

**MS-200, Adam Schantz, Sr. Estate Records**

**Collection Number:** MS-200

**Title:** Adam Schantz, Sr. Estate Records

**Dates:** 1903-1956

**Creator:** Schantz, Adam, Sr., Estate of

**Summary/Abstract:** After his father's death in 1903, Adam Schantz, Jr. took over the brewery and real estate interests of Adam Schantz, Sr. The records from the Adam Schantz, Sr. Estate include account books, cash books, ledgers, and financial journals which record the extensive business, financial, and real estate interests of the Schantz Family in the Dayton area. These interests included the Moraine Development Company, Gem City Realty, Reliable Insurance Company, the Citizen's Lighting Company (later DP&L), the Mead Engine Company, and the Dayton Breweries Company.

**Quantity/Physical Description:** 17 linear feet (58 volumes)

**Language(s):** English

**Repository:**

Special Collections and Archives, Paul Laurence Dunbar Library, Wright State University, Dayton, OH 45435-0001, (937) 775-2092.

**Restrictions on Access:** There are no restrictions on accessing material in this collection.

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**Preferred Citation:**

MS-200, Adam Schantz, Sr. Estate Records, Special Collections and Archives, University Libraries, Wright State University, Dayton, Ohio.

**Acquisition:** Records from the Estate of Adam Schantz, Sr. were accessioned into the Wright State University Department of Archives and Special Collections in June of 1990. Donated by the Montgomery County Historical Society.

**Related Material:**

MS-185 Richard Fullerton / Jane Reece Collection (contains information about the Schantz Brewery in Series 1)

**Processed by:** Dorothy Smith, Summer, 1990. Finding aid reformatted, July, 2014.

**Arrangement:**

The records fall into four series or record groups:

Series I:	Account Books
Series II:	Cash Books
Series III:	Journals
Series IV:	Ledgers

**Historical Note:**

The following is an excerpt from *Dayton and Montgomery County: Its Resources and People* (1932), by Charlotte Reeve Conover. It contains an account of the business, financial, and real estate interests which are reflected in the Records of the Adam Schantz, Sr. Estate.

“On April 20, 1903, the father of Adam Schantz, Jr. (Adam Schantz, Sr.) died in St. Augustine, Florida. In his father’s will, Adam Schantz, Jr. was named as executor and trustee of the estate, which became known as the Estate of Adam Schantz. A period filled with tremendous activity and service to the community characterized the life of Adam Schantz, Jr. from the time of his father’s death until his own decease. Large properties in all parts of Dayton were acquired by him, and for the most part, immediately developed. During his lifetime, he was recognized as having done more to change the skyline of Dayton than any other man. Ludlow Street, now one of Dayton’s most thriving thoroughfares, was practically rebuilt by him.

March 1, 1904, Mr. Schantz effected a merger of six Dayton breweries into a group known as the Dayton Breweries Company, of which he became president. The Dayton Breweries Company was largely controlled by the Schantz interests. This brewing industry under Mr. Schantz’s leadership assumed large proportions and became one of the extensive industrial interests in the city. Purified water, known by the trade name of Lily Water, and ice were also manufactured in connection with beer.

Schantz Park, a large and beautiful residential section situated in Oakwood Village, a suburb of Dayton, was also developed by Schantz.

During the period from 1908 until 1911, Schantz purchased adjoining tracts of land a few miles south of Dayton, which he had long visioned as an ideal location for a model industrial city. In 1916, he obtained more property in that vicinity. This property with properties owned by E.A. Deeds and Charles Kettering were assembled and a corporation known as the Moraine Development Company was formed. In 1918, the Olmsted Brothers of Brookline, Massachusetts, one of the largest civic and community planners in the East, were called to counsel to make plans for an ideal industrial city. The dream was partly shattered when war clouds spread over the United States and “Dreamland” was pressed to service by the government for testing of airplanes which were manufactured by the Dayton-Wright Airplane Company, in a large building nearby

which had, just previous to the war, been erected by the Domestic Engineering Laboratories Company (DELCO) of Dayton.

Early in 1926, General Motors Corporation found need for expansion of its Frigidaire Division. Largely through the efforts of Kettering, it was decided that a manufacturing plant be established in Moraine. A short time later, the Schantz interests in the Moraine Development Company were disposed of by a trustee of the Schantz Estate.

After the Flood of 1913, Adam Schantz was a major contributor and backer of the Dayton Citizen's Relief Fund, which later led to the establishment of the Miami Conservancy District.

In January, 1917, Schantz donated a park to the City of Dayton, Waldruhe Park, situated on the Springboro Pike about eleven miles from Dayton. Mr. Schantz erected a large shelter lodge with ample facilities for picnickers.

Some of Schantz's business interests and connections include: presidency of the Ohio Brewers' Association, executor and trustee of the Estate of Adam Schantz, Sr., president of Citizen's Lighting (later Dayton, Power, and Light), president of the Buckeye Building and Loan Association, president of Dayton Street and Railway Company, president of Moraine Development Company, president of Gem City Realty, president of Edgemont Realty Company, vice-president of Citizens Relief Committee, director of Reliable Insurance Company, and president of Mead Engine Company.

Schantz died January 10, 1921, at the age of 53."

## **Scope and Content**

Series I: Account Books – Lists receipts and disbursements, schedules for book accounts, real estate, stocks, bonds, and a statement of resources and liabilities. Account books cover the years 1903-1932.

Series II: Cash Books – Contains a daily record of cash flow. Cash books cover the years 1904-1956.

Series III: Journals – Consist of financial records detailing credits and debits. Journals range from 1904-1946.

Series IV: Ledgers – Contains a record of cash flow for the real estate holdings of the Schantz Estate. Ledgers run from 1904-1939.

## **Subject Terms:**

### **Persons/Families**

Schantz, Adam, Jr., 1868-1921

Schantz, Adam, Sr.

### **Organizations/Corporate Names**

Dayton Breweries Company – Business records

### **Places**

Dayton (Ohio) -- History

### **Subjects (General)**

Breweries – Ohio – Dayton

Real property – Ohio – Montgomery County

### **Material Types**

Business records

Cashbooks

Ledgers (account books)

**Collection Inventory**

<b>Series I</b>		<b>Account Books</b>	
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
1	1	Adam Schantz, Jr. as Executor and Trustee -- First Account	1903 April 20 -- 1904 Nov 1
	2	Adam Schantz, Jr. as Executor and Trustee -- Second Account	1904 Nov 1 – 1905 Nov 1
	3	Adam Schantz, Jr. as Executor and Trustee—Third Account	1905 Nov 1 – 1906 Nov 1
	4	Adam Schantz, Jr. as Executor and Trustee -- Fourth Account	1906 Nov 1 – 1907 Nov 1
	5	Adam Schantz, Jr. as Executor and Trustee - Fifth Account	1907 Nov 1 – 1908 Nov 1
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
2	1	Adam Schantz, Jr. as Executor and Trustee -- Sixth Account	1908 Nov 1 – 1909 Nov 1
	2	Adam Schantz, Jr. as Executor and Trustee -- Seventh Account	1909 Nov 1 – 1910 Nov 1
	3	Adam Schantz, Jr. as Executor and Trustee -- Eighth Account	1910 Nov 1 – 1911 Nov 1
	4	Adam Schantz, Jr. as Executor and Trustee -- Ninth Account	1911 Nov 1 – 1912 Nov 1
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
3	1	Adam Schantz, Jr. as Executor and Trustee -- Tenth Account	1912 Nov 1 – 1913 Nov 1
	2	Adam Schantz, Jr. as Executor and Trustee -- Eleventh Account	1913 Nov 1 – 1914 Nov 1
	3	Adam Schantz, Jr. as Executor and Trustee -- Twelfth Account	1914 Nov 1 – 1915 Nov 1
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
4	1	Adam Schantz, Jr. as Executor and Trustee – Thirteenth Account	1915 Nov 1 – 1916 Nov 1
	2	Adam Schantz, Jr. as Executor and Trustee – Fourteenth Account	1916 Nov 1 – 1917 Nov 1
	3	Adam Schantz, Jr. as Executor and Trustee – Fifteenth Account	1917 Nov 1 – 1918 Nov 1

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
5	1	Adam Schantz, Jr. as Executor and Trustee – Sixteenth Account	1918 Nov 1 – 1919 Nov 1
	2	Adam Schantz, Jr. as Executor and Trustee – Seventeenth Account	1919 Nov 1 – 1920 Nov 10
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
6	1	William W. Schantz and John Edward Sauer as Trustees – First Account	1920 Nov 10 – 1922 Jan 1
	2	William W. Schantz and John Edward Sauer as Trustees – Second Account	1922 Jan 1 – 1923 Jan 1
	3	William W. Schantz and John Edward Sauer as Trustees – Third Account	1923 Jan 1 – 1923 Dec 31
	4	William W. Schantz and John Edward Sauer as Trustees – Fourth Account	1924 Jan 1 – 1924 Dec 31
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
7	1	William W. Schantz and John Edward Sauer as Trustees – Fifth Account	1925 Jan 1 – 1925 Dec 31
	2	William W. Schantz and John Edward Sauer as Trustees – Sixth Account	1926 Jan 1 – 1926 Dec 31
	3	William W. Schantz and John Edward Sauer as Trustees – Seventh Account	1927 Jan 1 – 1927 Dec 31
	4	William W. Schantz and John Edward Sauer as Trustees – Eighth Account	1928 Jan 1 – 1928 Dec 31
	5	William W. Schantz and John Edward Sauer as Trustees – Ninth Account	1929 Jan 1 – 1929 Dec 31
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
8	1	William W. Schantz and John Edward Sauer as Trustees – Tenth Account	1930 Jan 1 – 1930 Dec 31
	2	William W. Schantz and John Edward Sauer as Trustees – Eleventh Account	1931 Jan 1 – 1931 Dec 31
	3	William W. Schantz and John Edward Sauer as Trustees – Twelfth Account	1932 Jan 1 – 1932 Dec 31
<b>Series II</b>		<b>Cash Books</b>	
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>

8	4	Cash A	1904 Jan – 1905 Nov
<u>Location</u>		<u>Description</u>	<u>Date</u>
shelf		Cash B	1905 Nov – 1910 Jan
shelf		Cash C	1910 Feb – 1913 July
shelf		Cash D	1913 July – 1916 July
shelf		Cash E	1916 July – 1919 April
shelf		Cash F	1919 May – 1921 Feb
shelf		Cash G	1921 Jan – 1925 Aug
shelf		Cash H	1925 Sep – 1956 Jan
8	5	Cash and Journal	1937 Jan – 1956Jan
<b>Series III</b>		<b>Journals</b>	
<u>Location</u>		<u>Description</u>	<u>Date</u>
shelf		Journal A	1904 Mar 31 – 1905 Oct 31
shelf		Journal B	1905 Nov 1 – 1909 April 30
shelf		Journal C	1909 May 1 – 1911 Dec 30
shelf		Journal D	1912 Jan 20 – 1916 April 1
shelf		Journal E	1916 Apr 30 – 1919 Sep 30
shelf		Journal F	1919 Oct 31 – 1921 Jan 10
shelf		Journal G	1921 Jan 31– 1925 Dec 31
shelf		Journal H	1926 Jan 31 – 1946 Sep 30
<b>Series IV</b>		<b>Ledgers</b>	

<u>Location</u>	<u>Description</u>	<u>Date</u>
shelf	Ledger 1	1904-1907
shelf	Ledger 2	1907-1912
shelf	Ledger 3	1912-1915
shelf	Ledger 4	1915-1918
shelf	Ledger 5	1918-1921
shelf	Ledger 6	1921-1926
shelf	Ledger 7	1926-1956
shelf	Rent Ledger	1912-1915
shelf	Rent Ledger	1915-1918
shelf	Rent Ledger	1918-1920
shelf	Rent Ledger	1921-1926
shelf	Rent Ledger	1926-1939



