

MS-77 Osborn Removal Company Records

Collection Number: MS-77

Title: Osborn Removal Company Records

Dates: 1920-1942 (Bulk 1920-1928)

Creator: Osborn Removal Company

Summary/Abstract:

The Osborn Removal Company was organized in 1920 to relocate the Greene County, Ohio, town of Osborn, which was situated on land marked by the Miami Conservancy District as part of its flood plain. The records contain papers retained after the company's dissolution in 1928, including the company's charter, minutes of all official meetings, maps, and papers concerning acquisition of lands, copies of purchase agreements, correspondence, tax information, copies of deeds and informational booklets. Please note restrictions prohibit publication for personal monetary gain.

Quantity/Physical Description: 8 linear feet

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:

[Description of item, Date, Box #, Folder #], MS-77, Osborn Removal Company Records, Special Collections and Archives, University Libraries, Wright State University, Dayton, Ohio.

Acquisition: 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.

Separated Material:

Oversize aerial view of Osborn photograph is at oversize Loc. 1, Folder 2.

Other Finding Aid: The finding aid is available on the Special Collections & Archives, Wright State University Libraries web site at <http://libraries.wright.edu/special/collectionguides/files/ms77.pdf>. It is also available in the OhioLINK Finding Aid Repository at <http://ead.ohiolink.edu/xtf-ead/>.

Related Material:

MS-128 Miami Conservancy District Records

(<https://www.libraries.wright.edu/special/collectionguides/files/ms128.pdf>)

Local Government Records, Greene County, Fairborn Records

(<https://www.libraries.wright.edu/special/localgovernment/greene>)

Processed by: Ruth A. Scott, 1980 February. Revised by Randall D. Green, 1982, April.
Finding aid revised according to DACS, Toni Vanden Bos, 2017.

Arrangement:

The collection is organized into 4 series:

- Series I: Official Papers, 1920-1928
- Series II: Case Files, circa 1920-1928
- Series III: Correspondence, 1920-1927
- Series IV: Financial Records, 1920-1942

Historical Note:

The Osborn Removal Company (ORC) 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 town site 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

The Osborn Removal Company (ORC) Collection purportedly includes all those papers retained after the company's dissolution in 1928. The collection is organized into four main series: Official Papers; Case Files, Correspondence, and Financial Records.

Series I, Official Papers, includes the company's charter, as well as 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 also included.

Series II, Case Files, contains maps and papers concerning acquisition of the land near Fairfield, and correspondence with the Miami Conservancy District, 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.

Series III, Correspondence, contains 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.

Series IV, Financial Records, consists of cloth-bound ledgers with entries for rents, taxes, bills due and bills paid.

Subject Terms:

Organizations/Corporate Names

Osborn Removal Company -- Archives
Miami Conservancy District (Ohio)

Places

Osborn (Ohio) -- History
Fairborn (Ohio) -- History
Greene County (Ohio) -- History
Miami River Valley (Ohio) -- Flood damage prevention

Subjects (General)

Relocation (Housing) – Ohio -- Osborn

Material Types

Case files

Maps

Financial records

Correspondence

Contracts

Collection Inventory

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

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
3	2	Burrowes, Joseph	Circa 1920-1928
3	3	Catholic Church	Circa 1920-1928
3	4	Cellarius & Dressler	Circa 1920-1928
3	5	Cole, R C.	Circa 1920-1928
3	6	Copenhefer, F.M.	Circa 1920-1928
3	7	Copenhefer, F.M.	Circa 1920-1928
3	8	Copenhefer, Joseph M.	Circa 1920-1928
3	9	Copenhefer, Kate H.	Circa 1920-1928
3	10	Cornelius, Sidney	Circa 1920-1928
3	11	Daffern, George W.	Circa 1920-1928
3	12	Daffern, George W.	Circa 1920-1928
3	13	Davis, George W	Circa 1920-1928
3	14	Dellinger, Harry A.	Circa 1920-1928
3	15	Dellinger, Harry A.	Circa 1920-1928
3	16	Digman, Thomas	Circa 1920-1928
3	17	Dooley, C.E.	Circa 1920-1928
3	18	Easterline, Elizabeth	Circa 1920-1928
3	19	Emmick, R.P.	Circa 1920-1928
3	20	Evangelical Lutheran Church	Circa 1920-1928
3	21	Evangelical Lutheran Church	Circa 1920-1928
3	22	Faulkner, C.J. and Elizabeth K.	Circa 1920-1928
3	23	Fisher, Freely W. and Lucile D.	Circa 1920-1928
3	24	Flesher, M.D.	Circa 1920-1928
3	25	Fogle, F.F.	Circa 1920-1928
3	26	Fox, Carl H.	Circa 1920-1928
3	27	Frahn, Agnes	Circa 1920-1928
3	28-35	Frahn, Harry E.	Circa 1920-1928
3	36	Froikin, Sophie	Circa 1920-1928
3	37	Funderburg, George	Circa 1920-1928
3	38	Garver, George	Circa 1920-1928
3	39	Gerger, J.I.	Circa 1920-1928
3	40	Gheen, Joseph N.	Circa 1920-1928
3	41	Glaser, John	Circa 1920-1928
3	42	Goocey, Albert	Circa 1920-1928
3	43	Gray, Walter	Circa 1920-1928
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
4	1	Haddix, Mary K.	Circa 1920-1928
4	2	Hamm, Emma S.	Circa 1920-1928
4	3	Hamm, F.W.	Circa 1920-1928
4	4	Hammel, Fred T.	Circa 1920-1928
4	5	Hamsher, W.W.	Circa 1920-1928
4	6	Harber, O.H.	Circa 1920-1928
4	7	Heedwohl, James E.	Circa 1920-1928

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
4	8	Hensler, Thurman H. and Snider, S.S.	Circa 1920-1928
4	9	Herr, Ben F.	Circa 1920-1928
4	10	Hoagland, Fred	Circa 1920-1928
4	11	Hoke, Charles F.	Circa 1920-1928
4	12	Hower, J.S.	Circa 1920-1928
4	13	Hower, J.S.	Circa 1920-1928
4	14	Hower, Jennie	Circa 1920-1928
4	15	Hunter, Mary Emily	Circa 1920-1928
4	16	Hunter, Mary Emily	Circa 1920-1928
4	17	Impson (Miss Larkins), Gladys	Circa 1920-1928
4	18	Jensen, Marion F.	Circa 1920-1928
4	19	Johnson, F.L.	Circa 1920-1928
4	20	Jones, Case B.	Circa 1920-1928
4	21	Jr. O.U.A.M. Lodge 344	Circa 1920-1928
4	22	Kauffman, Anna	Circa 1920-1928
4	23	Kauffman, D.W.	Circa 1920-1928
4	24	Kauffman, Mary	Circa 1920-1928
4	25-27	Kauffman, O.B.	Circa 1920-1928
4	28	Kauffman, Theo.	Circa 1920-1928
4	29	Kendig, Frank	Circa 1920-1928
4	30	Kendig Jr., George W.	Circa 1920-1928
4	31	Kendig Jr., George W.	Circa 1920-1928
4	32-36	Kendig, H.R.	Circa 1920-1928
4	37-39	Kline, E.E.	Circa 1920-1928
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
5	1-5	Kline, E.E.	Circa 1920-1928
5	6	Kline, Harry W.	Circa 1920-1928
5	7	Kneisley, Ira R.	Circa 1920-1928
5	8	Knights of Pythias	Circa 1920-1928
5	9	Knights of Pythias	Circa 1920-1928
5	10-12	Kortsch, Carl	Circa 1920-1928
5	13	Kundert, Joseph	Circa 1920-1928
5	14	Kundert, Jost J.	Circa 1920-1928
5	15	Kyle, Henry	Circa 1920-1928
5	16	Lobaugh, W.S.	Circa 1920-1928
5	17	Logsdon, C.J.	Circa 1920-1928
5	18	Logsdon, C.J.	Circa 1920-1928
5	19	Longstreth, Clifford	Circa 1920-1928
5	20	Loyd, J.H. and Davidson	Circa 1920-1928
5	21	Marshall, L.E.	Circa 1920-1928
5	22	Massey, Frank C.	Circa 1920-1928
5	23	Massey, Roberta A.	Circa 1920-1928
5	24-26	Maxwell, Walter S.	Circa 1920-1928

<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
5	27	McCarty, William	Circa 1920-1928
5	28	McCarty, William	Circa 1920-1928
5	29	McCullough, J.F.	Circa 1920-1928
5	30	Miller, A.W.	Circa 1920-1928
5	31	Miller, Elizabeth A.	Circa 1920-1928
5	32	Miller, George W.	Circa 1920-1928
5	33	Miller, H.K.	Circa 1920-1928
5	34	Miller, L.F.	Circa 1920-1928
5	35	Miller, Patton and Rosa	Circa 1920-1928
5	36	Moldthan, Mary S.	Circa 1920-1928
5	37	Moon, Laura J.	Circa 1920-1928
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
6	1	Morrow, Ralph B. and Lona	Circa 1920-1928
6	2	Morrow, W.H.	Circa 1920-1928
6	3	Neighbor, John A.	Circa 1920-1928
6	4	Noffke, H.C. and Minnie	Circa 1920-1928
6	5	Osborn Coop. Grain Co. vs. Osborn Removal Co.	Circa 1920-1928
6	6	O'Neal, J.A.	Circa 1920-1928
6	7	O'Neal, J.A.	Circa 1920-1928
6	8	Oster, John	Circa 1920-1928
6	9	Powell, F.H.	Circa 1920-1928
6	10	Presbyterian Church	Circa 1920-1928
6	11	Pulse, H.S. and Josie	Circa 1920-1928
6	12	Reed, R.B. and Marjorie	Circa 1920-1928
6	13	Rhoades, F C.	Circa 1920-1928
6	14	Rice, Mina L.	Circa 1920-1928
6	15	Rice, Morris D.	Circa 1920-1928
6	16	Rue, J.W.	Circa 1920-1928
6	17	Sanders, Allen	Circa 1920-1928
6	18	Saunders, Joseph N.	Circa 1920-1928
6	19	Schaepe, Harry C.	Circa 1920-1928
6	20	Schueller, John J.	Circa 1920-1928
6	21	Semler, C.E.	Circa 1920-1928
6	22	Semler, H W.	Circa 1920-1928
6	23	Semler, Ora	Circa 1920-1928
6	24	Semler, William F.	Circa 1920-1928
6	25-27	Sheeler & Son Co.; La Plant, E.W.	Circa 1920-1928
6	28	Sheetz, Howard C.	Circa 1920-1928
6	29	Sheetz, John M.	Circa 1920-1928
6	30	Shroyer, Henry	Circa 1920-1928
6	31	Sidenstick, Susan	Circa 1920-1928
6	32	Sneider, W.A.	Circa 1920-1928
6	33	Snider, A.W.	Circa 1920-1928

6	34	Snider, Stehman and Clara	Circa 1920-1928
6	35	Snyder, V.F.	Circa 1920-1928
6	36	Southwestern Portland Cement Co.	Circa 1920-1928
6	37	Staup, Corwin	Circa 1920-1928
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
7	1	Stewart, M.L.	Circa 1920-1928
7	2	Stumbaugh, Creighton	Circa 1920-1928
7	3	Swartley, J.B.	Circa 1920-1928
7	4	Teach, John W.	Circa 1920-1928
7	5	Teach, Ralph and Lawrence	Circa 1920-1928
7	6	Troutman, George W.	Circa 1920-1928
7	7	Trubee, J.C.	Circa 1920-1928
7	8	Turner, Charles W.	Circa 1920-1928
7	9	Turner, Charles W.	Circa 1920-1928
7	10	Weinland, Ida	Circa 1920-1928
7	11	Williams, Guy M.	Circa 1920-1928
7	12	Wolf, Clarence E.	Circa 1920-1928
7	13	Yowler, Laurence and Harriet	Circa 1920-1928
7	14	Zediker, Jesse L.	Circa 1920-1928
7	15	Zediker, Jesse L.	Circa 1920-1928
7	16	Zeller, William and Cyrus	Circa 1920-1928
7	17	Zeller, William H.	Circa 1920-1928
7	18	“Quadrennial Appraisement of Osborn Corporation Greene County, Ohio 1910”	1910
7	19	Creation of Osborn Removal Company	1920-1921
7	20	Stock Certificate Samples	1921
7	21	Engineering Bids	1920-1921
7	22	Engineering Bids	1921
7	23	Proposals: City Planners, Architects, and Engineers	1920-1921
7	24	Scheme #2 for Development of Osborn (blueprint)	Circa 1920
7	25	Osborn Property Lists	Circa 1920
7	26	Sketch of Lands under Option to the Osborn Removal Co.	1920-1921
7	27	Cost Removal Estimates	Circa 1920
7	28	Acquisition of Land	1920-1921
7	29	Statement of Properties Owned	Undated
Series III		Correspondence, 1920-1927	
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
8	1	“Report upon Proposed Town Plan East Valley Forge civic Association”	Undated
8	2	Minutes, Organizational Meeting	1920
8	3	Business of the Directors	1922-1925

8	4	Business of the Board	1924-1927
8	5	Property Reservations	1921-1922
8	6	Statement of Properties Owned	1924
8	7	Right-of-Way, Dayton Power & Light Co.	1921-1923
8	8	Right-of-Way, Indiana, Columbus, and Eastern Traction Co.	1921-1922
8	9	Right-of-Way, Indiana, Columbus, and Eastern Traction Co.	1921-1924
8	10	Right-of-Way, Miami Conservancy District	1922
8	11	An Option from the Miami Conservancy District	1921-1922
8	12	Land Purchase by the Miami Conservancy District	1921-1922
8	13	Properties owned by the Miami Conservancy District	Circa 1922
8	14	Miami Conservancy District, Correspondence	1920-1924
8	15	Miami Conservancy District, Contracts	1920-1923
8	16	Cellarius & Dressler Agreement	1921
8	17	J.I. Geiger Co.	1920-1924
8	18	Ohio Industrial Commission	1922-1924
8	19	The Osborn Removal Co. vs. J.I. Geiger	1922
8	20	ORC/Sheeler & Son Co. vs. International Harvester	1922
8	21	Agreement with Jantha Light & Fuel Co.	1921-1923
8	22	Osborn Removal Co. vs. Maudie and Maunie Reed	1922
8	23	Henry Seifer Injury Case, Correspondence	1925
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
9	1	Henry Seifer Injury Case, Case Documents	1925-1926
9	2	Sheeler & Son Co., Correspondence	1921-1922
9	3	Sheeler & Son Co., Contracts	1921-1924
9	4	Wantz, C.H.	1925-1926
9	5	Miscellaneous Contracts	1922-1927
9	6	Ohio Bell Telephone Co., Correspondence	1922-1925
9	7	Western Union Telegraph Co., Correspondence	1922-1924
9	8	Miscellaneous Correspondence	1920-1924
Series IV		Financial Records, 1920-1942 (Bulk 1920-1928)	
<u>Box</u>	<u>File</u>	<u>Description</u>	<u>Date</u>
9	9	Rules and Regulations Governing Sale of Property	1921-1925
9	10	Property For Sale	1925
9	11	Warranty Deeds	1923-1925
9	12	The Ohio Tax Commission	1921-1928
9	13	Annual Report of a Domestic Corporation for Profit	1922-1927
9	14	Income Tax Returns	1921-1927
9	15	Personal Property Tax Return	1922-1928
9	16	Tax Matters	1922-1926
9	17	Capital Stock Tax Return	1922-1926
9	18	Balance Sheets	1921-1927
9	19	Tax Valuations and Relative Costs Statement	Circa 1926

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