

WRIGHT STATE UNIVERSITY
ARCHIVES AND SPECIAL COLLECTIONS

RECORDS OF THE OSBORN REMOVAL
COMPANY

MS-77

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INTRODUCTION

The records of the Osborn Removal Company were accessioned into the Wright State University Archives and Special Collections Department in September, 1978, by the First National Bank of Fairborn in agreement with the Fairborn Historic Structures, Inc. The collection fills sixteen Hollinger boxes, with span dates of 1920 to 1928. There are no restrictions on the use of these records except that no one may publish any of the Osborn Removal Company's records for personal monetary gain.

HISTORY

The Osborn Removal Company was organized and incorporated in March, 1920. Its sole purpose was to relocate the town of Osborn, which was situated on land marked out by the Miami Conservancy District as part of its flood control plain. Since the town would have to be moved if it were not to be demolished, several local business men decided to attempt relocation. For this reason they organized the Osborn Removal Company and acquired land for a new townsite adjacent to the village of Fairfield. Fairfield tried, unsuccessfully, to annex the new plat. The ORC Board of Trustees hired the Dayton-based firm of Cellarius and Dressler as engineers and designers of the new town, and contracted with Geiger and Dill to install gravel streets, new curbs, sidewalks and gutters. Sheeler and Son Company was hired to do the actual moving of Osborn's buildings. When the buildings were moved, it was necessary to relocate many telephone and telegraph wires, gas lines and electric lines, in addition to three sections of major railroad tracks. The ORC was involved in several lawsuits with various contractors, employees and disgruntled citizens during its eight years of existence. The company was dissolved, as planned, in 1928, after it had completed the work for which it had been organized.

The company issued 1, 000 shares of stock, and was capitalized at \$100, 000. 00. The First National Bank of Osborn was its depository, paying interest on the ORC account and providing loans for the purchasers of its buildings. The company's articles of incorporation were signed by Morris D. Rice, G. E. Bailey, F. M. Copenhefer, Harry E. Frahn, H. R. Kendig, Earl W. Burrowes and F.C. Massey. At the first board meeting, held on March 8, 1920, Harry Frahn was elected president and H.R. Kendig was elected secretary. They were re-elected annually thereafter. Most of the company's business was conducted by Morris Rice, and the first board meeting was held at his office in Osborn. The minutes of the ORC's final meeting, on March 27, 1928, include a motion to store the company's papers in the basement of the First National Bank.

SCOPE AND CONTENT NOTE

The Osborn Removal Company Collection purportedly includes all those papers retained after the company's dissolution in 1928. The company's charter is among the papers, as are minutes of the organizational meeting held in 1920. Minutes for all official meetings, from 1920 to 1928, plus the final audit and Certificate of Dissolution are included. Maps and papers concerning acquisition of the land near Fairfield, and correspondence with the Miami Conservancy District, are also included, along with copies of purchase agreements between the ORC and private buyers of the houses. These agreements are all very similar since a lengthy legal form was used for each one; these forms constitute the bulk of the collection. They are in alphabetical order according to buyer. The agreement folders also include correspondence, papers relating to taxes, lawsuits, delinquencies and disagreements, and amendments of various kinds. Most of the houses were bought by individuals, some of whom were the original owners of the houses, while other buyers were members of the company. Organizations also contracted with the company to have their buildings moved, or to buy one after its removal to the new plat; among these were the Knights of Pythias, the Board of Education, and Sheeler and Son Company, one of the ORC's contractors.

The company's correspondence is in the collection; it includes numerous letters received from potential buyers, contractors, consultants and employees. Other materials filed with the company's correspondence are varied: samples of forms, rules and regulations for the new town, copies of deeds, tax information, copies of contracts, balance sheets, advertising layouts, and informational booklets. The company's financial records are also in the collection; they consist of cloth-bound ledgers with entries for rents, taxes, bills due and bills paid.

The collection is organized into four main groups, as follows:

- Series 1, Box 1 Official papers
- Series 2, Boxes 2-7 Case files
- Series 3, Boxes 8-11 Correspondence
- Series 4, Boxes 12-16 Financial records

CONTAINER LISTING

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
1	1	Articles of Incorporation	1920
		Certificate of Subscription of Capital Stock	1920
		Certificate of Dissolution	1928
	2	Minutes	1920-1928
	3	Minutes	1921
	4	Book of Stock Certificates	1922-1927
2	1	Adams, O.J.	
	2	American Telephone & Telegraph Co.	
	3	Andrews, J. Earl	
	4	Armstrong, O.B.	
	5	Arnold, P.E.	
	6	Bagley, H.S.	
	7	Bagley, Louise F.	
	8	Barringer, Lynn H.	
	9	Beasley, Robert	
	10	Beyl, George	
	11	Bidgood, Alva L.	
	12	Bingeman, H.L.	
	13	Birch, J.H.	
	14	Board of Education	
	15	Boling, Charles W.	
	16	Boling, Nelson N.	
	17	Bollinger, H.K.	
	18	Bonham, N.S.	
	19	Brenizer, William	
	20	Brilmayer, F.P.	
	21	Broadwell, Caleb S.	
	22	Brown, Charles E.	
	23	Brown, Charles E.	
	24	Burrowes, Clara B.	
	25-38	Burrowes, Earl W.	
	39	Burrowes, Grace	
	40	Burrowes, Grace	
3	1	Burrowes, Joseph	
	2	Burrowes, Joseph	
	3	Catholic Church	
	4	Cellarius & Dressler	
	5	Cole, R C.	
	6	Copenhefer, F.M.	
	7	Copenhefer, F.M.	
	8	Copenhefer, Joseph M.	
	9	Copenhefer, Kate H.	
	10	Cornelius, Sidney	
	11	Daffern, George W.	
	12	Daffern, George W.	
	13	Davis, George W	
	14	Dellinger, Harry A.	

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>	
3	15	Dellinger, Harry A.		
	16	Digman, Thomas		
	17	Dooley, C.E.		
	18	Easterline, Elizabeth		
	19	Emmick, R.P.		
	20	Evangelical Lutheran Church		
	21	Evangelical Lutheran Church		
	22	Faulkner, C.J. and Elizabeth K.		
	23	Fisher, Freely W. and Lucile D.		
	24	Flesher, M.D.		
	25	Fogle, F.F.		
	26	Fox, Carl H.		
	27	Frahn, Agnes		
	28-35	Frahn, Harry E.		
		36	Froikin, Sophie	
		37	Funderburg, George	
		38	Garver, George	
		39	Gerger, J.I.	
		40	Gheen, Joseph N.	
		41	Glaser, John	
		42	Goocey, Albert	
		43	Gray, Walter	
	4	1	Haddix, Mary K.	
2		Hamm, Emma S.		
3		Hamm, F.W.		
4		Hammel, Fred T.		
5		Hamsher, W.W.		
6		Harber, O.H.		
7		Heedwohl, James E.		
8		Hensler, Thurman H. and Snider, S.S.		
9		Herr, Ben F.		
10		Hoagland, Fred		
11		Hoke, Charles F.		
12		Hower, J.S.		
13		Hower, J.S.		
14		Hower, Jennie		
15		Hunter, Mary Emily		
16		Hunter, Mary Emily		
17		Impson (Miss Larkins), Gladys		
18		Jensen, Marion F.		
19		Johnson, F.L.		
20		Jones, Case B.		
21		Jr. O.U.A.M. Lodge 344		
22	Kauffman, Anna			
23	Kauffman, D.W.			
24	Kauffman, Mary			
25-27	Kauffman, O.B.			
	28	Kauffman, Theo.		
	29	Kendig, Frank		
	30	Kendig Jr., George W.		
	31	Kendig Jr., George W.		

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
4	32-36	Kendig, H.R.	
	37-39	Kline, E.E.	
5	1-5	Kline, E.E.	
	6	Kline, Harry W.	
	7	Kneisley, Ira R.	
	8	Knights of Pythias	
	9	Knights of Pythias	
	10-12	Kortsch, Carl	
	13	Kundert, Joseph	
	14	Kundert, Jost J.	
	15	Kyle, Henry	
	16	Lobaugh, W.S.	
	17	Logsdon, C.J.	
	18	Logsdon, C.J.	
	19	Longstreth, Clifford	
	20	Loyd, J.H. and Davidson	
	21	Marshall, L.E.	
	22	Massey, Frank C.	
	23	Massey, Roberta A.	
	24-26	Maxwell, Walter S.	
	27	McCarty, William	
	28	McCarty, William	
	29	McCullough, J.F.	
	30	Miller, A.W.	
	31	Miller, Elizabeth A.	
	32	Miller, George W.	
	33	Miller, H.K.	
	34	Miller, L.F.	
	35	Miller, Patton and Rosa	
	36	Moldthan, Mary S.	
	37	Moon, Laura J.	
6	1	Morrow, Ralph B. and Lona	
	2	Morrow, W.H.	
	3	Neighbor, John A.	
	4	Noffke, H.C. and Minnie	
	5	Osborn Coop. Grain Co. vs. Osborn Removal Co.	
	6	O'Neal, J.A.	
	7	O'Neal, J.A.	
	8	Oster, John	
	9	Powell, F.H.	
	10	Presbyterian Church	
	11	Pulse, H.S. and Josie	
	12	Reed, R.B. and Marjorie	
	13	Rhoades, F C.	
	14	Rice, Mina L.	
	15	Rice, Morris D.	
	16	Rue, J.W.	
	17	Sanders, Allen	
	18	Saunders, Joseph N.	
	19	Schaepe, Harry C.	

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
6	20	Schueller, John J.	
	21	Semler, C.E.	
	22	Semler, H W.	
	23	Semler, Ora	
	24	Semler, William F.	
	25-27	Sheeler & Son Co.; La Plant, E.W.	
	28	Sheetz, Howard C.	
	29	Sheetz, John M.	
	30	Shroyer, Henry	
	31	Sidenstick, Susan	
	32	Sneider, W.A.	
	33	Snider, A.W.	
	34	Snider, Stehman and Clara	
	35	Snyder, V.F.	
	36	Southwestern Portland Cement Co.	
	37	Staup, Corwin	
	7	1	Stewart, M.L.
2		Stumbaugh, Creighton	
3		Swartley, J.B.	
4		Teach, John W.	
5		Teach, Ralph and Lawrence	
6		Troutman, George W.	
7		Trubee, J.C.	
8		Turner, Charles W.	
9		Turner, Charles W.	
10		Weinland, Ida	
11		Williams, Guy M.	
12		Wolf, Clarence E.	
13		Yowler, Laurence and Harriet	
14		Zediker, Jesse L.	
15		Zediker, Jesse L.	
16		Zeller, William and Cyrus	
17		Zeller, William H.	
18		"Quadrennial Appraisement of OOsborn Corporation Greene County, Ohio 1910"	
19		Creation of Osborn Removal Company	1920-1921
20		Stock Certificate Samples	1921
21		Engineering Bids	1920-1921
22		Engineering Bids	1921
7	23	Proposals: City Planners, Architects, and Engineers	1920-1921
	24	Scheme #2 for Development of Osborn (blueprint)	ca. 1920
	25	Osborn Property Lists	ca. 1920
	26	Sketch of Lands under Option to the Osborn Removal Co.	1920-1921
	28	Cost Removal Estimates	ca. 1920
	29	Acquisition of Land	1920-1921
	30	Statement of Properties Owned	

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
8	1	"Report upon Proposed Town Plan East Valley Forge civic Association"	
	2	Minutes, Organizational Meeting	1920
	3	Business of the Directors	1922-1925
	4	Business of the Board	1924-1927
	5	Property Reservations	1921-1922
	6	Statement of Properties Owned	1924
	7	Right-of-Way, Dayton Power & Light Co.	1921-1923
	8	Right-of-Way, Indiana, Columbus, and Eastern Traction Co.	1921-1922
	9	Right-of-Way, Indiana, Columbus, and Eastern Traction Co.	1921-1924
	10	Right-of-Way, Miami Conservancy District	1922
	11	An Option from the Miami Conservancy District	1921-1922
	12	Land Purchase by the Miami Conservancy District	1921-1922
	13	Properties owned by the Miami Conservancy District	ca. 1922
	14	Miami Conservancy District, Correspondence	1920-1924
	15	Miami Conservancy District, Contracts	1920-1923
	16	Cellarius & Dressler Agreement	1921
	17	J.I. Geiger Co.	1920-1924
	18	Ohio Industrial Commission	1922-1924
	19	The Osborn Removal Co. vs. J.I. Geiger	1922
	20	ORC/Sheeler & Son Co. vs. International Harvester	1922
	21	Agreement with Jantha Light & Fuel Co.	1921-1923
	22	Osborn Removal Co. vs. Maudie and Maunie Reed	1922
	23	Henry Seifer Injury Case, Correspondence	1925
9	1	Henry Seifer Injury Case, Case Documents	1925-1926
	2	Sheeler & Son Co., Correspondence	1921-1922
	3	Sheeler & Son Co., Contracts	1921-1924
	4	Wantz, C.H.	1925-1926
	5	Miscellaneous Contracts	1922-1927
	6	Ohio Bell Telephone Co., Correspondence	1922-1925
	7	Western Union Telegraph Co., Correspondence	1922-1924
	8	Miscellaneous Correspondence	1920-1924
	9	Rules and Regulations Governing Sale of Property	1921-1925
	10	Property For Sale	1925
	11	Warranty Deeds	1923-1925
	12	The Ohio Tax Commission	1921-1928
	13	Annual Report of a Domestic Corporation for Profit	1922-1927
	14	Income Tax Returns	1921-1927
	15	Personal Property Tax Return	1922-1928
	16	Tax Matters	1922-1926
	17	Capital Stock Tax Return	1922-1926
	18	Balance Sheets	1921-1927

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
9	19 20	Tax Valuations and Relative Costs Stmt. Title of Property Abstracts Shultz, E.C. & Wilson, J.M.	ca. 1926
10	1 2 3 4 5 6 7 8 9 10	Rent List Annual Report; ORC Bond Final Audit: Letters and Proxies Accountants' Report Accountants' Report Accountants' Report Accountants' Report Accountants' Report Final Business of Osborn Removal Co. Miscellaneous Material	1924 1921 1925-1927 1922 1923 1924 1925 1926 1928 1921-1927
11	1 2 3 4	Accounts Payable and Receivable Accounts Receivable Rents Received Expense Accounts	1924-1926 1922-1927 1922-1924 1930-1942
12	1 2-7	Relocation Costs House Relocation Costs	ca. 1924 1924
13	1-3	House Relocation Costs	1924
14	1 2 3 4 5 6 7	Savings Account Statements Accounts Payable and Receivable (unbound ledger) Balance Records, Letters A-C Balance Records, Letters D-I Balance Records, Letters J-M Balance Records, Letters N-S Balance Records, Letters T-Z	1925-1928 1920-1927
15	1 2 3 4	Cash Journal Bound Worksheets Bound Worksheets Removal Costs	1920-1923 1923-1926 1923-1928 1923-1925