

MS-658: South Park Preservation Works Records

Collection Number: MS-658

Title: South Park Preservation Works Records

Dates: 1982-1999

Creator: South Park Preservation Works

Summary/Abstract:

The collection consists primarily of business records for South Park Preservation Works (SPPW), a corporation which purchased and rehabilitated historic properties within the historic district of South Park, Dayton, Ohio. The records include articles of incorporation, membership rosters, meeting minutes, financial records, grants, National Trust reports, correspondence, and information concerning their various properties. Property information largely consists of associated financial documents, permits for construction activities, as well as floor plan designs.

Quantity/Physical Description: 2.96 linear feet

Language(s): English

Repository:

Special Collections and Archives, University Libraries, Wright State University, Dayton, OH 45435-0001, (937) 775-2092, library-archives@wright.edu

Restrictions on Access:

There are no restrictions on accessing most material in this collection. However, oversized floor plan drawings (blueprints) and survey plats are stored off site. Please provide us at least two days advance notice if you would like to research this collection. Call (937) 775-2092 or e-mail us at library-archives-ref@wright.edu.

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 Unpublished manuscripts are protected by copyright.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-658, South Park Preservation Works Records, Special Collections and Archives, University Libraries, Wright State University, Dayton, Ohio.

Acquisition:

The collection was donated on July 15, 2019, to the Special Collections and Archives, Wright State University Libraries, by Kris Keeler, David Geis, and Daniel Lyon, former members of South Park Preservation Works.

Accruals: No further accruals are expected.

Custodial History:

The collection was discovered in the Hope Lutheran Church and was under the care of Galen Wilson, a South Park resident (and archivist by profession), before transferring them to Special Collections and Archives at Wright State University.

Separated Material:

There are 10 oversized architectural drawings (blueprints) and survey plats which have been separated to oversize storage.

Other Finding Aid:

The finding aid is available on the Special Collections & Archives, Wright State University Libraries web site at <https://www.libraries.wright.edu/special/collectionguides/files/ms658.pdf>. It is also available in the OhioLINK Finding Aid Repository at <http://ead.ohiolink.edu/xtf-ead/>.

Related Material:

MS-443, Historic South Park, Incorporated Records

Processing Information:

All financial documents and correspondence referring to a specific historic property are arranged under the address of that property.

Processed by:

Finding aid written according to DACS standards by Amy Ackman, April 2021.

Arrangement:

The collection is arranged into three series:

Series I: Administration, 1983-1999

Series II: Financial, 1984-1998

Series III: Historic Properties, 1982-1999

Biographical/Historical Note:

South Park Preservation Works (SPPW) was a corporation which purchased, rehabilitated, and sold or rented historic properties. They operated specifically in the South Park Historic District in Dayton, Ohio. South Park was listed on the National Register of Historic Places in 1984 and expanded in 1988. According to Galen Wilson, who originally located the collection, "The organization [SPPW] was formed in the 1980s as a commercial venture to rehab properties and rent or sell them. It was a booming enterprise for a good decade, but then it atrophied." The collection was found in a closet of Hope Lutheran Church in South Park.

According to the South Park Preservation Works fact sheet provided in the collection, the corporation began in response to a meeting of the South Park Improvement Council, on March 8, 1983. Members wanted to create a separate entity from the council allowing for a neighborhood development corporation (NDC). The following council meeting the Articles of Incorporation were agreed to and the NDC was named "South Park Preservation Works." SPPW was

developed to rehabilitate historic homes for low-income, moderate-income, the elderly, handicap, and otherwise disadvantaged homeowners/renters.

In June 1983, as a new corporation geared towards revitalizing the neighborhood, they filed as a non-profit organization and received 501(c)3 tax exemption. The corporation went through several sources of funding starting with City-wide Development Corporation, followed by participation in The National Trust for Historic Properties' Inner-City Venture Fund. The first three members consisted of Dough Artkamp, Pam Miller Leist and Sherwood Manuel. South Park Preservation Works owned 14 historic properties within the South Park historic district.

Scope and Content Note:

Series I, Administrative, 1983-1997, contains the articles of incorporation, code of regulations, fact sheets about the company (1987), membership rosters, letters of resignation, community outreach, correspondence with associated organizations, and meeting agendas and minutes.

Series II, Financial, 1984-1998, consists of relevant financial documents associated with the company as a whole. These include documents from various sources of funding, such as the First National Bank Community Development, City-Wide Development Corporation, and various community grants. Descriptions of projects, other than a specific historic property, are contained within the financial folder of the grant which provided funding. This series also includes the National Trust for Historic Preservation's Inner-City Venture Fund quarterly reports (1985-1988). Note that any financial documents specific to one particular property are filed with that property in Series III: Historic Properties.

Series III, Historic Properties, 1982-1999, contains files on all of the historic properties that SPPW owned and renovated. Information includes work performed on each property, construction invoices, architectural drawings, financial documents specific to that particular property, as well as lease agreements. This series also contains information referring to potential projects SPPW considered. Bulk dates associated with the historic properties highlight when most of the work was completed on the property. The files in this series are arranged alphabetically by street name.

Subject Terms:

Organizations/Corporate Names

South Park Preservation Works
South Park Improvement Council

Places

Dayton (Ohio) — History
South Park Historic District (Ohio)

Subjects (General)

Civic Organizations
Local History
Historic districts
Historic buildings—Conservation and restoration—Ohio—Dayton
Historic buildings—Ohio—Dayton
Historic preservation—Ohio—Dayton

Material Types

Administrative Records
Architectural Drawings
Correspondence
Financial Records
Meeting Minutes
Reports

Collection Inventory

Box	File	Description	Date
Series I: Administrative			1983-1999
1	1	Articles of Incorporation and Bylaws	1983-1994
1	2	Fact Sheets and Yearly Plan	1987, 1995
1	3	South Park Preservation Works Pamphlet	Undated
1	4	Membership Roster, Resignation Letters, Elections	1983-1999
1	5	Neighborhoods, USA Award	1988
1	6	Christmas in April Certificate	1997
1	7	Neighborhood Development Corporation Assessment	1994
1	8	General Correspondence	1984-1997
1	9	Dayton Foundation Correspondence	1984-1989
1	10	Media Correspondence	1996-1997
1	11	National Trust for Historic Preservation Correspondence	1985-1987
1	12	South Park Improvement Council Correspondence	1986-1991
2	1	Meeting Agenda and Minutes	1983-1987
2	2	Meeting Agenda and Minutes	1988-1990
2	3	Meeting Agenda and Minutes	1991
2	4	Meeting Agenda and Minutes	1992-1993
2	5	Meeting Agenda and Minutes	1994-1995
2	6	Meeting Agenda and Minutes	1996-1997
2	7	Meeting Agenda and Minutes	1998-1999
Series II: Financial			1984-1998
3	1	Financial Statements	1985-1998
3	2	Treasurer Reports	1985-1992
3	3	Review of Possible Funding Sources	1985
3	4	City-Wide Development Corporation Grant	1985-1987
3	5	Dayton Foundation Grant	1989
3	6	First National Bank Community Development Company	1986-1990
3	7	Marketing Grant	1997
3	8	Miami Valley Arts Council Grant	1987-1988
3	9	National Trust Inner-City Venture Fund Application and Correspondence	1984-1986
3	10	National Trust Inner-City Venture Fund Reports	1985
3	11	National Trust Inner-City Venture Fund Reports	1986
3	12	National Trust Inner-City Venture Fund Reports	1987
3	13	National Trust Inner-City Venture Fund Reports	1988
3	14	South Park Green Grant	1990-1991
Series III: Historic Properties			1982-1999
4	1	11-15 Bonner Street	1987-1989
4	2	11 Bonner Street	1985-1997, bulk 1986

Box	File	Description	Date
4	3	15 Bonner Street	1985-1996
4	4	Bonner/Hickory Properties Documents	1985-1987
4	5	17 Bradford Street (See also Oversize for blueprint)	1985-1988
4	6	35 Bradford Street (See also Oversize for blueprint)	1982-1986, bulk 1986
4	7	35 Bradford Street	1987
4	8	409 Burns Avenue	1984-1985
4	9	340-342 Hickory Street (See also Oversize for blueprint)	1985-1990
5	1	121 James Street (See also Oversize for blueprint)	1993-1997, bulk 1995-1997
5	2	309 Johnson Street	1985-1990
5	3	240-242 Oak Street	1983-1994, bulk 1986
5	4	240 Oak Street	1986-1995
5	5	242 Oak Street (See also Oversize for blueprint)	1985-1996, bulk 1988-1991
5	6	Vacant Oak Street Lot (654 Oak St)	1989-1999, bulk 1998
5	7	654 Oak Street (structure formerly 1417 Wayne Ave) (See also Oversize for blueprints 1-2)	1998-1999
5	8	143-145 Park Drive	1984-1986
6	1	143-145 Park Drive	1987-1992
6	2	357-359 Park Drive (See also Oversize for blueprint)	1997-1998
6	3	1417 Wayne Avenue (structure moved to 654 Oak St.)	1998-1999
6	4	Subdivision Application Bonner/Hickory/Oak (See also Oversize for plats)	1994
6	5	Documentation on Multiple Properties	1985-1987
6	6	Potential but Unobtained Properties	1987-1997