

Burns-Jackson Project

MS – 142

Wright State University
Department of Special Collections and Archives

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Introduction

The Burns-Jackson records are documents created by a proposed redevelopment plan on the Burns-Jackson area. This area is commonly called the Oregon District. These records cover the years 1966-1974 and include: project studies, reports, newspaper clippings, minutes, correspondence, memorandums, and slides. This collection was donated to Wright State University by Mrs. Priscilla Colt of 330 West Schantz Avenue, Dayton, Ohio, 45409. The collection fills one Hollinger box. This box contains 29 individual file folders. There are no restrictions on the use of this collection. All literary copyrights are open to the public.

Brief Biographical Sketch

The Burns-Jackson area, originally called the “Oregon District”, is a twelve-square block section located southwest of downtown Dayton, Ohio. The area was first settled in 1829. After the Civil War, the population of the city extended itself beyond the Oregon district. Fortunately, this expansion did not alter the general appearance of the area. Today, much of this area remains in its original condition.

The Burns-Jackson area contains an impressive number of nineteenth-century structures. These structures form an impressive complex not found elsewhere in the city of Dayton. The Burns-Jackson area is an outstanding architectural and historic district with irreplaceable value to the city.

In 1965 a small group of Daytonians, distressed by the condition of the Burns-Jackson area, decided to form a coalition to have the area restored. This group formed the Burns-Jackson Community Research Inc. The group was privately funded, and it became a non-profit research agency in Dayton. In time, this group was joined by the Dayton Department of Community Development in the effort to save, restore, and remake the first community of Dayton. The records in this collection are of that quest.

This information was compiled from the publication Burns-Jackson Proposed Text.

Scope and Content

The Burns-Jackson collection has been divided into six major parts which are as follows:

- Series One: Minutes and Records of Administrative Bodies
- Series Two: Business Records
- Series Three: Project Analysis
- Series Four: Correspondence
- Series Five: Newspapers
- Series Six: Publications

Each series is arranged in chronological order. Users of this collection should note that other information about the Burns-Jackson area can be found in the Glenn Thompson Papers: MS-4, Box 2, Folders 9-10.

The minutes of the Burns-Jackson project are broken into three sub-series. The first sub-series are the community meeting minutes; this fragmented collection is from November 9, 1967 to February 15, 1967. The corporation Directors minutes run from May 17, 1967 to January 20, 1972. This collection includes the Code of Regulations for the Board of Directors. The minutes of the shareholders meeting date from December 27, 1967 to April 22, 1972. Added to the minutes is an administrative record entitled Articles of Incorporation.

The business records (series two) contain seven major parts. The contracts of Bertrand Goldberg consist of the physical contracts used to hire Bertrand Goldberg, a Chicago based architect contracted to restore the area. The Morton Hoffman financial report is a study of the feasibility of the Burns-Jackson project. The feasibility study is a summary of feasible alternative forms of financing for the project to meet the city's share cost. This collection also includes a projected effect of the Burns-Jackson project on the City of Dayton. The financial reports are a very fragmented collection which dates run from January 10, 1968 to February 27, 1970. The tax increment bonds include a timing schedule, an amortization schedule, and a status report on a tax increment bond validation suit. The collection also includes an Ohio Senate Ways and Means committee hearing, January 30, 1968 on bonds, the collection includes a prospectus on 480 class and a common shares as well. Subscriptions to stock contain correspondence on the stocks as well as a list of all prospective shareholders. There is also a list of subscriptions received, and a sample subscription letter. The final item in the series is the list of summarized project cost.

Series three (project analysis) includes studies on area outside of Dayton, Ohio as well as the Burns-Jackson area itself. This collection contains relocation plans, a critical path chart, as well as correspondence and a memo about the chart. The Laclede town folder contains a newspaper clipping about a town in St. Louis similar to the Burns-Jackson area. The intentional community is a story concerning how urban neighborhoods become slums, and how the church could be a great agent in developing these areas. This

series also includes annexation material, such as a list of the properties to be acquired, maps of urban renewal, and miscellaneous papers about project studies.

Series four is one of the more fragmented collections. The correspondence on the Burns-Jackson project dates from August 3, 1966 to February 12, 1974. The collection was so fragmentary, and included letters from so many different people, that it was felt that the best way to showcase this collection was to list all the letters chronologically. In doing this, the user of the collection gets a feel for the material as he reads along. This collection includes correspondence by: Priscilla Colt, donator of the collection; as well as Bertrand Goldberg; H.M. Huffman, Jr.; Richard J. Chernesky; Earl Sterzer; Winston O. Franklin; George Howell; Jack W. Beam; Robert A. Flynn; and Jim Woodhull, as well as others. This series also includes memorandums on the Burns-Jackson project, which gives the user an overview on some of the problems facing the project. This series also includes memorandums to the board of directors.

Series five is on newspapers. This collection includes clippings from the Dayton Journal Herald, and the Dayton Daily News. The first collection in this series is clippings 1966-1972. This collection includes news clippings on the Burns-Jackson area. This will be a good source of public opinion for the user of this collection. Clippings – part of the series – are an eight part series from the Journal Herald. Staff writer Hubert Meeker writes about planned community developments in Columbia, MD and Reston, VA. These two “new towns” present ideas for the Burns-Jackson project. This series also has one unsigned news release on the Burns-Jackson area.

The last series Publications includes observations on the Morton Hoffman Report on the Burns-Jackson area. This report includes feasibility studies, corporate structures, and the significance of the project. The Burns-Jackson: Village of Dayton is a public relations report. This report includes planning stages of the project, aerial photos, and objective cost. This series also includes published financial projections, phases I and II, and the Burns-Jackson proposed text which is another public relation item.

User should note that the group of slides in the Burns-Jackson project have been removed from the collection and can be found with the general photo collection.

Container Description

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
Series I: Minutes and Records of Admin. Bodies			
1	1	Articles of Incorporation	n.d.
	2	Minutes, Committee Meetings	n.d.
	3	Minutes, Corporation Directors Meetings	n.d.
	4	Minutes, Shareholders Meetings	n.d.
Series II: Business Records			
1	5	Bertrand Goldberg Contracts	n.d.
	6	Morton Hoffman	n.d.
	7	Feasibility Studies	n.d.
	8	Financial Reports	n.d.
	9	Tax Increment Bonds	n.d.
	10	Subscriptions to Stock	n.d.
	11	Summarized Project Cost	n.d.
Series III: Project Analysis			
1	12	Relocation Plans	n.d.
	13	Critical Path Chart	n.d.
	14	Laclede Town	n.d.
	15	The Intentional Community	n.d.
	16	Annexation	n.d.
	17	Maps	n.d.
	18	Miscellaneous Papers	n.d.
Series IV: Correspondence			
1	19	Miscellaneous Correspondence	n.d.
	20	Miscellaneous Memorandums	n.d.
	21	Memorandums – Board of Directors	n.d.
Series V: Newspapers			
1	22	Clippings	1966-1972
	23	Clippings – Part of a series	n.d.
	24	Clippings	n.d.
	25	News Release	n.d.
Series VI: Publications			
1	26	Observations on the Morton Hoffman Report	n.d.

27	Burns-Jackson: The Village of Dayton	n.d.
28	Financial Projections	n.d.
29	Burns-Jackson Proposed Text	n.d.