhood: "[It is] a truly fine, friendly almost 'old-fashioned' neighborhood that has neighborhood values and pride". Therefore, it can be concluded that the Swan Lake neighborhood residents take pride in the neighborhood.

In neighborhoods where residents are proud of their properties, often the residents will feel more loyalty to both the physical and social aspects of the neighborhood. Likewise, when a neighborhood socializes together and feels a bond of commonality, community cohesiveness is strengthened.

Sense of Community

The results of the Swan Lake neighborhood survey indicated that a sense of community and cohesiveness among neighbors is valued by the respondents. McMillan (1996) views community as "a spirit of belonging together" which echoes his idea that bonding occurs when people coexist with others like themselves and feel secure within a community environment. McMillan (1996) also states that community creates the feeling that the relationships between community members can be mutually beneficial. In past articles, McMillan (1996) used the word "membership" instead of "spirit", which emphasized boundaries that separate those "inside" the community from those "outside" the community. McMillan (1996) also suggests that the "us from them" mentality fosters a feeling of emotional safety among residents and "encourages self-disclosure and intimacy". It also creates boundaries which "ally fears by identifying who can be trusted as 'one of us". McMillan contends that when individuals feel welcome or a sense of

belonging in a community, they will develop a "stronger attraction" or attachment to that community. In this way, an interrelationship exists between active place attachment and sense of community.

As defined by this study, active place attachment includes the element of residents establishing relationships with fellow neighbors. Mehrabian (1976) stresses that a sense of community can not exist unless people get to know one another and socialize. He continues: "People's paths must cross frequently to give them a chance to get to know and like each other. But that is not enough. There must also be places that attract people and keep them there, places that contain some interesting or compelling stimulus" (p. 297). The natural and built environment of the Swan Lake neighborhood provides this stimulus through the Swan Lake park, Christ the King Church and Marquette School. The Swan Lake Neighborhood Association also provides a common outlet for neighbors to build their community for the good of the whole neighborhood.

Community Building through the Neighborhood Association

Through the results of this study, it was established that the Swan Lake neighborhood forms a cohesive community unit documented through active and sometimes powerful neighborhood action groups known as the Swan Lake Neighborhood Association (SLNA).

Over half of the respondents (56%) belong to the Swan Lake Neighborhood Association (SLNA). Of those respondents who do not belong to SLNA, most either rent

their home or have moved into the neighborhood recently. A few respondents value the SLNA. One respondent stated that he/she values the "cohesiveness of residents and the active neighborhood association". Another respondent values the "sense of community among neighbors".

In 1994, the Swan Lake Neighborhood Association, consisting of neighborhood residents, won a lawsuit against the city of Tulsa, reversing an earlier Board of Adjustment decision that would have permitted Liberty Bank and Trust Company to build a drive-in bank at the corner of 15th Street and Utica Avenue (Tulsa World, 1996). The corner in question exists within the bounds of the Swan Lake neighborhood and is the site of several historic apartment buildings built in 1926 in the heavily textured Spanish Mission Revival style (A Neighborhood History, 1994). Residents banded together in the form of the neighborhood association, expressed their fears that the proposed bank would cause increased traffic in the neighborhood. The neighborhood association succeeded with a victory in district court (Tulsa World, 1996). In 1996, another bank, Stillwater National Bank & Trust Company, decided to pursue the same corner location for their newest branch. However, because of the strong community cohesion shown in the previous case, the bank included the residents in the planning process before the bank filed an application for a four-story building at 15th Street and Utica Avenue (Tulsa World, 1996).

However, the SLNA is only as strong and viable as the residents who contribute to the association. The results of the survey showed that a few people who belong to the SLNA said they were not sure if the neighborhood association was still active. In fact, during 1997 the Swan Lake Neighborhood Association was in a state of inactivity.

Several respondents expressed concern for the SLNA and said that the neighborhood needs more support and help from the neighborhood association. Some respondents cite a lack of leadership in the SLNA. One respondent said that he/she would like the SLNA to "have officers who represented the neighborhood's interests". The same respondent referred to another cohesive means of community building – the SLNA newsletter known as the Sign of the Swan. The newsletter, when in circulation, was delivered to every household in the neighborhood regardless of the resident's participation in the Swan Lake Neighborhood Association. He/she said: "We used to have a neighborhood newsletter keeping us informed of when neighborhood meetings were and what was happening in the neighborhood. Now – nothing!"

The concern the respondents have for the neighborhood was reflected in the qualitative survey responses. A large percentage of respondents (24%) wanted to protect the neighborhood from commercial encroachment. One respondent expressed a fear of commercial encroachment and stated "[I] am afraid it will destroy the charm of the neighborhood". Another respondent said: "I would like it to be more difficult for imposing commercial development that is deemed negative by the neighborhood to 'take over', or hurt the neighborhood's status". Respondents enjoy the small "mom and pop" run businesses which populate Cherry Street like the antique stores and restaurants, but they are adverse to letting "big" business like Stillwater National Bank into the neighborhood. One respondent wants to "keep the 71st and Memorial flavor that is creeping into 15th Street out. I like the eclectic atmosphere that used to be here".

Several respondents relate 15th Street businesses with an increase in traffic through the neighborhood. One respondent stated that he/she wanted to "block the traffic

coming through from 15th Street in [some] areas, prohibit certain traffic-generating businesses [such as] New York Bagel and Bourbon Street restaurants, prohibit large companies from barging in [such as] Stillwater Bank". The respondent ends with this statement: "If it is an historic neighborhood, why is there so little legal protection from these intrusions?" Several respondents see the delicate balance of the neighborhood in jeopardy from commercial encroachment. One respondent said: "I love it here but am really dissatisfied with commercial endeavors. The edges of the neighborhood are beginning to be stressed with traffic that commercial businesses are forcing on us. There has been a total failure of the imagination by all of us to make this neighborhood and the rest of the world blend together". One final comment made by a respondent blended the concern for the welfare of the neighborhood, concern for the continuation of the neighborhood, and pride in the neighborhood. The respondent stated: "It is a wonderful place to live and I hope the magical combination of things that make it so are maintained".

Summary

Research Question 4 was answered through the results of the last section of the survey regarding place attachment and the qualitative questions which asked the respondents to reflect on the neighborhood and their dwelling places. Specifically, the socialization among neighbors and the community involvement of the residents showed evidence of the residents' manifestations of place attachment. Community pride, community identity, and community building were shown through the passionate remarks

of the residents in favor of protecting the neighborhood from commercial encroachment, an increase in non-resident traffic and parking, and concern for the future of the Swan Lake Neighborhood Association.

Emerging Patterns

The Swan Lake neighborhood survey generated a huge amount of data. After sifting through the descriptive statistics, the respondents' qualitative responses, Chi-square and factor analysis, certain issues or variables frequently emerged from the data and several patterns became apparent. Because this section of Chapter V has been arranged to present the survey conclusions as related to the theoretical framework, the patterns will not be addressed separately in the text, but will be grouped together as they appear in each component. Eleven major themes emerged from the data, including history, diversity, comfort and security, aesthetics, uniqueness, nature, emotion, community, location, and economics. The pattern known as History includes the issues of age, preservation, and heritage. The pattern known as Diversity encompasses not only the variety of residents who choose to reside in the Swan Lake neighborhood, but also the numerous styles of architecture and types of housing found in the neighborhood. The pattern known as Comfort and Security includes physical and psychological aspects as well as emotional and psychological aspects. The pattern known as Aesthetics embodies the concepts of beauty and orderliness. The pattern known as Uniqueness envelopes the ideas of character, personality, and distinction. The pattern known as Nature emphasizes the importance of natural areas and wildlife to the residents of the Swan Lake

neighborhood. The pattern known as Emotion encompasses feelings of love and pride. The pattern of Community includes neighbors, the neighborhood association, friendliness, and harmony. The pattern of Location addresses the convenience factor as well as issues of urban versus suburban neighborhoods. The pattern known as Economics encompasses the concepts of affordability and investment. The pattern known as Memories through time embodies past experiences and significant life events.

The search for identity, community, and a sense of place covertly motivates the way in which people choose to live (Van der Ryn & Calthorpe, 1986). By investigating the personal characteristics, neighborhood choice factors, place attachment, and community building of the Swan Lake neighborhood residents, this study not only has confirmed the research of past environmental behaviorists but also has contributed to the knowledge base surrounding the concept of place and place attachment as exhibited in an urban historical neighborhood.

General Conclusions: Review of the Proposed Theoretical Framework

The theoretical framework proposed for this study (see Appendix A) addresses four components previously and independently studied by other researchers. These four major components include the natural environment, the built environment, the cultural environment, and the individual. The natural environment of the urban neighborhood was identified by Altman and Chemers (1981). The built environment of the urban neighborhood was supported by previous researchers such as Altman and Chemers (1981) and Lang (1987). The cultural environment of the urban neighborhood was suggested by

Rapoport (1969, 1987), Altman and Chemers (1981), Lang (1987), and Nasar (1989). The individual who resides in the urban neighborhood was identified by Lang (1987) and Nasar (1989). The framework proposed in this study suggests that multiple levels of interaction within and between these four components occur.

The resident forms perceptions about the urban neighborhood environment and personal dwelling environment based on the interactions within and between the natural environment, the built environment, the cultural environment, and the individual. Once perceptions are formed, the individual may initiate behavior in response to the environmental perceptions. Lang (1987) contends that "different patterns of the built environment afford different behaviors and aesthetic experiences" (p. 81). The affordances of the particular setting may "limit or extend the behavioral and aesthetic choices of an individual depending on how the environment is configured. Whether or not an observer recognizes its affordances depends on the nature of the observer, his experiences, his competencies, and his needs" (p. 81).

Behavior in response to the perception of an environmental affordance may include degrees of housing preference and satisfaction as well as attachment to the urban neighborhood and/or personal dwelling environment. If the individual establishes the perception of affordances and cultural inclination toward the urban neighborhood and/or personal dwelling environment, other behavioral outcomes may occur, including greater socialization among neighborhood inhabitants, formation of neighborhood associations and action committees, and greater resident pride in the neighborhood (Lang, 1987). As a result of certain behavioral outcomes, the resident may experience the long term benefits

of a higher quality of life achieved through optimal housing and neighborhood design solutions (Weber, et al., 1993).

Descriptive information and previous research regarding the other factors proposed in the framework were provided to put the researched problem into context. Future research may address other interrelationships of the theoretical framework components more comprehensively. A discussion of the proposed theoretical framework will follow the outline of the theoretical framework, including the components of the natural environment, the built environment, the cultural environment, and the inhabitant. The component involving the perceptions of the inhabitant will also be addressed. In addition, the component involving the manifestations of the inhabitant's perceptions, including the housing and neighborhood preferences of the inhabitant, the housing satisfaction, security and comfort of the inhabitant, and the place attachment of the inhabitant including both active and emotional place attachment will be addressed. The component involving the inhabitant's manifestations of place attachment, including community pride and uniqueness, sense of community and community building will also be addressed.

Natural Environment

The natural environment refers to places and geographical features, such as mountains, valleys, and oceans; environmental conditions, such as temperature and rainfall; natural vegetation and wildlife (Altman and Chemers, 1981; Rapoport, 1969). The natural environment of the Swan Lake neighborhood is reported in this study based

on the observations of the researcher. (Refer to Appendix I for a map of the neighborhood and Appendix K for photographs of Swan Lake and the pair of Trumpeter swans that inhabit the lake).

Description of the Natural Environment

The natural environment consists of Swan Lake, Swan Park and other public parks, trees and landscaping, as well as wildlife.

Swan Lake. Central to the neighborhood is a spring-fed lake named by E. J. Brennan in 1917 as "Swan Lake" (A Neighborhood History, 1994). Many respondents stated in the survey that they value the proximity of their home to Swan Lake and the role the lake plays in family and neighborhood activities. The lake is centrally located within the neighborhood and provides the residents with a gathering and visiting place. For these reasons, Swan Lake falls into the location and community patterns.

Over one-third of the respondents (35%) said that Swan Lake was the symbol of the neighborhood, but they were unable to agree on what Swan Lake symbolized. One respondent replied that "Swan Lake represents a common gathering area". Another respondent said: "Swan Lake [represents] an oasis in the city [and a] natural area." Another respondent noted that Swan Lake represented the neighborhood residents' "appreciation of nature, appreciation for preservation, [and] appreciation of neighborhood". One respondent said that Swan Lake and the waterfowl collection stands as a symbol of "history and [as] a welcome mat to the area". All of the respondents'

comments echo the major themes of aesthetics, character, comfort, community, and history that repeatedly occur throughout the survey results.

Swan Park and Other Public Parks. A public park, named Swan Park, surrounds Swan Lake and contains flat grassy spaces, azalea bushes, and large trees. Respondents valued the proximity of the neighborhood to other natural areas including Woodward Park and the Tulsa Rose Garden, located south of the Swan Lake neighborhood, as well as River Parks, located west of the neighborhood.

Trees and flowers. The remainder of the neighborhood consists of tree-lined streets and some well-landscaped yards. One-third of the respondents (32%) ranked the variable of attractive landscaping as a determining factor in their housing choice. In addition, several respondents felt the neighborhood symbols should be the many trees and flowers which grace the neighborhood.

Past research has shown that people prefer environments enhanced by trees and water (Getz, Karow, & Kielbaso (1982), Kaplan & Kaplan, 1982, Zube, Pitt & Anderson, 1975). This study confirms a similar finding. A large percentage of respondents (86%) ranked the mature trees located in the Swan Lake neighborhood as a determining factor in their neighborhood choice. In addition, a few of the respondents rejected the idea of living in the suburbs because of a lack of mature trees.

Wildlife. A variety of wildlife exists within the boundaries of the Swan Lake neighborhood. A pair of Trumpeter swans live on the lake as well as an extensive collection of North American waterfowl, including but not limited to Northern mallard ducks, Northern blue-winged teal and cinnamon teal ducks, Northern pintail ducks, wood ducks, domestic white ducks, Canadian geese, a blue heron, and many turtles. In addition

to the swans and the waterfowl collection, the respondents value other animals including tortoises and squirrels. One respondent said he/she enjoyed "watching the swans, ducks, and other birds and squirrels".

However, of all the wildlife in the Swan Lake neighborhood the pair of Trumpeter swans is the most prized. Over one-third of respondents (37%) said that the swan was the symbol of the neighborhood. Many respondents viewed the swans and Swan Lake as integral to the identity of the neighborhood. Of those respondents who linked the neighborhood identity with the swans, most believed the swan to be a symbol of certain attributes like peace, tranquility, harmony, community, grace, and beauty. One respondent replied that the swan represents a lifestyle of "lakeside living in the city". Another respondent believed the swans represent the importance of the preservation of wildlife.

Past Research regarding the Natural Environment

Past research connects the component of natural environment to the individual's perception, preference, and satisfaction with a place (Getz, Karow, & Kielbaso, 1982; Kaplan & Kaplan, 1982; Zube, Pitt, & Anderson, 1975). Past research connected the natural environment to the satisfaction of individuals for their dwelling place (Orland, Vining, & Ebreo, 1992) and to an individual's sense of place (James, Awwad-Rafferty, & Tatro, 1997; Tatro, Awwad-Rafferty, James, 1997).

Interrelationship of the Natural Environment with Other Components

In this study, there is an interrelationship between the natural environment of the Swan Lake neighborhood and the residents' housing and neighborhood preference as well as the neighborhood identity. Over three-quarters of respondents (76%) ranked the proximity of the neighborhood to public parks or other natural areas as a determining factor in their decision to live in the Swan Lake neighborhood. The natural elements of the neighborhood were mentioned repeatedly by the respondents in the qualitative sections of the survey. For these reasons, the natural environment, including Swan Lake, Swan Park and the other public parks, the trees and landscaping, as well as the wildlife, represents the patterns of nature, aesthetics, character, comfort, community, location, and history.

Built Environment

The built environment, according to Altman and Chemers (1981), refers to any alteration of an environment by humans, including homes, cities, communities, and neighborhoods. The built environment of the Swan Lake neighborhood is reported in this study based on the observations of the researcher. (Refer to Appendix I for a map of the neighborhood and Appendix K for photographs featuring the different architectural styles found in the Swan Lake neighborhood).

Description of the Built Environment

The neighborhood is bounded by 15th Street (originally named Cherry Street) to the north, Utica Avenue to the east, 21st Street to the south, and Peoria Avenue to the west. A commercial district runs along the northern boundary and is commonly referred to as "Cherry Street".

The Swan Lake neighborhood was developed over the span of 30 years from 1908 to 1938 (A Neighborhood History, 1994). The area contains over 300 residences of differing architectural styles and sizes. The houses surrounding the lake were built beginning in 1919 and represent various architectural styles including Spanish Mission, Tudor Revival, and Renaissance Revival (A Neighborhood History, 1994). The neighborhood consists of two-story houses, bungalows, duplexes, quadruplexes, six-plexes, and multi-family apartment buildings. Materials used for the structures vary from stucco and stone to brick and clapboard.

Representative housing styles include Frank Lloyd Wright's Prairie style, popular in the early 20th century and distinguished by features such as a low-hipped roof, boxed eaves, and a horizontal line (A Neighborhood History, 1994). The Colonial Revival style, defined by a small porch and broken pediment detail, and the Classical Revival style, identified by features such as fluted Doric columns, notched wooden roof supports, and gabled roof over the porch, are also popular housing styles in the Swan Lake neighborhood. The National Folk style, characterized by the shed roof over the porch and wooden column supports, and the Tudor and Tudor revival styles, distinguished by a steep pitched, front gabled roof, rounded archway over the front door, and a massive

chimney on the front or side of the house, are frequently found among the housing stock in the Swan Lake neighborhood. The Craftsman style, represented in both the bungalow and one-and one-half story house and distinguished by gabled porch and columns, triangular wood knee braces that support the eaves, and exposed roof rafters (A Neighborhood History, 1994), is also a popular architectural style in Swan Lake neighborhood.

Past research indicates that respondents prefer houses with pitched roofs, strong horizontal lines, and verandahs (Devlin, 1994). Porches provide social nodes or opportunities for social interaction among neighborhood residents. This study loosely supports Devlin's (1994) findings in that much of the architecture found in the Swan Lake neighborhood exhibits those characteristics. The variety of the architectural styles is valued by the neighborhood residents and played an important role in many respondents housing and neighborhood choice. The diversity of housing styles is also thought to be the symbol of the neighborhood by some respondents.

Swan Lake fountain, located in the middle of the lake, was originally built in the late 1920's and rebuilt by the Works Project Administration in 1938 (A Neighborhood History, 1994). Swan Lake park also features a stone statue of a boy and a goose and several park benches.

The neighborhood also contains Lincoln Plaza, a retail and office complex. Lincoln Plaza contains the building that was once Lincoln School, a three-story brick building built in 1909. Christ the King Church, built in 1927 in a combination of Gothic, Byzantine, and Art Deco styles, and Marquette School, built in 1932 in a style

complementary to Christ the King Church, are also located in the Swan Lake neighborhood.

Past Research regarding the Built Environment

Past research connects the built environment with other environmental components listed in the theoretical framework, including the cultural environment, the individual, and place attachment. The built environment contains physical cues or codes by which cultural information can be deduced. These codes or symbols may include articulation, orientation, and/or connection. Symbols serve as a means of nonverbal communication.

The search for identity, community, and a sense of place covertly motivates the way in which people choose to live (Van der Ryn & Calthorpe, 1986). By investigating the personal characteristics, neighborhood choice factors, place attachment, and community building of the Swan Lake neighborhood residents, this study not only has confirmed the research of past environmental behaviorists but also has contributed to the knowledge base surrounding the concept of place and place attachment as exhibited in an urban historical neighborhood.

(Lang, 1987; Rapoport, 1990). Altman and Chemers (1981) note that the manner in which a home or community is designed explicitly reflects the values and beliefs of a culture.

The built environment also communicates information regarding the individual who chooses to reside in the dwelling place or neighborhood. Cherulnik and Wilderman

(1986) noted that architectural style provides information regarding the self-image of the resident to others and Laumann and House (1970) noted that houses communicate the social status of the resident to others. Goffman (1963) noted that housing communicates the uniqueness of the resident and differentiates the resident from others.

The built environment is also connected with the resident's feelings of attachment to place. Past research has focused on the dwelling place as the center of sentiment (Altman & Werner, 1986) and the home is considered to be the place of "greatest personal significance in one's life - the central reference point of human existence" (Relph, 1976). Researchers suggest that attachment to places such as neighborhoods or communities grow in strength over time (Brown, 1989; Guest & Lee, 1983).

Interrelationship of the Built Environment with Other Components

Throughout history, housing has reflected the cultural values and norms of a society (Malnar & Vodvarka, 1992). Cultural values are manifested in the structural and spatial patterns of the built environment including the organizing principles of arrangement, sequence, progression, and hierarchy of space. The organizing principles of design are crucial to an individual's perception of space and sense of place and can be translated into tangible expressions of cultural identity.

A sense of place is derived from memories, emotions and significant meanings that the user attaches to place. Environmental cognitions evolve from cultural upbringing. All cultures throughout history have expressed their beliefs and values through the built environment. Hough (1990) notes that a distinctive sense of place can

be cultivated and enhanced by recognizing how people use different places to fulfill the practical needs of living (p. 180). Fifield (1997) gives insight into how buildings which satisfy a sense of place serve not only as needed stages for daily living but also as tangible expressions of cultural values. For instance, in the Swan Lake neighborhood 73% of the residences have a front porch and many of the respondents who have porches use them for visiting with friends and neighbors. Many of the front porches are decorated with plants, wind chimes, and/or furniture. The emphasis and attention placed on the front porch suggest the importance of community involvement to the residents of the Swan Lake neighborhood. The built environment of the Swan Lake neighborhood was for the most part constructed during the early part of the 20th century during the Arts & Crafts movement. Interior features such as ceiling beams and wooden floors exemplified the natural simplicity favored by Gustav Stickley (Schwin, 1994) who through his simple and modest designs, "professed an aesthetic that referred, through its rusticity, to an earlier, more 'wholesome' (and moral) time" (Malnar & Vodvarka, 1992, p. 190-191).

The standardization of housing during the late 1940's and 1950's altered the definition of scale and proportion and resulted in uniform spaces lacking character or meaning for the users (Malnar & Vodvarka, 1992). Many of the respondents more than likely grew up in the generic housing of the 1940's and 1950's. Perhaps they are searching for a feeling of rootedness that can be found in the Swan Lake neighborhood homes. Maybe the residents are searching for meaning in the built environment by choosing to live in an older, established neighborhood built when construction was not standardized and meaningless but unique and meaningful to the cultural values of the society. In effect, people who choose to live in the Swan Lake neighborhood homes, built

in the early part of the 20th century, are possibly searching for a more wholesome and moral time reminiscent of Gustav Stickley's Arts and Crafts designs.

The traditional American town which contained (1) streets that led to useful destinations like retail businesses, neighborhood parks, or schools, (2) narrow streets with side-walks and lined with trees, (3) streets fronted with porches rather than garage doors, (4) privacy as maintained through layers of space rather than barriers, (5) security as provided by "eyes on the street rather than gates or patrols" (Calthorpe, 1993, p. 21), and (6) diversity of use and users. Many of these same concepts can be seen in the older, established neighborhoods located in urban areas. This study shows, in the words of one respondent, that the Swan Lake neighborhood is a "wonderful place to live" because of a "magical combination of things". The elements of the traditional American town contribute to the "magical combination" of the built environment. In the words of Calthorpe (1993), a neighborhood should be "scaled to the human body, timed to a stride, patterned to ceremony, and bonded to nature" (p. 11).

Cultural Environment

Culture, according to Altman and Chemers (1981), are the beliefs, perceptions, values and norms, customs and behaviors as shared by a group of people. Rapoport (1987) stresses that culture is shown symbolically through the built environment. Cultural identity can be defined as the way in which the members of a culture choose to identify themselves as different from other cultures. Cultural identity is also closely linked to regional identity. Hough (1990) states that regional identity involves two

fundamental criteria: (1) the natural environment of the region, and (2) the social processes of the people who live in the region. Regional identity takes into account the manner in which people "adapt to their living environment; how they change it to suit their needs in the processes of living; how they make it their own. In effect, regional identity is the collective reaction of people to the environment over time" (Hough, 1990, p. 180).

After World War II, home builders eliminated a sense of place for residents by sacrificing the expressive aspects of scale and proportion. Instead, developers replaced houses reflective of diverse cultural attitudes and expressions of self with efficiently built subdivisions meant to provide quick profits (Malnar & Vodvarka, 1992). Prefabricated homes were the answer to the American cultural belief that every middle-class American family should own a home and changed the patterns of settlement from urban to suburban.

Some of the people who current reside in Swan Lake neighborhood grew up in the suburban homes of the late 1940's and 1950's. The evidence shows that 48% of respondents grew up in neighborhoods different in appearance and age to the Swan Lake neighborhood. In addition, the majority of respondents (74%) grew up in a home different from their current residence. Perhaps these people are searching for the cultural identity devoid in their childhood homes, but evident in the homes built during the early part of the 20th century.

Possibly the Swan Lake residents, when making their housing choice, were looking for houses reflective of diverse cultural attitudes and expressions of self. This study showed that many of the respondents chose to live in the Swan Lake neighborhood

because their home serves as a reflection of themselves. One respondent said that his/her home "reflects the image that I have of myself." Another respondent gets to the heart of cultural values by referring to the neighborhood as "old-fashioned" with "neighborhood values and pride".

Culture impacts the way in which individuals communicate and interact with one another and with the surrounding built and natural environments. Cuba and Hummon (1993) note that place identity is influenced by the characteristics and experiences people bring to places, including self-identifying factors such as values, beliefs and interests. Rapoport (1987) states that cultures "may be seen as properties of people, i.e. the distinctive means by which such populations maintain their identity and relate to their environment" (p. 11). This study discovers similar findings. Residents identify and value the neighborhood based on the diversity of the people who choose to reside in the Swan Lake neighborhood. One respondent wrote: "It's unlike any other neighborhood in Tulsa because there is a quality and uniqueness and its not based solely on income [or] status, but on what the personalities [of the residents] bring to it and how those personalities shape it. Unlike many other neighborhoods, there is a tolerance for differences in people, attitudes, [and] styles and consequently, a more comfortable setting".

In addition, certain values may be reflected in the housing preference of residents. Tuan (1971) dares the reader to consider the house as the resident's environment in which s/he has the "freedom to establish his world, his scale of values and meaning". In this way, the observer can tell much about the resident's values, intentions and aspirations. Similarly, this study showed that the residents value (1) the history and age of the neighborhood, (2) the natural environment of the neighborhood through Swan Lake and

the various waterfowl, (3) the built environment of the neighborhood through the diversity of architectural and housing styles, the (4) cultural environment through the diversity of residents, and the personality or uniqueness of the neighborhood.

Inhabitants

For purposes of this case study, the theoretical component labeled as "inhabitant" refers to the residents of the neighborhood or the people who currently choose to inhabit the residences located within the boundaries of the Swan Lake neighborhood. The sections pertaining to background information and self-identity were used to attain a basic overall picture of the respondents and to answer the first research question regarding the common characteristics of the Swan Lake neighborhood residents.

Population Groups

In general, descriptive statistics show that three groups of people live in the Swan Lake neighborhood: 1) slightly less than 10% of the population are young adults under the age of 25, either working and/or going to school and earning a household income of less than $29,999, 2) the majority (approximately 70%) of the population are middle age working adults with a household income of more than $30,000, and 3) slightly more than 20% of the population are older adults over the age of 55, mostly retired and also earning a household income of less than $29,999.

Education

The different levels of education attained by the residents further contribute to their diversity. One respondent especially values the "people who are accomplished" in the Swan Lake neighborhood. The Merriam-Webster's Collegiate Dictionary (1993) defines accomplished as "complete in the acquirements as the result of practice or training". The researcher takes the respondent's comment to mean that he/she values people who are accomplished whether attained through formal or informal means of education.

The survey measured each respondent's formal means of education. All of the respondents graduated from high school or passed the GED. The majority of the respondents (72%) have earned at least a four-year college degree and 36% of respondents have earned a graduate-level degree either at the master's, doctorate, or post-doctorate level. It is concluded that the residents of the Swan Lake neighborhood are a highly "accomplished" group of people.

Employment

The various means by which neighborhood residents are employed also contributes to the feeling of diversity. White-collar and blue-collar occupations are represented in a variety of fields including business, science, education, art and design, engineering, and law. The neighborhood has many managers and sales people as well as a banker, an accountant, several consultants including an investment advisor, and several

entrepreneurs. The neighborhood has a forensic scientist, several physicians and nurses, a clinical psychologist, a medical technologist, a veterinarian, and an environmental geologist. One resident is a music therapist which crosses into the worlds of both science and art. The neighborhood has several artists including one who specializes in textiles, several writers including one horticulturist who writes about gardening, a landscape architect, an architect, several graphic artists and a baker who is also an artist. The neighborhood has a violin teacher, a director of a museum school, a Director of Education for Planned Parenthood, several college-level instructors and professors as well as several teachers. The neighborhood is also home to a dock worker, an aircraft technician, an estimator, a waitress, a social worker, and several homemakers, secretaries, aides, and staff assistants. A few residents are engineers or attorneys. The diversity of occupations supports the diversity in income levels represented in the Swan Lake neighborhood. The diversity of income levels supports the diversity of housing types located in the neighborhood.

The people who first purchased or built their homes in the neighborhood represented a variety of different backgrounds and professions (A Neighborhood History, 1994). Oil barons and wealthy architects and builders who made it rich with the discovery of oil in the Tulsa area occupied the larger homes and mansions. The bungalows, cottages, and multi-family dwellings were occupied by middle-class workers from a variety of fields. Shop keepers, repairmen and other service-related occupations represented the services that were needed in the oil boom town of Tulsa during the early 20th century (A Neighborhood History, 1994).

The present day residents of the Swan Lake neighborhood are not too different from the original residents. A strong demand continues for the homes located in the neighborhood by families who value the large houses, quiet tree-lined streets, and close proximity to the central business district in downtown Tulsa, many public parks, and Cherry Street and Utica Square shopping areas (A Neighborhood History, 1994).

The built environment contains physical cues by which people deduce certain information about others (Devlin, 1994; Nasar, 1989). Past research indicates that housing preferences can be affected by background variables such as occupation, social class, and income (Nasar, 1989; Purcell, 1986; Weber, et al., 1993) and may also denote the personal characteristics of the residents (Hummon, 1990; Feldman, 1990). Similarly, others may be able to judge the personal characteristics of the residents by observing their housing preferences. Cherulnik & Wilderman (1986) hypothesized that late 19th century housing contain symbols or cues as to the lifestyle and identity of the original residents which still communicate the same meanings in the present day. Cherulnik & Wilderman (1986) purport that the an individual's choice of an older house and neighborhood could be "based in part on the symbolic appropriateness of house design to the status and life-styles of potential gentrifiers". It would follow then that the present day residents of the Swan Lake neighborhood are similar in personal characteristics, background, and lifestyle to the original owners due in part to the physical cues and symbols inherent in the built environment. This conclusion supports the research of Cherulnik and Wilderman (1986) which purports that the "choices of older houses and neighborhoods for renovation may be based in part on the symbolic appropriateness of house design to the status and life-styles of the potential gentrifiers" (p. 77).

Self-identity

This section was used to measure the self-identity of the respondents and included questions regarding personality type, dominant personality traits, values and attitudes regarding material goods, recycling habits, and feelings of self as shaped by dwelling place and neighborhood. (For information regarding the residents' personality type and traits see section entitled Common Characteristics of the Residents).

Recycling habits. The aim of several questions on the survey was to determine if the residents of the Swan Lake neighborhood actively recycle material goods of varying economic levels from inexpensive (such as Coke cans and newspapers) to expensive (such as cars and furniture). It was anticipated that the respondents' recycling habits may be associated with their feelings of place attachment. The results of the study indicated that the majority of respondents recycle both inexpensive and expensive material goods. In addition, the majority of respondents described their home furnishings as antique and said they prefer antique furnishings. The majority of respondents keep their personal items (such as special papers and cards) for many years and consider themselves attached to the contents of their home.

A Recycling Score (RS) was created by taking the sum of each respondents response for Survey Questions [20a, 21, 21a-c, 22, 25, 26, 27] regarding various measures of recycling. While descriptive statistics showed that majority of respondents recycle material goods from various economic levels, Chi-square analysis did not indicate a significant relationship between the RS and any place attachment variables either as a

whole or individually (see Appendix C, D, E, and F). Although a significant relationship did not result through the analysis of the data, the researcher suggests that Chi-square analysis be performed to determine if a relationship exists between people who recycle and people who choose to live in the Swan Lake neighborhood. Further study of the variables may result in an interrelationship between an individual's recycling habits and their housing and neighborhood choice.

Self-image. Past research indicates that individuals select the housing style that may best communicate who they are and how they want others to perceive them (Devlin, 1994). Sadalla and Sheet (1993) hypothesized that individuals tend to prefer houses that are in sync with their self-concept and with their desired social identity. Based on the results of several questions on the survey, the residents' self-image is tied to their dwelling place and neighborhood. The majority of respondents feel that their residence accurately matches their life-style, symbolizes their self-image, and allows them to accurately present their self-image to others.

A Self-image Score (SIS) was created by taking the sum of each respondents answers for Survey Questions [30, 31, 32, 33, and 34] regarding how accurately the respondents residence matches their life-style and self-image. As anticipated, the self-image of the Swan Lake residents is related to their feelings of place attachment for their homes and neighborhood. Chi-square analysis indicated a significant relationship at the .01 level between the SIS and place attachment factors as a whole [p = .000] (see Appendix C), as well as place attachment Factor 1 – Emotion [p = .000] (see Appendix D) and place attachment Factor 2 – Sense of security [p = .000] individually (see

Appendix E). Based on the results of the Chi-square analysis, it can be concluded that an interrelationship exists between self-image and feelings of place attachment.

Environmental Perceptions

The resident formed perceptions about the urban neighborhood environment and personal dwelling environment based on the interactions within and between the four components of the natural environment, the built environment, the cultural environment, and the individual. Environmental perceptions of the individual or resident may include such cognitions as memories and judgments about the environment. Rapoport (1982a) states:

> A place has meaning to a person because of a connection to life history. The meaning is in the person not in the environment, but before associations between what is experienced and life history can be made, the person must notice some aspect of the environment that stimulates memory. The environment is a mnemonic, it takes remembering from the person and places reminding in the environment (p.80).

Proshansky, et al. (1983) stressed that an individual's identification with place is contingent to an individual's cognitions of place. These cognitions represent "memories, ideas, feelings, attitudes, values, preferences, meanings, and conceptions of behavior and experience" as related to place. At the core of such cognitions is the "environmental past" of the individual. Not only the quality of the place, but also the characteristics of the people who inhabit them and their relationship to the place create an individual's identification with place (Steele,1981).

Internal perceptions - defined as perceptions formulated by the imagination after reflection on experiences - are different from external perceptions of objects which make up physical reality (Lavoie, et al., 1997). The imagination creates internal relationships that generate "phenomenal ties" to the environment. This ability allows us to "imbue the world with significance" (Lavoie, et al., 1997, p. 4). All of the survey responses made by the residents are their environmental perceptions. However, in the interest of correlating the data to various environmental components it is necessary to divide the responses according to categories and address them individually.

Manifestations of Environmental Perceptions

Once perceptions are formed, the individual may initiate behavior in response to the environmental perceptions. Lang (1987) contends that "different patterns of the built environment afford different behaviors and aesthetic experiences" (p. 81). The affordances of the particular setting may "limit or extend the behavioral and aesthetic choices of an individual depending on how the environment is configured. Whether or not an observer recognizes its affordances depends on the nature of the observer, his experiences, his competencies, and his needs" (p. 81).

Behavior in response to the perception of an environmental affordance may include degrees of housing and neighborhood choice and satisfaction as well as attachment to the urban neighborhood and/or personal dwelling environment. (For further discussion of neighborhood choice please see the section entitled Neighborhood Choice of the Residents).

Housing Choice

The residents' choice of housing was explored in order to determine the reasons for each respondent's choice of his/her current home. The concept of preference involves the individual's choice in housing and neighborhood or community environment. Langdon (1982) notes that certain variables may contribute to housing preference including price, house quality, area, maintenance and durability, resale and investment value, site, neighborhood amenities, privacy, and style. The majority of the respondents ranked price, size of house, interior space layout, functionality, quality of construction and materials used in the house, architectural style of the exterior façade of the residence, comfort, site location, feeling "at home" after seeing the house, ease of maintenance and durability, and resale and investment value as the most important variables in their housing choice.

Factor analysis was performed in order to determine the underlying constructs of the eighteen possible variables that the respondents ranked to determine their current housing choice. Eighteen variables were reduced to five factors: (1) comfort, (2) age of the home, (3) future value, and (4) affordability.

Comfort. Respondents emphasized that the size of their home, comfort, interior layout of space, and particular interior spaces and features were some of the variables that they valued in their current dwelling places. Many respondents said they valued the size of their home. Specifically, respondents used phrases like "room sizes fit our requirements" and "it's really big" and "large, comfortable rooms". Several respondents

valued particular interior features like wooden floors, "plaster walls that insulate against noise", or high ceilings. One respondent said: "I appreciate the integrity of the structure. I appreciate the wood floors, wide hall, [and] tall ceilings. [I appreciate] the symmetry of windows [and] doors in each room".

Several respondents described their residence as comfortable. One respondent said: "...it is an older home. It was built in 1929 and I feel so comfortable in this older home. I can't stand newer homes." Another respondent said he/she valued "the feeling of comfort and peace. It is a haven and a place where I can be myself." Closely connected to feelings of comfort are feelings of being "at home". One respondent said that his/her residence is "very comfortable. I'm really home." Another respondent described his/her residence as "comfortable, lovely, homey. It belongs to us." Another respondent said he/she valued the "very comfortable 'home' feeling". As evidenced by these quotes, the respondents appeared to combine physiological, psychological, and physical aspects of comfort into a more holistic, conclusive perspective of comfort.

The relationship between housing choice and comfort echoes the overriding pattern of comfort seen throughout the study. In the context of housing choice, comfort implies physical comfort in spatial and psychological needs. A comfortable space layout is functional and convenient and does not inhibit or confine. A comfortable size of house may be either sufficient or abundant. Ease of maintenance implies comfort through the word "ease" which is a synonym and of comfort. Feeling "at home" also implies comfort or routine, free from stress, tension and unfamiliarity. Comfort is also closely tied to place attachment. Researchers indicate that attachment is often experienced as a feeling

of comfort in their residence, of familiarity and of "being at home" (Relph, 1976; Rowles, 1983; Seamon, 1979).

Sense of history and age. Several respondents replied that they valued the age their home. One respondent said he/she valued the "age [and] style of the home. It has character [and] individuality." Another respondent said: "Because of its age, every unit in Utica Manor is unique." In most cases, if the age of the residence is valued, the character of the residence also is valued by the respondent. One respondent said that he/she valued the "uniqueness of the interior versus the historical exterior".

Past research connects the age of house with housing preference. Orland, Vining, & Ebreo (1992) noted that older houses were favored for their attractiveness. Descriptors such as "old" were used in conjunction with "charm" in the high attractive category; as opposed to "neglected" in the low attractive category. Cherulnik & Wilderman (1986) believe that older houses are often seen as a good economic value offering a higher quality space in a convenient location for a reasonable price. The relationship between housing choice and a sense of history and age echoes the overriding pattern of history seen throughout the study.

Future value. In the third housing choice factor, two variables loaded above a .65 – resale and investment value and desire to remodel or "fix it up". The underlying construct for Factor 3 is the future value of the home (see Table 11). The majority of respondents (51%) agreed that resale and investment value was a determinant in their current housing choice. Slightly more than one-third of the respondents (34%) agreed that their current choice of housing was influenced by the desire to remodel or "fix it up". One respondent said that he/she valued his/her home because of its age and the fact that

"we've done a lot to fix it up". In addition, one respondent valued the affordability of his/her home and its "good resale potential".

Many respondents said they wanted more space and/or wanted various remodeling or repairs completed. Over one-third of the respondents (37%) wanted (1) to turn unused space into more usable space, such as the addition of a third bedroom in the attic space; (2) to make a small space into a larger space, such as larger bathrooms and more closets; or, (3) to create additional space, such as a "family room for the kids" or "another bedroom for a new child". Almost one-half of the respondents (43%) wanted to complete various repairs or remodeling jobs, such as (1) more energy efficient windows and doors, (2) update appliances, (3) new bathroom sinks and tile, or (4) remodel the kitchen.

The relationship between housing choice and future value echoes the overriding pattern of economics seen throughout the study. In addition, both housing choice Factor 2 – Sense of history and age and housing choice Factor 3 – Future value relate to the concept of time. In effect the respondents are both looking to the past and to the future. In the words of Fleming (1982), old facades "inspire people to think about the history of a place and about its future".

Affordability. The results of descriptive statistics conflict with the factor analysis. Using descriptive statistics, a low percentage of respondents ranked these two variables for making their current housing choice. Only 6% of respondents said that it was the only dwelling they could find and 8% of respondents said that it was the only dwelling they could afford.

Similar to housing choice Factor 3 – Future value, the relationship between housing choice and affordability echoes the overriding pattern of economics seen

throughout the study. However, the factor of affordability as generated by factor analysis seems to be skewed. Descriptive statistics more accurately show the importance of economics to housing choice. While very few residents chose to live in the Swan Lake neighborhood because it was the only dwelling they could find or afford the majority of respondents (84%) named price as one of the variables that determined their housing choice. Additionally, price ranked first out of the 18 variables as a determining factor in housing choice. The issue underlying housing choice Factor 4 – Affordability may actually reflect lack of desire on the part of 6% to 8% of the respondents to live in the neighborhood rather than a factor of affordability. While the percentage of respondents is small, it is important to acknowledge that a slim number of respondents lack a desire to live in the neighborhood.

Other Variables that Influenced the Respondents' Perception of Housing Choice

Respondents gave other reasons for their housing choice, including location, family connections, economics, and feelings of home in connection to past housing experience.

Location. For one respondent, the reason for his/her housing choice was a long-time desire to live close to Swan Lake. One respondent said: "I have always dreamed of living near Swan Lake!" One respondent emphasized that the location of his/her home was important because of the proximity to amenities to which he/she could walk. The respondent said that it was important that the home was "located where I could walk since I try not to pollute the air". For many respondents it was important that their home be

conveniently located to their workplace. One respondent said: "It was close to the bakery on Cherry Street, which I was a partner of. We were just opening and I didn't want to drive a long way to go to work in the wee hours". It is important to note the relationship between housing choice and location. Location is an overriding pattern seen frequently throughout the study.

Family connections. A few respondents chose their dwelling places because the home was passed down through the family. One respondent said: "It was my mother's house. My sister and I owned it. So I bought her out." Another respondent chose to reside in the home because a family member owned it. He/she said: "The house already belonged to my father, so we decided to rent it". Another respondent chose his/her dwelling place because of his/her personal responsibility to a family member. He/she said: "I needed housing near my mother's home, as she was quite ill and died a few months ago. It was imperative I obtain housing near her home".

Economics. A few respondents chose their current home because of economic reasons. One respondent said the owner was willing to finance. Another respondent said: "We move [and] travel and wanted a property for income therefore a duplex". It is important to note the relationship between housing choice and economics. The economic theme is seen frequently throughout the study.

Feelings of home as connected to past housing experience. One respondent referred to his/her childhood home as an influence on his/her housing choice: "It was truly home for someone who grew up in an 1826 house with 240 acres". Another respondent chose his/her current home because it is "similar to home in Kansas".

Past research explains how past experience may determine what environments an individual prefers (Gordon, 1972). Researchers have defined place image as a "physical, experiential, and emotional memory attached to a particular setting", and an image bank is defined as "a collection of memorable experiences" (Ahsen, 1984; Marks, 1983). Places from childhood, such as tree houses, clod forts, and grandmother's kitchen, combine memorable and meaningful experiences in conjunction with life events. It is important to note the relationship between housing choice and past experiences. The memories through time theme is seen frequently throughout the study.

Valued Housing Elements

In a qualitative manner, the respondents noted that they valued their current dwelling place because of the location and personality of their home, the trees and landscaping surrounding their home, their neighbors, the beauty of their home, the historical status of their home, the view of their home as an extension of themselves, the privacy offered by their home, the fact that significant life events have taken place in their home, and the emotional appeal of their home.

Location. Almost one-third of respondents (30%) valued the location of their home. One respondent valued the "good location. [It is] within walking distance to work and other interesting places [such as] restaurants [and] shops on Cherry Street". Another respondent said: "It's comfortable and conveniently located. It's in the heart of the city, but quiet". One respondent valued the location of his/her home both "on the lake [for] the view of the lake and the location within the city because I like the mid-town area". It is

important to note that the respondents value the location of their dwelling places. Location is an overriding pattern seen frequently throughout the study.

Personality. Many respondents valued the personality of their home. One respondent said that he/she valued "the overall character of the home including the mature trees that surround the home." Another respondent described it as "old-fashioned charm". Another respondent valued the uniqueness of his/her home and notes that "too much stuff is just alike nowadays". Another respondent specified what gives his/her home character – "its age, screened in back porch, old cabinets, and [old] windows". Another respondent describes his/her residence: "[It] looks like it's from Grimm's Fairy Tales". Another respondent reflected: "We moved here a month ago. For our needs at the moment this house is exactly what we wanted. It welcomes and intrigues. I see many houses every day [as a real estate agent] and have learned that houses have personalities. This one has a good 'feeling'".

It is important to note that the respondents value the personality of their homes. Uniqueness is an overriding pattern seen frequently throughout the study. It is worthwhile to note that many of the respondents connected the subjective concept of personality with tangible and visual characteristics of their home. For instance, one respondent includes the character with the trees surrounding the house. Another respondent connects character with the age of the house, specific spaces like the porch, and interior features such as the cabinets and windows.

Trees and landscaping. Many respondents value the trees. One respondent said: "The big lot and shade trees make it cool in the summer". Another respondent simply

said: "The ELMS!". Another respondent said that he/she valued "the trees, squirrels, birds, and their abundance in my yard."

Several respondents value a particular exterior space connected to their home because of its close proximity to nature. One respondent values his/her front porch because "in summer you have the sense of being in a tree house". Another respondent values "the garden and landscaping. I did it all myself and it's quite beautiful". Another respondent valued his/her garden and stated: "I like the sense of freedom to grow what you like as opposed to more formal neighborhoods."

As discussed in section regarding the natural environment, past research indicates that people often make housing choices based on the attractiveness of existing natural features, such as trees and landscaping (Getz, Karow, & Kielbaso, 1982; Gold, 1977). It is important to note that the respondents value the trees and landscaping surrounding their homes. Nature is an overriding pattern seen frequently throughout the study.

Beauty. Several respondents valued the beauty of their home. One respondent valued "its beauty, both inside and outside, both creatively and functionally". Another values the unique architectural design of his/her home and states: "It pleases me aesthetically". One respondent not only values but also takes pride in the beauty of his/her home. It is important to note that the respondents value the beauty of their homes. Aesthetics is a frequently observed pattern seen throughout the study.

Reflection or expression of self. A few respondents valued their residence because it serves as a reflection of themselves. One respondent said that his/her home "reflects the image that I have of myself." Another respondent said: "[Its] style suits mine." Another respondent said of his/her home: "I've finally been able to express

myself (the artistic side)". Many researchers believe that housing is used as an expression of self (Cherulnik & Wilderman, 1986; Csikzentimihalyi and Rochberg-Halton, 1981; Rapoport, 1982a). It is important to note the relationship between housing preference and self-identity.

Significant life events. A few of the respondents value their homes for the significant life events that have taken place while they have been in residence. One respondent said: "This house was part of my husband's wedding proposal [to me]". Her husband said: "It was part of my proposal to my wife. We had our [wedding] reception here. It is now exactly the way we want it." Another respondent values his/her home because it is the "first place I have lived alone". Another respondent said of his/her residence: "I have earned it myself". Another respondent reflected: "I call my house 'The Shrine' because I have an almost spiritual feeling about it. Partly because I've owned it since I was 24. It was the first house I ever bought".

Past research indicates that linking place with significant life events may provide an individual with a sense of "autobiographical insideness" (Rowles, 1983). In this study, events in connection with important rites of passage such as marriage and buying a first home are significant life events that connect the resident with their dwelling place. It is important to note that the respondents value the significant life events that have taken place during their residence. Memories through time is an overriding theme seen frequently throughout the study.

Privacy. A few respondents value the privacy that their home affords them. One respondent said: "The closed door shuts out a town I essentially loathe". Another respondent values that his/her home is "somewhat secluded from the neighbors". It is

important to note that the respondents value the privacy of their homes. Security from intrusion by others is an overriding pattern seen frequently throughout the study.

Emotional expression. Several respondents express their love for their homes. One respondent said: "I have wanted to live here for a long time. We owned a home at Keystone [Lake and] our son found this house. I walked in and it was my house". Another respondent said: "I just fell in love with the house the minute I walked into it – and I had been looking for 6 months". It is important to note that the respondents value the emotional appeal of their home. Emotion is an overriding pattern seen frequently throughout the study.

Place Attachment

The place attachment section of the survey was used to discern the respondents' relative measure of attachment to their home and the neighborhood. Inquiries regarding the residents' comfort and satisfaction with housing and neighborhood, level of sociability with other neighbors as well as emotional attachment to place in their home and neighborhood were posed. In this study, place attachment is divided into active place attachment and emotional place attachment. (For further discussion of emotional place attachment see section entitled Place Attachment of the Residents).

Past research has shown that long-term residency contributes to place identity, sentimental attachment, a sense of home, and formation of personal meanings as related to place (Cuba and Hummon, 1993).

Active Place Attachment

Active place attachment can be defined as place attachment measured through actions that contribute to place attachment. Past research has shown place attachment and it's relationship to the degree of social involvement between residents of a particular place (Gerson, 1977; Goudy, 1982). Gerson (1977) and Goudy (1982) also note that place attachment is related to the integration of the individual into the local area. Many respondents are actively involved in the neighborhood. The majority of respondents have close friends in the neighborhood and belong to the Swan Lake Neighborhood Association. Based on the results of Chi-square analysis (see Appendix C, D, E), it can be concluded that active place attachment is associated with emotional place attachment and specifically those place attachment factors pertaining to emotion and a sense of security.

Relationships between neighbors. The majority of respondents stop and talk with neighbors outside of their home more than once a week. In addition, the majority of respondents described themselves as friendly and described the Swan Lake neighborhood as friendly (84%). Past research has shown that the duration of residence enhances social relationships (Gerson, 1977; Sampson, 1988). The researcher suggests a future Chi-square analysis be performed between length of time the respondent has lived in the Swan Lake neighborhood and the degree of social interaction on the part of the resident.

Neighbors. Many respondents said they valued their neighbors. One respondent valued his/her neighbors and enjoyed "talking with them and learning about their lives".

Another respondent valued "neighbors [with] whom I have something in common. [They] create a feeling of 'home', comfort, [and] stability". A few of respondents said they would like to get to know their neighbors better and several respondents mentioned the need for a block party in order to accomplish that goal. On the opposite side of the spectrum, a few respondents did not wish to establish relationships with neighbors. One respondent valued the neighbors because they "mind their own business".

Sense of community. In addition to developing relationships with neighbors, some respondents mentioned that they valued the sense of community and cohesiveness among neighbors. One respondent noted: "We are like an extended family, with no need or reason to have an event, like a parade, other than a willingness to just do it". Another respondent who valued his/her neighbors said: "Neighbors are always looking out for others".

Diversity of residents. Many respondents valued the diversity of people who choose to live in the Swan Lake neighborhood. One respondent said: "Diverse people are interesting neighbors". Another respondent reflected: "I like living where there is the full spectrum of people ethnically, racially, and socio-economically". Another respondent reflected: "Unlike many other neighborhoods, there is a tolerance for differences in people, attitudes, [and] styles and consequently, a more comfortable setting".

Emotional Place Attachment

Place attachment, as defined by Ruthman (1997), is an "emotional connection with space" that gives meaning to places (p. 1). Research has shown that place

attachment can be influenced by (1) shared interests and values with neighbors (Cuba and Hummon, 1993); (2) the resident's feelings of comfort (Relph, 1976; Rowles, 1983; and Seamon, 1979); (3) social involvements (Gerson, 1977; Goudy, 1982); (4) how long the resident has lived in the place (Brown, 1989; Guest & Lee, 1983); (5) significant life events experienced while residing in that place (Rowles, 1983); (6) the age of the resident, particularly if the resident is elderly (Cuba & Hummon, 1991; Goudy, 1982; Sampson, 1988); and, (7) feeling of "insideness" (Relph, 1983; Gerson, 1977; Goudy, 1982). Gerson (1977) and Guest and Lee (1983) investigated place attachment in relation to an individual's willingness to move from a specific environment. Several researchers suggest that the concept of place attachment needs further definition and clarification (Ruthman, 1997; Altman and Low, 1992).

Significant Relationships with Place Attachment

Through statistical analysis this study has found significant relationships between place attachment and numerous variables, including 1) length of residency, 2) ownership, 3) personality type, 4) self-image, and 5) preference for historical neighborhoods.

Length of residency and place attachment. Past research has shown that long-term residency contributes to place identity, sentimental attachment, a sense of home, and formation of personal meanings as related to place (Cuba and Hummon, 1993). The findings of this study confirm the previous research.

Chi-square analysis indicated a significant relationship at the .05 level between the number of years lived in the Swan Lake neighborhood (Survey Question 12) and

place attachment Factor 1 – Emotion, Factor 2 – Sense of security, and Factor 3 – Memories over time [p = .001] as a whole (see Appendix C). Chi-square analysis also indicated a significant relationship at the .05 level between the number of years lived in the Swan Lake neighborhood and place attachment Factor 3 – Memories over time [p = .000] individually (see Appendix F).

It can be concluded that length of residence is interrelated to feelings of place attachment and specifically to place attachment issues dealing with the factor of memories over time. Duration of residence enhances social ties and provides the time needed for residents to connect place with personal and meaningful relationships with neighbors, family, and friends. In addition, significant life events or rites of passage take place over periods of time and contribute to memories and meanings which are linked together with the residential place in the mind of the resident. Special relationships and meaningful life experiences developed over time results in emotional feelings of place attachment for residents.

Ownership and place attachment. Three-quarters of the respondents (74%) own their home. Chi-square analysis indicated a significant relationship at the .05 level between ownership and place attachment variables for Factor 1 – Emotion, Factor 2 – Sense of security, and Factor 3 – Memories over time [p = .002] as a whole (see Appendix C). Chi-square analysis also indicated a significant relationship at the .05 level between ownership and place attachment Factor 1 – Emotional Attachment [p = .027] individually (see Appendix D).

It can be concluded that ownership may be interrelated to place attachment and specifically to emotional issues of place attachment. People who make the financial

investment in a home also make an emotional investment in the home. As evidenced by the data gleaned from housing and neighborhood choice section, the Swan Lake neighborhood residents chose their homes for a variety of reasons. Many of these reasons have an emotional basis including feeling "at home" in the residence, feeling comfortable and secure in the dwelling, viewing the home as a reflection or expression of self, connecting the home to memories of past housing experiences, and feeling a sense of history. Oftentimes the purchasing of a home is not only an economic transaction for shelter, but also a fulfillment of hopes, dreams, wishes, and desires that are born in childhood or in courtship. For these reasons, ownership of a home is connected to an emotional attachment to place.

Personality type and place attachment. Almost one-half of respondents (46%) can be described as Personality Type 1. Chi-square analysis indicated a significant relationship at the .05 level between Personality Type 1 (dependable, calm, stable, cautious, conventional) with place attachment Factor 1 – Emotion [p = .035] (see Appendix D). Chi-square analysis indicated a significant relationship at the .1 level between Personality Type 7 (friendly, resourceful, enterprising, self-centered, headstrong) with place attachment Factor 1 – Emotion [p = .077] (see Appendix D). Chi-square analysis indicated a significant relationship at the .1 level between both Personality Type 5 (artistic, reflective, sensitive, careless, lazy) [p = .058] and Personality Type 6 (enthusiastic, outgoing, spontaneous, impulsive, fickle) [p = .055] and place attachment Factor 2 – Sense of security (see Appendix E). Chi-square analysis indicated a significant relationship at the .05 level between Personality Type 4 (unpretentious, deliberate, industrious, logical, methodical) and place attachment Factor 3 – Memories over time [p

= .026] (see Appendix F). Chi-square analysis indicated a significant relationship at the .1 level between both Personality Type 7 [p = .059] and Personality Type 9 (active, pleasant, sociable, demanding, impatient) [p = .099] and Factor 3 – Memories over time (see Appendix F). Chi-square analysis was performed on all other combinations between Personality Types 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 and all place attachment variables. No other significant relationships were found.

It can be concluded that personality type is interrelated with feelings of place attachment. Specifically, Personality types 1 and 7 are significantly related with place attachment Factor 1: Emotion. Personality types 5 and 6 are significantly related with place attachment Factor 2: Sense of security. Personality types 4, 7, and 9 are significantly related with place attachment Factor 3: Memories over time.

An individual may seek to complete himself/herself or to make up for characteristics that are lacking in themselves through their housing choice. An individual's attachment to place may also stem from the idea that his/her home is reflective of his/her self and therefore shapes the built environment into an extension of the self. Characteristics of each personality type play together and blend into behavior consistent with the given place attachment factor. For instance, a person with Personality type 6 (enthusiastic, outgoing, spontaneous, impulsive, and fickle) may have the social skills to meet their neighbors and develop relationships that would help them to feel comfortable in the neighborhood and to feel they could go to their neighbors for help. In this way, each personality type issues forth a combination of traits to perform in a manner consistent with the place attachment factor with which they are related.

Self-image and place attachment. Past research has found that the dwelling place serves as a significant symbol of the communication of personal and social identity (Csikzentimihalyi and Rochberg-Halton, 1981; Hummon, 1989; Laumann & House, 1972; Pratt, 1982, Rapoport, 1982a). Others researchers examined the interplay of identity and environment with regard to neighborhood and community (Duncan, 1973; Feldman, 1990; Hummon, 1990; Kasarda & Janowitz, 1974; Rivlin, 1987; Sampson, 1988). Urban historians observed that 19th century builders and owners were concerned with the social consequences of their housing decisions. The builders sought to create housing appropriate to the residents' stations in life and to portray their status accurately to others (Cherulnik & Wilderman, 1986). Cherulnik and Wilderman (1986) purport that the choices of older houses and neighborhoods for renovation may be based in part on the symbolic appropriateness of housing design to the status and life-styles of potential gentrifiers. These findings lend additional credence to the view that people's self-images and the images they present to others are shaped and reinforced by the appearance of their homes.

A Self-identity Score (SIS) was created by taking the sum of each respondents response for Survey Questions 30, 31, 32, 33, and 34 regarding the respondents' perception of how accurately their residence matches their life-style and self-image. Chi-square analysis indicated a significant relationship at the .01 level between the SIS and place attachment Factor 1 – Emotion, Factor 2 – Sense of security, and Factor 3 – Memories over time [p = .000] as a whole (see Appendix C). Chi-square analysis indicated a significant relationship at the .01 level between SIS and place attachment Factor 1 – Emotion [p = .000] individually (Appendix D). Chi-square analysis indicated

a significant relationship at the .01 level between the SIS and place attachment Factor 2 – Sense of security [p = .000] (see Appendix E).

It can be concluded that self-identity is associated to feelings of place attachment. The residents who feel that their self-image is accurately portrayed by their home and neighborhood have made an investment of self into their home. In this study, self-identity is the relationship of the self with the residential dwelling place and neighborhood. Identities are a way in which people view themselves and are often linked to roles and statuses. This links with previous research that asserts that housing is used as an expression of self (Cherulnik & Wilderman, 1986; Csikzentimihalyi & Rochberg-Halton, 1981; Rapoport, 1982a). The more an individual perceives his/her residence as accurately matching his/her lifestyle and self-image, the more likely he/she will be attached to place. In this way, self-identity is interrelated with place attachment.

Preference for historical neighborhoods and place attachment. Chi-square analysis indicated a significant relationship at the .05 level between a preference for historical neighborhoods and place attachment variables for Factor 1 – Emotion, Factor 2 – Sense of security, and Factor 3 – Memories over time [p = .030] as a whole (see Appendix C). Chi-square analysis also indicated a significant relationship at the .05 level between a preference for historical neighborhood and place attachment Factor 1 – Emotion [p = .035] individually (see Appendix D). Chi-square analysis also indicated a significant relationship at the .05 level between a preference for historical neighborhood and place attachment Factor 2 – Sense of security [p = .055] individually (see Appendix E). Chi-square analysis also indicated a significant relationship at the .05 level between a

preference for historical neighborhood and place attachment Factor 3 – Memories over Time [p = .090] individually (see Appendix F).

The results of this study conclude that a significant relationship between residents who prefer historical neighborhoods and who are attached to place. To further the proposed theoretical framework, an interrelationship exists between neighborhood preferences and place attachment. The residents who prefer to live in historical neighborhoods stand for the idea of preserving our past as a living part of the present through their choice in housing. The importance of heritage and a sense of history and age have been exhibited throughout the entirety of this study. In the words of Murtagh (1993), a sense of history can lend a sense of place and identity to a neighborhood.

Manifestations of Place Attachment

Place attachment is measured by the degree of socialization with others, feelings of security and/or comfort, and emotional attachment to place. Feelings of place attachment by the resident are manifested in outcomes such as increased community pride, community identity, community building, and the activation of a neighborhood association. (For further discussion regarding community pride, community building, and the activation of a neighborhood association see section entitled Manifestations of Place Attachment).

Uniqueness of Place

Without the architectural variations reflective of the cultural values and regional characteristics of a place, the built environment is a mass of generic structures with little or no variation. A homogeneous built environment, in which all homes and/or commercial buildings look alike regardless of where they are built or who chooses to live in them, results in a sense of placelessness for humankind.

Cisneros (1996) emphasizes that each urban neighborhood "that utilizes its own historical assets effectively can motivate participation and collaboration and a sense of unity and excitement that can contribute to both community spirit and reinvigoration of the neighborhood economy" (p. 94). Thus, historical communities, like the Swan Lake neighborhood, should emphasize the uniqueness of their place and create strong community identities integral to maintaining and preserving a sense of place.

Community Identity

A symbol is an artifact, action, or meaning that represents a particular idea or concept (Malnar & Vodvarka, 1992). In the built environment, symbols are used as a means of non-verbal communication by which culturally coded messages are shared among the residents (Oliver, 1987; Rapoport, 1987). Cherulnik and Wilderman (1986) note that 19th century urban residences used symbols with shared meanings within the community that afforded certain behavior. The symbols enabled the residents to develop shared schemata for action and communicate the group identities, statuses and values of

the residents. Community identity, also referred to in this study as neighborhood identity, is a sub-structure of self-identity and consists of thoughts and feelings, and actions of the resident regarding the natural, built, and cultural environment (Proshansky, et al., 1983) of the Swan Lake neighborhood.

The majority of respondents (82%) felt that the neighborhood has a common symbol of identity. However, of the people who believe the Swan Lake neighborhood has a common symbol of identity, the pair of Trumpeter swans that reside in Swan Lake and/or graphic representations of the swans (42%), Swan Lake (35%), the architectural style of the houses and/or the age of the houses located in the neighborhood (9%), Cherry Street (6%), and trees and flowers (6%) were thought to symbolically represent the neighborhood (see Appendix K for photographs of graphic representations of the swans used in the Swan Lake neighborhood). The residents also differed somewhat on what the symbol(s) represent; however, all answers accurately reflected how the respondents view the neighborhood. A list of what the symbols represent included similar adjectives used in Survey Question 41 regarding neighborhood identity and therefore validates the symbol as a source of neighborhood identity. The adjectives include: tranquil, peaceful, historical, natural, beautiful, unique, pretentious, graceful, harmonious, serene, quiet, entertaining, distinctive, and trendy. One respondent suggested that the common symbol of the swan was "shows neighborhood identity and pride". Therefore, it can be concluded that the neighborhood symbol(s) reflect the common attitudes and values of the Swan Lake neighborhood residents and allow the residents to communicate a neighborhood identity. The Swan Lake neighborhood communicates the neighborhood identity to others through the neighborhood identification sign, featuring a swan and the verbage

"Entering Swan Lake Neighborhood". The signs are posted on the back of stop signs around the perimeter of the neighborhood (see Appendix K for photograph).

Lessons for the Future

Information or data compiled from this study will impact the manner in which designers and planners create future dwelling spaces and neighborhood places within the existing built environment found in urban cities. Issues of preservation and revitalization of older urban areas are discussed in this section in light of the data produced from this study. General planning lessons for new developments are also discussed.

Preservation

Preservation is the process of sustaining a building or group of buildings in their existing form, integrity, and material (Murtagh, 1993). The importance of historic preservation links to the importance of preserving places imbued with a sense of place. Almost all of the respondents (93%) feel that preservation of the Swan Lake neighborhood is important. Numerous respondents expressed their feelings regarding the destruction of several Spanish Mission Revival style apartment buildings and retail spaces to make way for Stillwater National Bank at the corner of 15th Street and Utica Avenue. The residents' impassioned words regarding commercial encroachment supports the notion that a conscious effort must be made to protect the neighborhood from what they view as negative change to the balance of the neighborhood. One respondent ardently states: "I hope it's [the Swan Lake neighborhood] preserved, as is, for the rest of

this planets existence! No more destruction for a new bank!" Viewpoints, like the one previously expressed, vividly exhibits the importance of preservation to the majority of the Swan Lake neighborhood residents.

Murtagh (1993), in the book Keeping Time, emphasizes several ways in which the built environment can be used to preserve a sense of place and neighborhood identity. Murtagh (1993) states that the facades of public and private buildings which face heavily trafficked areas "contribute to the sense of locality and place of the neighborhood" and should be restored if possible (p. 24). Distinctive neighborhoods, as a whole, should also be identified and protected. The relationship between various buildings within a neighborhood contributes to a sense of place so that not only landmark buildings such as a courthouse, church, or a mansion should be preserved but also the buildings around these landmarks to create a sense of continuity and meaning. Murtagh (1993) states: "Like the component parts of an orchestra, the lesser buildings and spaces create the symphonic sense of locality or neighborhood (p. 110). Most importantly, Murtagh (1993) states that a sense of history can lend a sense of place and identity to a neighborhood.

Almost all of the respondents (95%) described the Swan Lake neighborhood as historical and many respondents expressed that they value the sense of history and age that the neighborhood imbues. One respondent would like "Tulsa to value its history and the 'flavor' of its neighborhoods instead of applying one rule for all. The mixed-use character of this place [Swan Lake neighborhood] is not valued in Tulsa, [instead] homogeneity is". Several respondents want to establish guidelines to clearly demarcate the interests of both residential and commercial interests in the Swan Lake neighborhood. In doing so, the residents hope to preserve the flavor of the neighborhood before it is lost

to commercialism through the arbitrary destruction of buildings central to the history to the area. In the words of one resident: "This neighborhood has been planned, since the early 1920's, to include a mixture of single-family residences, apartments, businesses, churches, and schools. What affects one affects them all. The different factions must work together to maintain the atmosphere that everyone enjoys. It is this very mixture that attracted so many of us".

Revitalization of Urban Areas

Revitalization is the process of returning a building or a group of buildings to a useful state through repair or alteration (Murtagh, 1993). Revitalization makes the building(s) function for a contemporary use while preserving portions or features of the building which are historically, architecturally, or culturally significant or valuable (Murtagh, 1993). In St. Louis, like other cities across America, preservationists are currently trying to save many buildings, some of which have city or national landmark status, but the preservationists need help from city officials to entice developers to take an interest in transforming the old buildings into apartments and retail stores. Doris Danna, president of the Landmarks Association of St. Louis states: "The architecture represents St. Louis, its history and its heritage. If we care about our history and our roots, we have to have the physical manifestation. Otherwise, we look like any other place on earth" ("Downtown St. Louis", 1997

Over three-quarters of the respondents (78%) ranked the location of the Swan Lake neighborhood within the city as a determining factor in their choice of

neighborhoods. In addition, respondents valued the location of the Swan Lake neighborhood more than any other neighborhood factor. Almost one-third of respondents (30%) did not consider a home in the suburbs because it was inconveniently located (ranked first in importance in Survey Question 55b). More directly, three-quarters of respondents (75%) ranked the proximity of the neighborhood to the downtown area as an important factor in determining their neighborhood choice. Therefore, it can be concluded that location, and more specifically, proximity to downtown is a highly important factor in determining why residents chose to live in Swan Lake neighborhood. Additionally, as previously concluded, the majority of respondents prefer historical neighborhoods. Since both downtown and historical locations are preferred by the majority of respondents, it stands to reason that the Swan Lake neighborhood residents form a market for future rejuvenation and repopulation of downtown residential areas.

General Planning Lessons

Creating a sense of place involves a conscious decision by the designer to do so (Hough, 1990). A number of designers, developers, and planners have suggested solutions to the problems and defects of postwar suburban growth. The neo-traditional concept of suburban development (NTD) represents the latest trend in suburban planning concepts. The neo-traditional town movement, also known as "new urbanism", emphasizes the concepts used during the development of neighborhoods in America during the early part of the twentieth century: "tree-lined streets with side-walks and houses close enough to be in conversation with each other" (Morris, 1994, p. 136). The

Swan Lake neighborhood serves as a currently functioning example of a neighborhood created during the early part of the 20th century.

Hough (1990) emphasizes that creating places with meaning must be a conscious decision made by planners and designers in the high-tech information-based society of today. In the past, design was limited by the environment and therefore resulted in heterogeneous solutions that subsequently emanated in a sense of being rooted in the place. Langdon (1994) espouses the view that "technology may leap forward...but we are foolhardy if we base the nature of our communities on the latest technological and economic innovations while blinding ourselves to innate human needs" (p. xiv). Langdon (1994), in the book A Better Place to Live, proposed that designers should look to the traditional design found in historic communities in order to create better places to live for the future. Langdon (1994) states: "The point is not that today's world should in every respect mimic the past. It is that historic communities embodied many important understandings about human nature, about what contributes to a satisfying individual and family life and a healthy society. The past possesses an accumulation of wisdom which we ignore at our peril" (p. xiv).

This study has provided a conscious look at a living neighborhood that was created in the early part of the 20th century and still embodies a sense of place and meaning that is missing from today's suburban neighborhoods. It is the hope of the researcher that designers may gain a greater understanding of historic neighborhoods and what environmental components intertwine to inspire the attachment to place exhibited by the residents of the Swan Lake neighborhood.

Directions for Future Study

Because the Swan Lake neighborhood survey was so large and lengthy, a wealth of information was collected with one instrument. However, because of time and economic constraints it is not feasible for the researcher to analyze all of the various data at this time. Several articles could be written from the data generated from this one survey and various issues and topics explored in greater depth. In addition, a list of willing participants for a personal interview with the researcher has been gathered through the survey. The next reasonable step in the research process would be to complete the interviews with the neighborhood residents.

Interview

According to Touliatos and Compton (1988), the open-ended question is advisable when the researcher cannot fully anticipate the range of answers available to the respondent (pg. 158). Interviews will allow the resident to provide insight into emotions, motivations, background, and interest in the neighborhood and their personal dwelling places in their own words. Within the consent form attached in the survey packet, there was a section that asked for willing participants to sign their first name and telephone number. The researcher will contact each respondent who expressed a willingness to participate to set up a time for the interview. The interviews will be conducted either in person by the researcher in the homes of the subjects, or over the phone by the researcher. Each interview will be structured so that specific questions will be asked of each

respondent. Each interview will be tape-recorded with the permission of each interviewee.

Interview questions will address a multitude of factors that together may explain the current housing and neighborhood preference of the residents of the neighborhood. In addition, the survey will attempt to measure whether the respondent feels attached to the dwelling or neighborhood. Because of the complex issues involved in such a study, it is necessary to compile both quantitative data as well as qualitative data. Questions are grouped into several major categories including warm-up questions, the map exercise, place attachment questions, and the residential history exercise.

Warm-up questions

The warm-up questions included the following:

1. How long have you lived in the neighborhood?
2. How long have you lived in your current home?

Map Exercise

This portion of the interview contains a photocopy of a map of the neighborhood (see Appendix I). The respondent will be asked to mark areas of the map as they pertain to different issues such as location of home, frequently used pathways, and pleasurable landmarks. The premise of using a map during the interview process was gleaned from work done by Lynch. Lynch (1960) lists a number of physical features of urban settings

such as node, landmark, path, edge, and district that were formed on the basis of maps of cities sketched by people.

Norberg-Schulz (1979) uses the terms paths, places and boundaries. two psychological functions are considered important in a place: 'orientation' and 'identification': 'To gain an existential foothold, man has to be able to orientate himself, he has to know where he is. But he also has to identify himself with the environment, that is he has to know how he is in a certain place'" (Sime, 1986, p. 51). During the interview, the respondent will be oriented to a map representing the entire neighborhood. The respondent will then be asked the following questions:

1. Where is your home located?
2. What pathways do you most frequently take to get in and out of the neighborhood?
3. What pathways do you frequently take for recreation?
4. Does the neighborhood contain any landmarks that are important to you?
5. What is your favorite place within the neighborhood?

Aside from gleaning information from the respondent regarding place and place attachment, the map exercise also serves to remind the respondent of various places within the neighborhood that s/he may regard with personal meaning. By reminding the respondent of the various aspects of the neighborhood, the researcher hopes to gain more accurate and thoughtful answers to the remaining interview questions.

Place Attachment Questions

The place attachment questions included the following:

1. Do you feel the neighborhood is a unique or special place? Why or why not?
2. Do you feel your home is a unique or a special place? Why or why not?
3. What are the rewards of living in the neighborhood?
4. What are the disadvantages of living in the neighborhood?
5. Do you feel emotionally attached to the neighborhood? Why or why not?
6. Do you feel emotionally attached to your home? Why or why not?

Residential History Exercise

The researcher will ask the respondent to reflect on their childhood homes and other past life experiences with housing. During the informal process of remembering, the researcher will attempt to fill-in a grid-like chart that will also serve to remind the researcher to ask the respondent for time periods, locations and style of the housing the respondent has experienced. The impetus for the residential history chart came from Rapoport (1982):

> A place has meaning to the person because of a connection to life history. The meaning is in the person not the environment, but before associations between what is experienced and life history can be made, the person must notice some aspect of environment that stimulates memory. The environment is a mnemonic, it takes remembering from the person and places reminding in the environment (pg. 80).

The researcher may try to prompt the respondent by creating an open dialogue with the respondent. The script for the researcher may include: "Take a moment to reflect back on the places you have lived in your lifetime. We all have memories of special places from different times in our lives. What places had meaning? Maybe you recall a favorite

front porch where neighbors would gather to exchange daily news. Or, maybe the favorite room in your childhood home was a big, sunny kitchen - what made it special?" Based on the responses from the respondent, the researcher would try to fill in a grid-like chart to organize the information for each place discussed into columns for city and state, type of dwelling (i.e. house, apartment, condo), style of house, (i.e. Craftsman, Tudor, Modern), length of residence, life stage (i.e. childhood, teenager, adult), order of preference by the respondent for the places mentioned. The researcher address the issue of place attachment by asking the respondent questions regarding special memories of past places and if the respondent "misses" a particular home. The question of preference asks the respondent to rank the past homes in order of preference. This information can be analyzed in light of residents' current housing choice.

After the residential history section, the interview will be terminated. The researcher will ask the respondent's permission to tape-record the interview so that the researcher may concentrate on conducting the interview and interacting with the respondent instead of taking copious notes. During the interview process, each interviewee will be assigned a number to be attached to the information given during the interview process.

Other Areas for Future Study

While this study concentrated on the interrelationship between the components of the individual and place attachment, the researcher suggests that interrelationships between the various other components be explored further. For example, the survey

results indicate that comfort is an important factor not only in place attachment but also in housing preference. In addition, feelings of comfort are important to the overall theoretical framework proposed in this study. The researcher suggests that the interrelationship between the residents' feelings of comfort and the other environmental components be studied in greater detail in the future. Likewise, this study briefly addressed the concept of housing satisfaction. Housing satisfaction is an important part of the overall theoretical framework proposed in this study. The researcher suggests that the interrelationship between housing satisfaction and the other environmental components be studied in greater detail in the future. Feelings of security were also briefly addressed in the Swan Lake neighborhood survey. Feelings of security are important to the overall theoretical framework proposed in this study. The researcher suggests that the interrelationship between the residents' sense of security and the other environmental components be studied in greater detail in the future. Other suggestions for future study are mentioned within the text and often with the component in question.

According to Hiss (1990), students of place – architects, planners, designers, and preservationists – have a common interest – "safeguarding, repairing, and enriching our experience of place" (p. xvi). In addition, it is the responsibility of designers to provide environments that enhance the quality of human life. By enriching the experience of place, designers will also enhance the quality of life for the users of the place. Therefore, knowledge of place and the variables that contribute to place attachment is a necessity for every designer. In the words of Robert Stipe (1972): "It is the saving of people and lives and cities – not just buildings – that are important to all of us. We have before us an unparalleled opportunity, if we are sufficiently determined, to contribute significantly to

the upgrading of human existence" (p. 33). This study has shown the impact of place and place attachment on the residents of a significant place, the Swan Lake neighborhood. The model proposed by the researcher in this study is an important and valuable conceptual tool that can be carried further by future researchers and designers. Designers must understand the importance of the interlinkage between research and design of the built environment. For only through constant effort on the part of designers to continually strive for the enhancement of the quality of life will future built environments sing with life and soul and meaning for the users.

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APPENDIX A

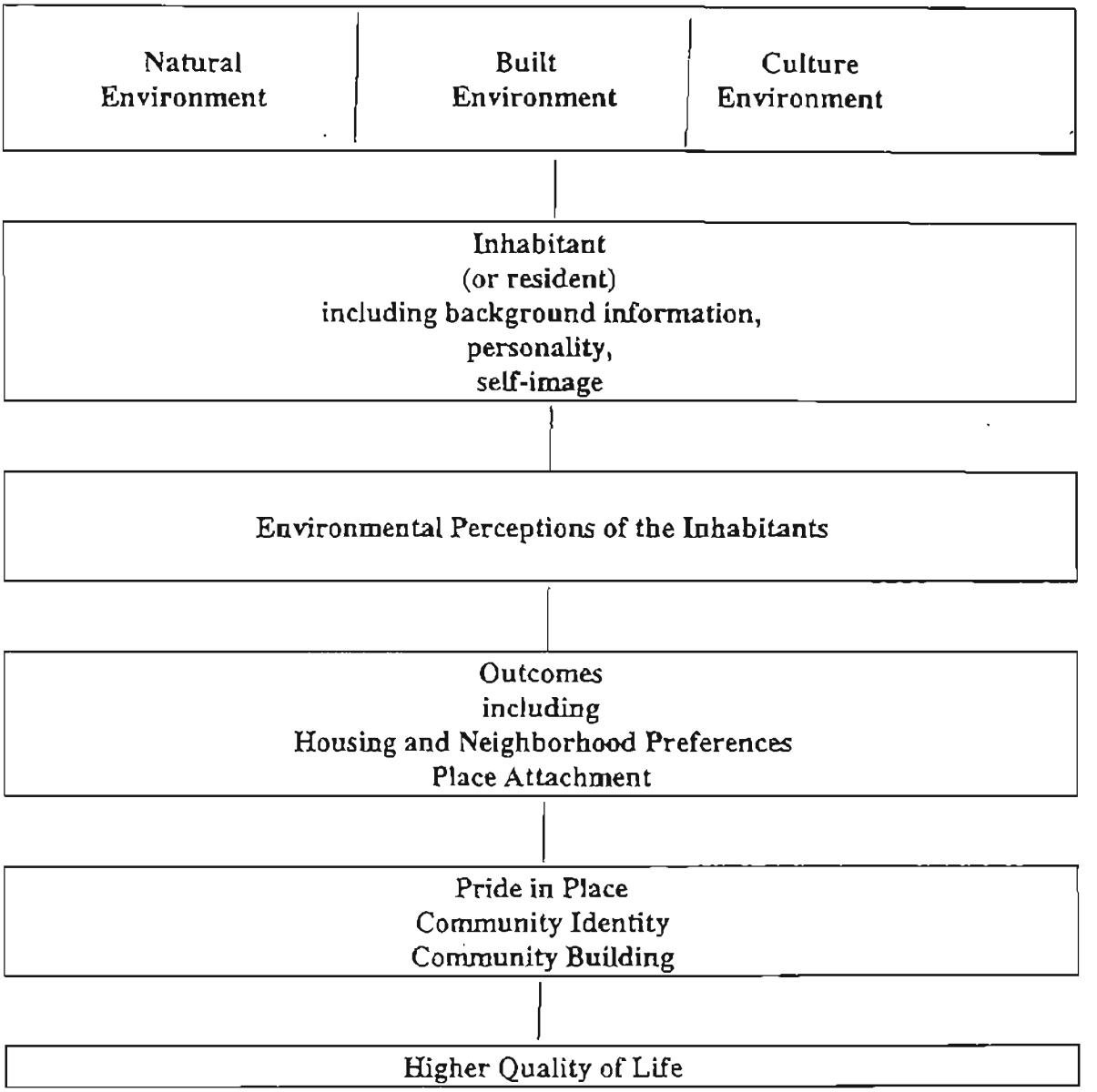


Figure 1: Proposed Theoretical Framework

APPENDIX B

Glossary

Gentrification: the resettlement and restoration of older neighborhoods by more affluent groups of people, often moving into poorer neighborhoods (Sell and Zube, 1986; Murtagh, 1993).

Neighborhood conservation: process through which the residents themselves take action to protect or upgrade their own communities (Lawton, 1979). According to Florin and Wandersman (1983), resident participation in conservation efforts is affected by resident perception of three issues: negative expectations of change, satisfaction with present conditions, and sense of community.

Placemaking: effort to preserve and create physical environments that have affective meaning for the people who are a part of them (Fleming & Von Tscharner, 1987).

Preservation: process of sustaining the existing form, integrity, and material of a building and it's existing form and landscaping (Murtagh,1993).

Residential history (or past): a past consisting of places, spaces and their properties which have served to satisfy an individual's biological, psychological, social, and cultural needs (Proshansky, 1983). An individual not only experiences but also records the physical environment (Proshansky, 1983).

Revitalization or rehabilitation: process of returning a property to the state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values (Murtagh, 1993).

Self-identity (or self-concept): how one perceives his/her own distinctive character or personality for purposes of interaction with the physical or social environment (Proshansky, 1983).

Symbol: learned device that represents a particular idea or concept (Malnar & Vodvarka, 1992).

APPENDIX C

Chi-square Analysis

Place Attachment Factors

Factor 1: Emotion, Factor 2: Sense of Security, and Factor 3: Memories over Time

Variable	Chi-square	P-value	Sample Size	Significance at .1 and .05
Gender	4.090	.394	109	
Age	10.412	.237	109	
Number of years lived in the neighborhood	26.666	.001	109	*
Grew up in similar neighborhood	0.610	.962	109	
Past Experience Score (PES)	3.774	.438	109	
Ownership	16.548	.002	109	*
Personality Type				
Adj. Type 1	2.040	.728	109	
Adj. Type 2	4.358	.36	109	
Adj. Type 3	2.661	.616	109	
Adj. Type 4	1.640	.802	109	
Adj. Type 5	2.338	.674	109	
Adj. Type 6	1.914	.752	109	
Adj. Type 7	2.276	.685	109	
Adj. Type 8	4.019	.403	109	
Adj. Type 9	3.037	.552	109	
Adj. Type 10	2.461	.652	109	
Recycling Score (RS)	20.043	.218	109	
Self-identity Score (SIS)	72.951	.000	109	*
Dislike the suburbs	2.275	.685	109	
Preference for historical neighborhoods	18.457	.030	81	*
Shows place attachment through actions	109.910	.000	109	*

APPENDIX D

Chi-square Analysis

Place Attachment – Factor 1: Emotion

Variable	Chi-square	P-value	Sample Size	Significance at .1 and .05
Gender	6.655	.354	109	
Age	15.660	.207	109	
Number of years lived in the neighborhood	16.523	.168	109	
Grew up in similar neighborhood	3.094	.797	109	
Past Experience Score (PES)	4.293	.637	109	
Ownership	14.219	.027	109	*
Personality Type				
Adj. Type 1	13.532	.035	109	*
Adj. Type 2	1.823	.935	109	
Adj. Type 3	1.848	.933	109	
Adj. Type 4	6.084	.414	109	
Adj. Type 5	5.228	.515	109	
Adj. Type 6	2.063	.914	109	
Adj. Type 7	11.401	.077	109	*
Adj. Type 8	1.355	.969	109	
Adj. Type 9	2.980	.811	109	
Adj. Type 10	4.011	.675	109	
Recycling Score (RS)	32.127	.124	109	
Self-identity Score (SIS)	105.567	.000	109	*
Dislike the suburbs	4.528	.606	109	
Preference for historical neighborhoods	26.322	.035	81	*
Shows place attachment through actions	176.236	.000	109	*

APPENDIX E

Chi-square Analysis

Place Attachment – Factor 2: Sense of Security

Variable	Chi-square	P-value	Sample Size	Significance at .1 and .05
Gender	3.567	.613	109	
Age	10.575	.392	109	
Number of years lived in the neighborhood	5.680	.841	109	
Grew up in similar neighborhood	8.968	.110	109	
Past Experience Score (PES)	7.489	.187	109	
Ownership	7.368	.195	109	
Personality Type				
Adj. Type 1	3.055	.691	109	
Adj. Type 2	0.665	.985	109	
Adj. Type 3	3.154	.676	109	
Adj. Type 4	3.309	.653	109	
Adj. Type 5	10.663	.058	109	*
Adj. Type 6	10.831	.055	109	*
Adj. Type 7	6.110	.296	109	
Adj. Type 8	0.379	.996	109	
Adj. Type 9	4.871	.432	109	
Adj. Type 10	3.734	.588	109	
Recycling Score (RS)	12.736	.888	109	
Self-identity Score (SIS)	97.133	.000	109	*
Dislike the suburbs	2.522	.773	109	
Preference for historical neighborhoods	20.727	.055	81	*
Shows place attachment through actions	128.722	.000	109	*

APPENDIX F

Chi-square Analysis

Place Attachment – Factor 3: Memories over Time

Variable	Chi-square	P-value	Sample Size	Significance at .1 and .05
Gender	3.869	.694	109	
Age	8.226	.767	109	
Number of years lived in the neighborhood	35.846	.000	109	*
Grew up in similar neighborhood	6.427	.377	109	
Past Experience Score (PES)	10.407	.109	109	
Ownership	1.934	.926	109	
Personality Type				
Adj. Type 1	2.800	.834	109	
Adj. Type 2	5.495	.482	109	
Adj. Type 3	3.323	.767	109	
Adj. Type 4	14.374	.026	109	*
Adj. Type 5	2.760	.838	109	
Adj. Type 6	3.946	.684	109	
Adj. Type 7	12.129	.059	109	*
Adj. Type 8	4.725	.580	109	
Adj. Type 9	10.688	.099	109	*
Adj. Type 10	6.467	.373	109	
Recycling Score (RS)	18.283	.789	109	
Self-identity Score (SIS)	47.418	.261	109	
Dislike the suburbs	3.315	.768	109	
Preference for historical neighborhoods	26.428	.090	81	*
Shows place attachment through actions	112.810	.116	109	

OSU

College of Human Environmental Sciences
Department of Design, Housing and Merchandising
431 Human Environmental Sciences
Stillwater, Oklahoma 74078-6142
405-744-5035

Dear Swan Lake Neighborhood Resident:

Just a few minutes of your time will help improve the understanding of designers in the area of place-making and place attachment. Everyone has experienced special and significant places in their lifetime. Perhaps the place you were born and raised brings back special memories to you. Maybe you have a special attachment to your current residence. To fulfill the requirements for a Master of Science in Environmental Design, Christina James has chosen to investigate the Swan Lake neighborhood. Data analysis from the study will be used to provide information regarding a neighborhood zoned for preservation including the natural and built environment as well as the cultural values and beliefs, personalities and behaviors of the people who choose to reside in this neighborhood. By personally responding to this survey, you will be contributing to the development of better planned communities and neighborhoods for the future.

This packet contains two identical surveys with questions pertaining to the Swan Lake neighborhood. Please have two adult members of your household, ages 18 and older, complete the surveys. If you choose to fill out the survey, it should take no longer than 20 minutes of your time. Please answer the questions by placing a check mark next to the information which best matches your answer. There are no right or wrong answers.

Your answers will be strictly confidential. The consent form is used to protect your privacy. Please be sure to sign your name to give your consent. In addition, we will conduct personal or telephone interviews from a randomly selected group of residents who decide to participate. The interview should last no more than 20 minutes and will consist of several open-ended questions regarding the neighborhood. If you would like to participate, please sign your name and give your telephone number in the space provided on the back of the survey. You may decide not to participate in the study during any

stage of the process. Because data will be given as an aggregate, your name will never be matched with your answers. Only the principal researchers will have access to the raw data and responses will be kept in a locked cabinet.

This survey in necessary to determine the views of the residents of the neighborhood. In order for the results to accurately represent the views of the residents of Swan Lake neighborhood, it is important that you fill this survey out and return it right away. After completion please use the enclosed postage paid envelope to mail your responses and consent forms.

If you have any questions related to the survey, your can contact Christina James at (918)592-2054, or Dr. Rula Awwad-Rafferty at (405)744-5035, or Gay Clarkson, IRB Executive Secretary at OSU, 305 Whitehurst, Stillwater, Oklahoma, 74078.

Thank you in advance for your valuable time and assistance.

Sincerely,

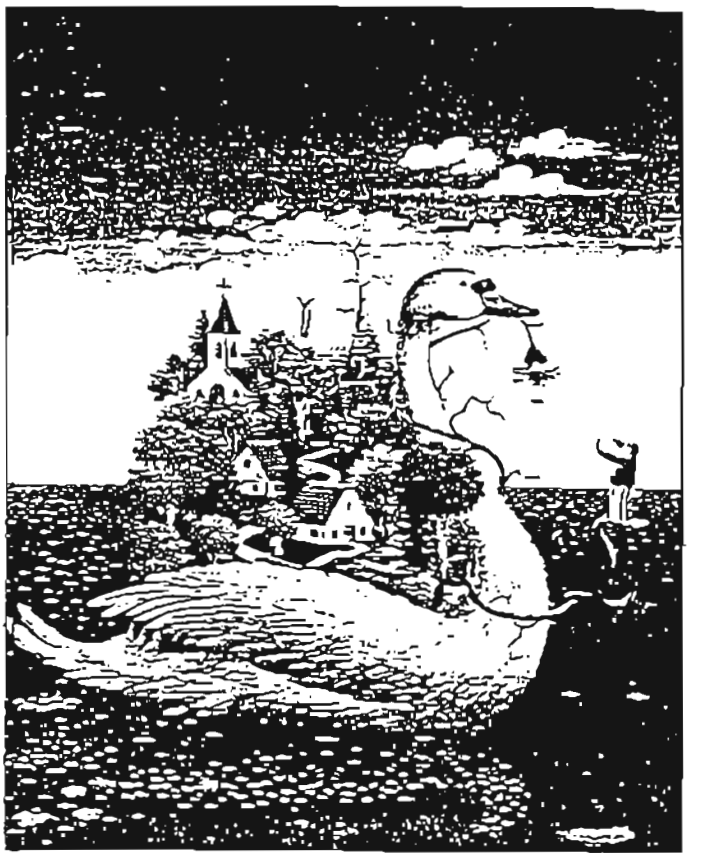
C. James

Christina G. James

R. Awwad-Rafferty

Dr. Rula Awwad-Rafferty

YOUR HOME AND COMMUNITY



A Survey of Swan Lake Neighborhood Households

Please have an adult member of your household complete this survey.
Your help with this study is greatly appreciated!

OKLAHOMA STATE UNIVERSITY
STILLWATER, OKLAHOMA

DEPARTMENT OF DESIGN, HOUSING AND MERCHANDISING
COLLEGE OF HUMAN ENVIRONMENTAL SCIENCES

Image by Dragan Mihailovic < <White Swan> > (Serbia)

BACKGROUND INFORMATION:

1. Gender: (1) FEMALE ____ (2) MALE ____

2. How old were you on your last birthday?
   (1) ____ 18 - 24 YEARS
   (2) ____ 25 - 34 YEARS
   (3) ____ 35 - 44 YEARS
   (4) ____ 45 - 54 YEARS
   (5) ____ 55-64 YEARS
   (6) ____ 65-74 YEARS
   (7) ____ 75 YEARS OR OLDER

3. Racial identification (check all applicable):
   (1) ____ AFRICAN AMERICAN
   (2) ____ AMERICAN INDIAN
   (3) ____ ASIAN OR PACIFIC ISLANDER
   (4) ____ CAUCASIAN
   (5) ____ HISPANIC
   (6) ____ OTHER, PLEASE SPECIFY_____

4. Check the last year of education completed:
   (1) ____ 8TH GRADE OR LESS
   (2) ____ SOME HIGH SCHOOL, BUT DID NOT GRADUATE
   (3) ____ HIGH SCHOOL GRADUATE OR GED
   (4) ____ SOME COLLEGE OR 2 YEAR DEGREE
   (5) ____ 4 YEAR COLLEGE GRADUATE
   (6) ____ MASTER'S DEGREE
   (7) ____ DOCTORATE DEGREE
   (8) ____ POST-DOCTORATE DEGREE
   (9) ____ OTHER, PLEASE SPECIFY _____

5a. (1) Y ____ (2) N ____ Are you currently employed? If so, what is your occupation? _____
5b. (1) Y ____ (2) N ____ If not, are you retired? If so, what was your occupation? _____

6. Check the range of your household income (optional):
   (1) ____ LESS THAN $14,999
   (2) ____ $15,000 - $29,999
   (3) ____ $30,000 - $49,999
   (4) ____ $50,000 - $69,999
   (5) ____ $70,000 - $89,999
   (6) ____ ABOVE $90,000

7. (1) Y ____ (2) N ____ Do you have children living at home? If so, what ages? _____

8. (1) Y ____ (2) N ____ Have you lived in other cities outside of Tulsa, Oklahoma?

9. (1) Y ____ (2) N ____ Have you lived in other states outside of Oklahoma?

10. (1) Y ____ (2) N ____ Have you lived in other areas of the city aside from your present neighborhood?

11. How many years have you lived in Tulsa, Oklahoma?
   (1) ____ LESS THAN A YEAR
   (2) ____ 1 - 4 YEARS
   (3) ____ 5 - 9 YEARS
   (4) ____ 10 - 14 YEARS
   (5) ____ 15 - 19 YEARS
   (6) ____ 20 - 24 YEARS
   (7) ____ 25 - 29 YEARS
   (8) ____ 30 YEARS OR MORE
   (9) ____ ALL OF MY LIFE

12. How many years have you lived in this neighborhood?
   (1) ____ LESS THAN A YEAR
   (2) ____ 1 - 4 YEARS
   (3) ____ 5 - 9 YEARS
   (4) ____ 10 - 14 YEARS
   (5) ____ 15 - 19 YEARS
   (6) ____ 20 - 24 YEARS
   (7) ____ 25-29 YEARS
   (8) ____ 30 YEARS OR MORE
   (9) ____ ALL OF MY LIFE

13. How did you learn of the neighborhood?

(1) _____ THROUGH THE REAL ESTATE AGENT
(2) _____ THROUGH A FRIEND
(3) _____ THROUGH FAMILY
(4) _____ OTHER, PLEASE EXPLAIN: _____
(5) _____ BY DRIVING PAST THE AREA
(6) _____ BY READING ABOUT THE AREA
(7) _____ I GREW UP HERE

14. (1) Y _____ (2) N _____ Have you lived in other neighborhoods designated or zoned for preservation?

15. (1) Y _____ (2) N _____ Have you lived in other neighborhoods similar in appearance and age to this one?

16. How many years have you lived in your current residence?

(1) _____ LESS THAN A YEAR
(2) _____ 1 - 4 YEARS
(3) _____ 5 - 9 YEARS
(4) _____ 10 - 14 YEARS
(5) _____ 20 - 24 YEARS
(6) _____ 25 - 29 YEARS
(7) _____ 30 YEARS OR MORE
(8) _____ ALL OF YOUR LIFE

17. (1) Y _____ (2) N _____ Did you grow up in a home similar to your current residence?

18. Do you: (Check appropriate response)

(1) _____ OWN YOUR HOME?
(2) _____ RENT YOUR HOME?
(3) _____ OTHER, PLEASE SPECIFY: _____

SELF-IDENTITY

19. Check all of the adjectives that accurately describe you:

(1) __ DEPENDABLE	(6) __ NATURAL	(11) __ MODEST	(16) __ UNPRETENTIOUS	(21) __ ARTISTIC
(2) __ CALM	(7) __ CANDID	(12) __ SINCERE	(17) __ DELIBERATE	(22) __ REFLECTIVE
(3) __ STABLE	(8) __ SHREWD	(13) __ SYMPATHETIC	(18) __ INDUSTRIOUS	(23) __ SENSITIVE
(4) __ CAUTIOUS	(9) __ COMPLICATED	(14) __ SUBMISSIVE	(19) __ LOGICAL	(24) __ CARELESS
(5) __ CONVENTIONAL	(10) __ REBELLIOUS	(15) __ WEAK	(20) __ METHODICAL	(25) __ LAZY

(26) __ ENTHUSIASTIC	(31) __ FRIENDLY	(36) __ AMBITIOUS	(41) __ ACTIVE	(46) __ PRACTICAL
(27) __ OUTGOING	(32) __ RESOURCEFUL	(37) __ FORCEFUL	(42) __ PLEASANT	(47) __ CONTENTED
(28) __ SPONTANEOUS	(33) __ ENTERPRISING	(38) __ OPTIMISTIC	(43) __ SOCIABLE	(48) __ ENERGETIC
(29) __ IMPULSIVE	(34) __ SELF-CENTERED	(39) __ AGGRESSIVE	(44) __ DEMANDING	(49) __ SATISFIED
(30) __ FICKLE	(35) __ HEADSTRONG	(40) __ EGOTISTICAL	(45) __ IMPATIENT	(50) __ PREJUDICED

20a. (1) Y _____ (2) N _____ (3) Occasionally _____ Does your household recycle?
20b. If so, what is recycled? _____

21. How long do you keep your car?

(1) _____ LESS THAN 49,999 MILES
(2) _____ 50,000 - 99,999 MILES
(3) _____ 100,000 - 150,000 MILES
(4) _____ ABOVE 150,000 MILES
(5) _____ UNTIL IT NO LONGER RUNS
(6) _____ I DON'T HAVE A CAR

For all of the following questions, place a checkmark in the appropriate blank. Please use the scale in which 6 = definitely YES and 0 = definitely NO for each question.

	YES 6	5	4	3	2	1	NO 0
22. Do you feel that you share the same values and attitudes with your neighbors?	—	—	—	—	—	—	—
23. Describe the furnishings in your home?							
a) Antique furnishings and accessories	—	—	—	—	—	—	—
b) Newly manufactured furnishings that give the appearance of antique furnishings	—	—	—	—	—	—	—
c) Newly manufactured furnishings and accessories	—	—	—	—	—	—	—
24. Do you prefer antique furnishings?	—	—	—	—	—	—	—
25. Do you prefer newly manufactured furnishings?	—	—	—	—	—	—	—
26. Do you keep your personal items (i.e. special papers, cards, etc.) for many years?	—	—	—	—	—	—	—
27. Do you dispose of material goods (such as clothes, furniture, household items) easily?	—	—	—	—	—	—	—
28. Do you consider yourself attached to the contents of your home?	—	—	—	—	—	—	—
29. Do you value objects for their function only?	—	—	—	—	—	—	—
30. Do you feel your residence accurately matches your life-style?	—	—	—	—	—	—	—
31. Do you feel your residence accurately symbolizes your self image?	—	—	—	—	—	—	—
32. Do you feel that your residence allows you to present your self-image to others accurately?	—	—	—	—	—	—	—
33. Do you feel that your self-image is shaped by the appearance of your neighborhood?	—	—	—	—	—	—	—
34. Do you personalize your residence to express your identity?	—	—	—	—	—	—	—
35. Do you feel that the neighborhood is unique?	—	—	—	—	—	—	—
36. Do you feel proud to live in this neighborhood?	—	—	—	—	—	—	—
37. Do you form opinions of others by the neighborhood in which they choose to live?	—	—	—	—	—	—	—
38. Do you form opinions of others by the condition (i.e. neat or unkempt) in which they keep their home?	—	—	—	—	—	—	—

39. Do you feel pride in the condition of your home? ___ ___ ___ ___ ___ ___ ___

40. Do your feel pride in the condition of your neighborhood? ___ ___ ___ ___ ___ ___ ___

NEIGHBORHOOD IDENTITY:

41. **Check all of the adjectives that appropriately describe the neighborhood:**

(1) _____ TASTEFUL	(6) _____ FRIENDLY	(11) _____ BEAUTIFUL	(15) _____ CHEERFUL
(2) _____ COMMON	(7) _____ SIMPLE	(12) _____ DANGEROUS	(16) _____ HISTORICAL
(3) _____ MODERN	(8) _____ NOISY	(13) _____ LUXURIOUS	(17) _____ PEACEFUL
(4) _____ POOR	(9) _____ WELL-KEPT	(14) _____ CLEAN	(18) _____ SHADY
(5) _____ EXPENSIVE	(10) _____ WELL-PLANNED		

For all of the following questions, place a checkmark in the appropriate blank. Please use the scale in which 6 = definitely YES and 0 = definitely NO for each question.

	YES 6	5	4	3	2	1	NO 0
42. Do you feel it is easy to identify strangers in the neighborhood?	___	___	___	___	___	___	___
43. Do you feel that the neighborhood has character?	___	___	___	___	___	___	___
44. Do you feel that preservation of this neighborhood is important?	___	___	___	___	___	___	___
45. Do you feel that the neighborhood has a common symbol(s) of identity?	___	___	___	___	___	___	___

45a. If so, what are the symbol(s) and what do they symbolize for the neighborhood?

_____

_____

HOUSING AND NEIGHBORHOOD PREFERENCES

46a. (1) Y _____ (2) N _____ Does your home have a front porch?
46b. (1) Y _____ (2) N _____ Does your home have a back or side porch?
46c. (1) Y _____ (2) N _____ If your home has a porch, do you use it? Explain how: _____

47a. (1) Y _____ (2) N _____ (3) N/A _____ Were you married or did you have a live-in partner at the time you moved into your current residence?
47b. (1) Y _____ (2) N _____ (3) N/A _____ If so, did one partner want the home more than the other?
47c. (1) Y _____ (2) N _____ (3) N/A _____ If so, was it a male partner who wanted the home more?

48. What style of house do you currently live in?

(1) _____ TUDOR	(4) _____ FARM	(7) _____ DON'T KNOW
(2) _____ COLONIAL	(5) _____ CONTEMPORARY	(8) _____ OTHER, PLEASE SPECIFY: _____
(3) _____ CRAFTSMAN	(6) _____ MEDITERRANEAN	

49. (1) Y _____ (2) N _____ (3) Somewhat _____ Did you choose your residence and/or were you apart of the decision making process to move into your current residence?

If you answered YES or SOMEWHAT to Question 49, answer Question 50.
If you answered NO to Question 49, SKIP to Question 51a.

50. When you decided to move to your current residence, which factors determined your choice? Please rank the importance of each factor numerically, with 6 = very important factor and 0 = not a determining factor in your housing choice.

		Most Important 6	5	4	3	2	1	Least Important 0
a)	PRICE	—	—	—	—	—	—	—
b)	ARCHITECTURAL STYLE OF THE EXTERIOR FACADE OF THE RESIDENCE	—	—	—	—	—	—	—
c)	INTERIOR SPACE LAYOUT OF THE RESIDENCE	—	—	—	—	—	—	—
d)	QUALITY OF CONSTRUCTION AND MATERIALS USED IN THE HOUSE	—	—	—	—	—	—	—
e)	SIZE OF HOUSE (I.E. APPROPRIATE NUMBER OF BEDROOMS, BATHS, ETC.)	—	—	—	—	—	—	—
f)	EASE OF MAINTENANCE AND DURABILITY OF RESIDENCE	—	—	—	—	—	—	—
g)	SITE LOCATION (I.E. CORNER LOT, LOTS OF MATURE TREES, ACROSS FROM LAKE, ETC.)	—	—	—	—	—	—	—
h)	RESALE AND INVESTMENT VALUE	—	—	—	—	—	—	—
i)	ATTRACTIVE LANDSCAPING	—	—	—	—	—	—	—
j)	AGE OF RESIDENCE	—	—	—	—	—	—	—
k)	WANTED TO BE ABLE TO REMODEL OR "FIX IT UP"	—	—	—	—	—	—	—
l)	STATUS APPEAL	—	—	—	—	—	—	—
m)	COMFORT	—	—	—	—	—	—	—
n)	FUNCTIONAL	—	—	—	—	—	—	—
o)	AFTER SEEING THE HOUSE, I IMMEDIATELY FELT "AT HOME"	—	—	—	—	—	—	—
p)	ONLY DWELLING I COULD FIND	—	—	—	—	—	—	—
q)	ONLY DWELLING I COULD AFFORD	—	—	—	—	—	—	—
r)	OTHER (PLEASE SPECIFY): _____ _____	—	—	—	—	—	—	—

For all of the following questions, place a checkmark in the appropriate blank. Please use the scale in which 6 = definitely YES and 0 = definitely NO for each question.

	YES 6	5	4	3	2	1	NO 0
51a. Do you feel your residence has a certain status appeal?	—	—	—	—	—	—	—
51b. Did this affect your choice of housing?	—	—	—	—	—	—	—
51c. Please explain: _____							

52. To what degree do you prefer each style of house?

a)	TUDOR	—	—	—	—	—	—	—
b)	FARM	—	—	—	—	—	—	—
c)	MEDITERRANEAN	—	—	—	—	—	—	—
d)	COLONIAL	—	—	—	—	—	—	—
e)	CONTEMPORARY	—	—	—	—	—	—	—
f)	CRAFTSMAN	—	—	—	—	—	—	—
g)	WHATEVER STYLE MY CURRENT HOUSE IS	—	—	—	—	—	—	—

53a. When you were making your housing choice, did you consider a home in the suburbs? — — — — — — —

53b. Why or why not? _____

_____

54a. When you were making your housing choice, did you consider other areas in Tulsa?. — — — — — — —

54b. If you considered other areas in Tulsa, please specify where:

_____

55a. When you were making your housing choice, did you consider any of the other historic neighborhoods located in Tulsa? — — — — — — —

55b. If you considered other historic neighborhoods located in Tulsa, please specify which other neighborhoods: _____

_____

56. Do you prefer to live in a historic neighborhood? — — — — — — —

57. Do you prefer to live in a newly built neighborhood? — — — — — — —

58. (1) Y _____ (2) N _____ (3) Somewhat _____ Did you choose to live in this neighborhood and/or were you apart of the decision making process to move into this neighborhood?

If you answered YES or SOMEWHAT to Question 58, answer Question 59.
If you answered NO to Question 58, SKIP to Question 60.

For all of the following questions, place a checkmark in the appropriate blank. Please use the scale in which 6 = definitely YES and 0 = definitely NO for each question.

		YES 6	5	4	3	2	1	NO 0
59.	To what degree did the following factors determine why you chose to live in this neighborhood?							
a)	ARCHITECTURAL STYLE OF THE HOUSES OF THE NEIGHBORHOOD	—	—	—	—	—	—	—
b)	PROXIMITY TO PUBLIC PARKS OR OTHER NATURAL AREAS	—	—	—	—	—	—	—
c)	CLOSE TO SHOPPING AMENITIES	—	—	—	—	—	—	—
d)	CONVENIENT ACCESSIBILITY TO THE DOWNTOWN AREA	—	—	—	—	—	—	—
e)	CLOSE TO PLACE OF EMPLOYMENT	—	—	—	—	—	—	—
f)	ACCESSIBILITY TO HOSPITALS AND HEALTHCARE FACILITIES	—	—	—	—	—	—	—

g)	MATURE TREES LOCATED IN THE NEIGHBORHOOD							
h)	CLOSE TO FRIENDS							
i)	CLOSE TO YOUR PLACE OF WORSHIP							
j)	CLOSE TO SCHOOLS							
k)	LOCATION WITHIN THE CITY							
l)	POSSIBLE DESIGNATION AS A HISTORICAL NEIGHBORHOOD							
m)	CLOSE PROXIMITY TO OTHER HISTORICAL NEIGHBORHOODS							
n)	AGE OF NEIGHBORHOOD							
o)	HOMOGENEITY OF NEIGHBORHOOD RESIDENTS							
p)	HETEROGENEITY OF THE NEIGHBORHOOD RESIDENTS							
60a.	Would you classify suburban housing to be generic or standardized in appearance?							
60b.	Did this affect your choice to live in an older section of town?							

PLACE ATTACHMENT:

61a. Y _____ N _____ DON'T KNOW _____ Does the neighborhood have a homeowners' association or other sort of neighborhood organization?

61b. Y _____ N _____ N/A _____ If so, do you belong to this group?

61c. If you do not belong to the neighborhood organization, please check all the possible reasons why:

(1) _____ NOT INTERESTED
(2) _____ TOO BUSY WITH FAMILY DEMANDS
(3) _____ TOO BUSY WITH WORK DEMANDS
(4) _____ TOO BUSY WITH SOCIAL ACTIVITIES OUTSIDE OF THE NEIGHBORHOOD
(5) _____ I AM LIVING IN THE NEIGHBORHOOD ONLY TEMPORARILY AND DON'T WANT TO GET TOO INVOLVED WITH OTHERS
(6) _____ DON'T LIKE TO BE A PART OF GROUP ORGANIZATIONS
(7) _____ TOO SICK TO ATTEND MEETINGS
(8) _____ OTHER, PLEASE EXPLAIN: _____

62. Y _____ N _____ Sometimes _____ Do you attend a church or place of worship in the area?

63. Y _____ N _____ N/A _____ If you have children, do they attend school in the area?

64. Y _____ N _____ Somewhat _____ Are you involved in any clubs or organizations in the area?

65. Y _____ N _____ Somewhat _____ Do you participate in volunteer work in the area?

66a. (1) Y _____ (2) N _____ Do you have close friends in the neighborhood?
66b. (1) Y _____ (2) N _____ (3) N/A _____ If so, did you know these friends before you moved to the neighborhood?
66c. (1) Y _____ (2) N _____ (3) N/A _____ If so, did you become familiar with the neighborhood through visits to your friends home?

67. (1) Y _____ (2) N _____ Do you have family in the neighborhood (aside from those already living with you)?

68. Which of the following kinds of neighborhoods do you prefer?
(1) _____ ONE WHERE NEIGHBORS DROP IN ON EACH OTHER
(2) _____ WHERE NEIGHBORS VISIT ONLY WHEN INVITED
(3) _____ WHERE NEIGHBORS JUST CHAT OUTSIDE THEIR HOME
(4) _____ WHERE NEIGHBORS GO THEIR OWN WAY
(5) _____ DOESN'T MATTER TO ME

69. How often do you drop in on any of your neighbors or do any of your neighbors drop in on you just for a casual visit?
(1) _____ MORE THAN ONCE A WEEK
(2) _____ ONCE A WEEK
(3) _____ ONCE OR TWICE A MONTH
(4) _____ ONCE A YEAR
(5) _____ NOT AT ALL

70. How often do you invite neighbors over to your home, or how often do neighbors invite you over to their home?
(1) _____ MORE THAN ONCE A WEEK
(2) _____ ONCE A WEEK
(3) _____ ONCE OR TWICE A MONTH
(4) _____ ONCE A YEAR
(5) _____ NOT AT ALL

71. How often do you stop and talk with any of your neighbors outside of your home?
(1) _____ MORE THAN ONCE A WEEK
(2) _____ ONCE A WEEK
(3) _____ ONCE OR TWICE A MONTH
(4) _____ ONCE A YEAR
(5) _____ NOT AT ALL

For all of the following questions, place a checkmark in the appropriate blank. Please use the scale in which 6 = definitely YES and 0 = definitely NO for each question.

	YES 6	5	4	3	2	1	NO 0
72. Do you feel comfortable in your home?	—	—	—	—	—	—	—
73. Do you feel comfortable in your neighborhood?	—	—	—	—	—	—	—
74. Have any significant life events, (i.e. marriage, birth of children, death of loved one, divorce) taken place while you have lived at your current residence?	—	—	—	—	—	—	—
75. If you were to move from the neighborhood, would you miss it?	—	—	—	—	—	—	—
76. Would you find it easy to move from your current residence to another location outside of the neighborhood?	—	—	—	—	—	—	—
77. Do you feel a part of the neighborhood?	—	—	—	—	—	—	—
78. Are you satisfied with your current residence?	—	—	—	—	—	—	—
79. Are you satisfied with the neighborhood?	—	—	—	—	—	—	—

80. Do you feel safe in your neighborhood? _ _ _ _ _ _ _

81. Do you feel you could go to your neighbors for help? _ _ _ _ _ _ _

82. Do you feel emotionally attached to your home? _ _ _ _ _ _ _

83. Do you feel emotionally attached to the neighborhood? _ _ _ _ _ _ _

84. Do you have an added sense of pride because your home is located in this neighborhood? _ _ _ _ _ _ _

85. What do you value most about your home? Why?

a. _____

b. _____

c. _____

86. What do you value most about your neighborhood? Why?

a. _____

b. _____

c. _____

87. What would you like to change about your home? Why?

a. _____

b. _____

c. _____

88. What would you like to change about your neighborhood? Why?

a. _____

b. _____

c. _____

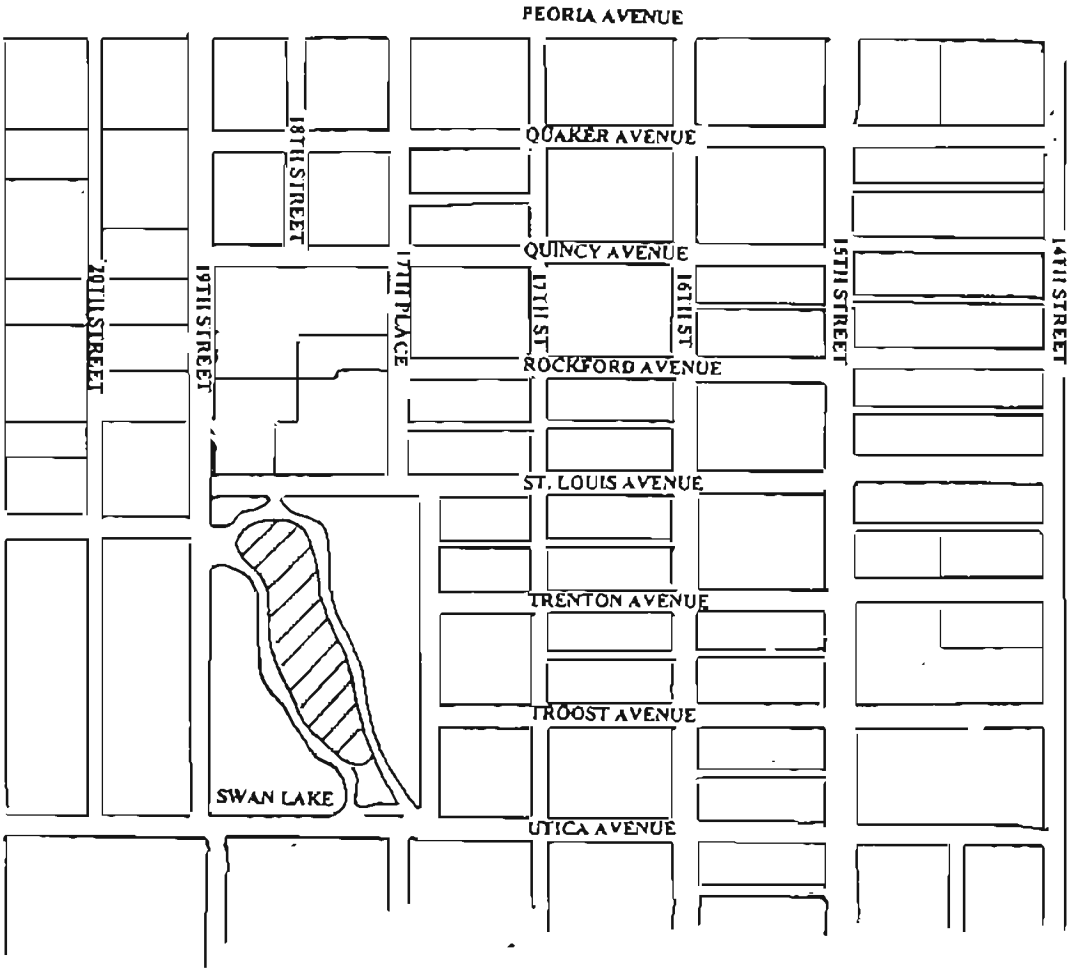
89. Any final reflections on your residence or neighborhood?

_____

_____

_____

APPENDIX I



SWAN LAKE NEIGHBORHOOD

APPENDIX J

PHOTOGRAPHS

Figure 2. Trumpeter Swans
Two rare Trumpeter swans floating on Swan Lake
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 3. Swan Lake
Swan Lake is positioned at the heart of the Swan Lake neighborhood
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 4. National Folk Style House
Built in the 1920's, this house is an example of the National Folk style.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 5. Colonial Revival Style House
Built in the 1920's, this house is an example of the Colonial Revival style. Note the small porch and broken pediment detail which are typical features of this housing style.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 6. English Tudor Cottage
Built in the 1920's, this English Tudor cottage was featured in the first Parade of Home in Tulsa.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 7. Classical Revival Style House
This charming home located in the Swan Lake neighborhood shows elements of the Classical Revival style.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 8. Swan As Neighborhood Symbol
Graphic representation of a pair of swans used in the street address of a Swan Lake neighborhood residence.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

Figure 9. Swan Tribute
A resident's tribute to the swan strengthens the neighborhood identity.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

APPENDIX J

PHOTOGRAPHS

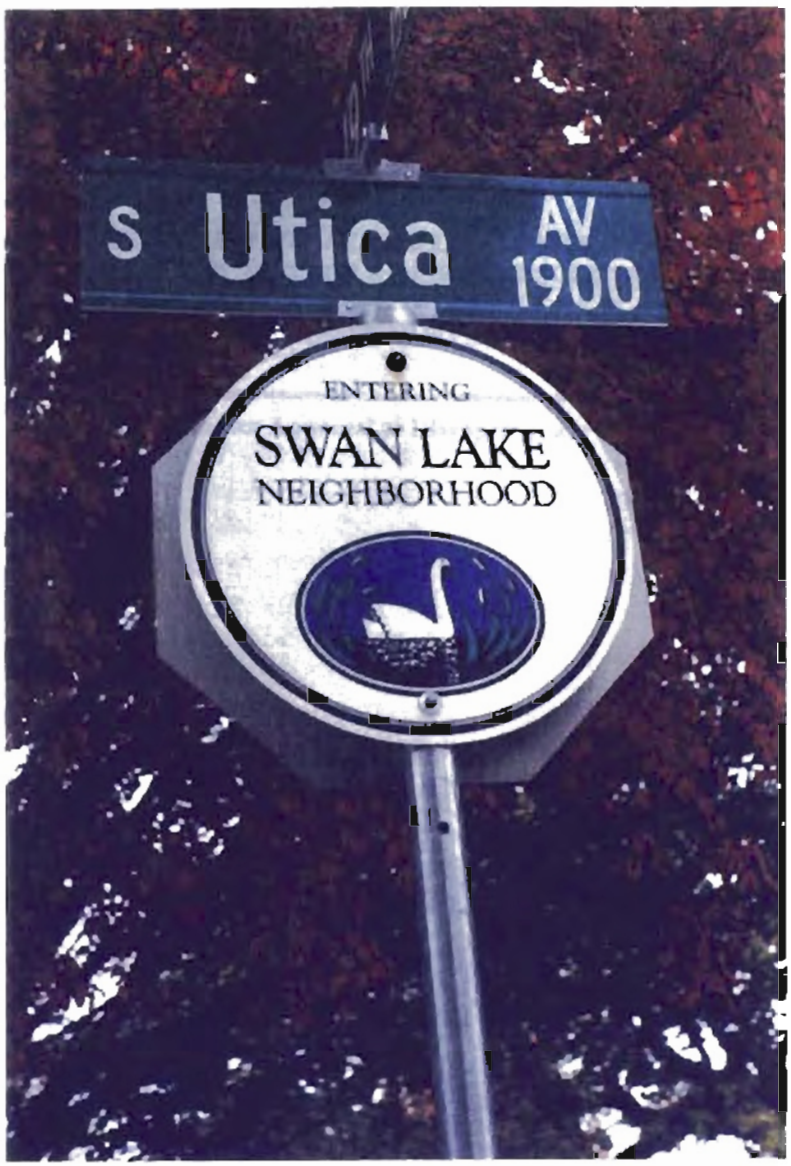


Figure 10. Neighborhood Identification Sign
Swan Lake neighborhood identification sign posted on the back of stop signs around the perimeter of the neighborhood.
Swan Lake neighborhood, Tulsa, Oklahoma
Photograph by Christina James, 1997

OKLAHOMA STATE UNIVERSITY
INSTITUTIONAL REVIEW BOARD
HUMAN SUBJECTS REVIEW

Date: 07-17-97 **IRB#:** HE-98-000

Proposal Title: AN ENVIRONMENT-BEHAVIOR ASSESSMENT OF HISTORIC NEIGHBORHOODS AND THEIR RESIDENTS: A MODEL OF PLACE ATTACHMENT

Principal Investigator(s): Rula Awwad-Rafferty, Christina James

Reviewed and Processed as: Modification

Approval Status Recommended by Reviewer(s): Approved

ALL APPROVALS MAY BE SUBJECT TO REVIEW BY FULL INSTITUTIONAL REVIEW BOARD AT NEXT MEETING, AS WELL AS ARE SUBJECT TO MONITORING AT ANY TIME DURING THE APPROVAL PERIOD.
APPROVAL STATUS PERIOD VALID FOR DATA COLLECTION FOR A ONE CALENDAR YEAR PERIOD AFTER WHICH A CONTINUATION OR RENEWAL REQUEST IS REQUIRED TO BE SUBMITTED FOR BOARD APPROVAL.
ANY MODIFICATIONS TO APPROVED PROJECT MUST ALSO BE SUBMITTED FOR APPROVAL.

Comments, Modifications/Conditions for Approval or Disapproval are as follows:

Signature: _____ Date: July 30, 1997
Chair of Institutional Review Board
cc: Christina James

VITA

Christina Gray James

Candidate for the Degree of

Master of Science

Thesis: AN ENVIRONMENT-BEHAVIOR ASSESSMENT OF A HISTORIC NEIGHBORHOOD AND ITS RESIDENTS: A MODEL OF PLACE ATTACHMENT

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