

MS-142: Burns-Jackson Project Records

Collection Number: MS-142

Title: Burns-Jackson Project Records

Dates: 1966-1974

Creator: Burns-Jackson Corporation

Summary/Abstract:

The records consist of files of the Burns-Jackson Corporation, and include the articles of incorporation, meeting minutes, correspondence, clippings, publications, and working papers of a group formed in 1965 to restore and preserve the Oregon District/Burns-Jackson area of Dayton, Ohio.

Quantity/Physical Description: .5 linear feet

Language(s): English

Repository:

Special Collections and Archives, University Libraries, Wright State University, Dayton, OH 45435-0001, (937) 775-2092

Restrictions on Access:

There are no restrictions on accessing material in this collection.

Restrictions on Use:

Copyright restrictions may apply. Unpublished manuscripts are protected by copyright. Permission to publish, quote, or reproduce must be secured from the repository and the copyright holder.

Preferred Citation:

[Description of item, Date, Box #, Folder #], MS-142, Burns-Jackson Project Records, Special Collections and Archives, University Libraries, Wright State University, Dayton, Ohio.

Acquisition:

The collection was donated to Wright State University by Mrs. Priscilla Colt on April 11, 1983.

Other Finding Aid:

The finding aid is available on the Special Collections & Archives, Wright State University Libraries web site at http://www.libraries.wright.edu/special/collection_guides/guide_files/ms142.pdf. It is also available in the OhioLINK Finding Aid Repository at <http://ead.ohiolink.edu/xtf-ead/>.

Physical Characteristics and Technical Requirements:

Newspaper clippings are acidic and prone to flaking.

Related Material:

MS-4 Glenn Thompson Papers contains other information about the Burns-Jackson (<https://www.libraries.wright.edu/special/collectionguides/files/ms4.pdf>)

MS-379 Woodhull-Patterson Family Papers

(<https://www.libraries.wright.edu/special/collectionguides/files/ms379.pdf>)

MS-498 Oregon Historic District Society Records

(<https://www.libraries.wright.edu/special/collectionguides/files/ms498.pdf>)

Revisions:

Finding aid written according to DACS standards by Toni Vanden Bos, 2017 December.

Processed by:

Karen Jean Hunt, 1983

Arrangement:

The records are divided into six series:

- Series I: Minutes and Records of Administrative Bodies, 1966-1972
- Series II: Business Records, 1966-1971
- Series III: Project Analysis, 1966-1971
- Series IV: Correspondence, 1966-1972, 1974
- Series V: Newspapers, 1966-1972
- Series VI: Publications and Slides, 1966, 1970-1972

Historical Note:

The Burns-Jackson area, originally known as 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 several nineteenth-century structures, which are fine examples of architectural styles of the period.

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 Note:

The Burns-Jackson records document the efforts to pursue a redevelopment plan in the Burns-Jackson area, commonly known as the Oregon District. These records cover the years 1966-1974 and include project studies, reports, newspaper clippings, minutes, correspondence, memorandums, and slides. The records are organized into six series. Each series is arranged in chronological order.

Series I. Minutes and Records of Administrative Bodies, contains 1966 Articles of Incorporation for the Burns-Jackson Corporation. Also included are a short run of committee meeting minutes spanning November 9, 1966 to February 15, 1967. A longer run of minutes from Corporation Directors meetings span May 17, 1967 to January 20, 1972. Also included is the Code of Regulations for the Board of Directors. The minutes of the shareholders meetings date from December 27, 1967 to April 22, 1972.

Series II. Business Records, contains the contracts with 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, which summarizes feasible alternative forms of financing the project to meet the city's share cost. This series also includes a projected effect of the Burns-Jackson project on the City of Dayton. The financial reports are very fragmented, dating 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 series also includes an Ohio Senate Ways and Means committee hearing on bonds from January 30, 1968, and a prospectus on 480 class and common shares. 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 costs.

Series III. Project Analysis, includes studies on areas outside of Dayton, Ohio as well as on the Burns-Jackson area itself. Included are 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 IV. Correspondence, is one of the more fragmented series. The correspondence on the Burns-Jackson project dates from August 3, 1966 to February 12, 1974. The correspondence is arranged chronologically. Correspondents include: Priscilla Colt, 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 provide an overview of some of the challenges facing the project. This series also includes memorandums to the board of directors.

Series V. Newspapers, includes clippings on the Burns-Jackson area published in the *Dayton Journal Herald*, and the *Dayton Daily News* from 1966-1972 with a significant number undated. The clippings reveal public opinion. A folder containing clippings from “part of a series”, are from an eight part series published in the *Journal Herald* written by staff writer Hubert Meeker. The articles provide information on planned community developments in Columbia, MD and Reston, VA, which were presented as examples for the Burns-Jackson project. This series also has one unsigned news release on the Burns-Jackson area.

Series VI. Publications and Slides, includes observations on the Morton Hoffman Report concerning 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 that includes planning stages of the project, aerial photos, and objective costs. This series also includes published financial projections, phases I and II, and the Burns-Jackson proposed text for public relations use. A set of 23 color slides are of houses demonstrative of architectural styles in the Burns Jackson neighborhood, including 8th Street, Tecumseh Street, Jackson Street, Van Buren Street, and Green Street.

Subject Terms

Organizations/Corporate Names

Burns-Jackson Corporation -- Archives

Places

Dayton (Ohio) -- History

Subjects (General)

Urban renewal – Ohio – Dayton

Historic districts – Conservation and restoration – Ohio -- Dayton

Material Types

Minutes (administrative records)

Correspondence

Clippings (information artifacts)

Color slides

Collection Inventory

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
Series I:		Minutes and Records of Administrative Bodies	1966-1972
1	1	Articles of Incorporation	1966
1	2	Minutes, Committee Meetings	1966 Nov-1967 Feb
1	3	Minutes, Corporation Board of Directors	1967 Mar – 1972 Jan
1	4	Minutes, Shareholders Meetings	1967 Mar-1972 Feb
Series II:		Business Records	1966-1971
1	5	Bertrand Goldberg Contracts	1969-1970
1	6	Morton Hoffman Study	1970-1971
1	7	Feasibility Studies	Circa 1969
1	8	Financial Reports	1968-1971
1	9	Tax Increment Bonds	1967-1970
1	10	Subscriptions to Stock	1966-1971
1	11	Summarized Project Cost	1966-1967, 1970
Series III:		Project Analysis	1966-1971
1	12	Relocation Plans	1969-1971
1	13	Critical Path Chart	1969
1	14	Laclede Town article published in <i>City</i>	1967 Nov
1	15	The Intentional Community by Thomas N. Kalshoven	Undated
1	16	Annexation	1966
1	17	Maps (East Dayton Urban Renewal Area)	1968
1	18	Miscellaneous Papers	1966
Series IV:		Correspondence	1966-1972, 1974
1	19	General Correspondence	1966-1972, 1974
1	20	General Memorandums	1967-1971
1	21	Memorandums – Board of Directors	1970-1972
Series V:		Newspaper Clippings	1966-1972
1	22	Clippings	1966-1972
1	23	Clippings – Part of a series	1968
1	24	Clippings	Undated
1	25	News Release	1966-1967
Series VI:		Publications and Slides	1966, 1970-1972

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
1	26	<i>Observations on the Morton Hoffman and Co.: Report on the Burns-Jackson Project</i> by Bertrand Goldberg	1971
1	27	<i>Burns Jackson: The Village of Dayton: A Study for Renewal</i> by Bertrand Goldberg Associates	1966
1	28	Financial Projections by Bertrand Goldberg Associates	1966, 1970
1	29	Burns-Jackson Proposed Text	1972
1	30	Slides (23) of houses in the Burns-Jackson area	Circa 1970