

Affiliated with the City of Beavercreek

THE BEAVERCREEK HISTORICAL SOCIETY'S

# Log by Log

Our objectives as an organization are to preserve structures of historical significance, develop and present community educational programs, and to create a learning center for historic education.

A Quarterly  
Newsletter from



Spring 2020  
Volume 29, Issue 2

[BeavercreekHistoricalSociety.org](http://BeavercreekHistoricalSociety.org)

## Membership News: Spring Edition

### Spring Living History Cancelled

Living History programs for Spring 2020 have been cancelled. Due to schools closing because of the current Coronavirus Pandemic, Amber Carlos reports that the Living History programs for Spring 2020 has been cancelled.

Normally, each spring and fall season, classes of enthusiastic third graders come to Wartinger Park for a hands-on learning experience of how families lived in the early 1800s. The Living History program is sponsored by the Beavercreek Historical Society in coordination with Beavercreek Schools, St. Luke School and the Beavercreek Parks.

Sadly, this exciting and educational program won't happen. We know a lot of kids will be disappointed, but it is in our best interest to keep students and volunteers safe, even if schools should return to class by this time. We hope the fall session will commence later this year, virus-free.

We will continue to communicate as we work through these times of uncertainty, and fully intend to move forward as normally as we can.

### Nominations for Officers

Elections will be held at our annual meeting on July 28th, but a slate of nominations will be announced earlier. If you have interest in serving as president, vice-president, secretary, or treasurer please contact VP Roger Coy at 937-477-8181. Final nominations will be accepted from the floor at the meeting.

### Condolences & Warm Welcomes

It is with sadness that we note the passing in

February of longtime member Louise Jones. Louise was active in many ways in our community. Our condolences to her family and many friends.

We are happy to welcome new members Mike and Linda Abel, Ann Brownson, Carl and Linda Hogrefe, and Mary-Sue Gardetto. Members, please give them a warm welcome when you see them at an event this year. We look forward to getting to know you!

### The Little Miami River Presentation

If you weren't at the quarterly meeting on January 28th you missed a very informative presentation that should be of interest to all of us in Southwest Ohio. Hope Taft, Ohio's former First Lady and spokesperson for the Little Miami Watershed Network, summarized the 50-year history of the Little Miami River being the first river in Ohio to be named both an Ohio and a National Scenic River. She covered Ohio's watersheds, what it takes to be named a scenic river, how it happened, what it means, current threats, and ten things that we as individuals can do to assure our little gem of a river remains a clean habitat for diverse species and a beautiful recreational river.

According to Ms Taft, major current threats are land use and stormwater runoff. Spring flooding exacerbates the influx of topsoil as well as farm and even private fertilizers and other chemicals. That's why the adjacent banks of scenic rivers, by definition, should have a large percentage of woods or other filtering like wetlands. And of course there's the usual problem of just plain litter, this last being addressed by major organized cleanups we can join.

A very enjoyable, informative, and thought-provoking hour, excellently presented.

# 2020 Programs

**April 28, 2020**

**Quarterly Meeting Cancelled**

**July 28, 2020**

**Annual Meeting**

Presenters Jana Bass and Ruth Wiley

Beavercreek Schools – 1800 to 2020:

Locations, How They Got Their Names

**October 27, 2020**

**Quarterly Meeting**

Presenter Jack Blosser, Site Manager

Fort Ancient Earthworks/Nature Preserve

Prehistoric Indian Mounds

All meetings will be held at Peace Lutheran Church Fellowship Hall at 7:00 p.m., 3530 Dayton-Xenia Rd., Beavercreek, OH.

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## Log by Log Submissions Due June 12, 2020

As always the Log by Log is accepting submissions of history, little-known-facts, interviews, and even stories about growing up in Beavercreek are welcome! Please submit articles and photos to the editor: [b.joh88@gmail.com](mailto:b.joh88@gmail.com)

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## Standing Officers

of the Beavercreek Historical Society

President: Mark Wiley

Vice President: Roger Coy

Secretary: Mary Jean Henry

Treasurer: Wendy Kirchoff

### Need to contact us?

Email at [bhsohio@gmail.com](mailto:bhsohio@gmail.com) or leave a phone message at 937-427-5514 and someone will return your call.

# In Memoriam: Nancy D. Wagner (1931-2019)



Nancy Wagner, one of the founders of our Beavercreek Historical Society, passed away this last December 23rd.

She was a major influence in the Society as well as an active participant in many organizations in the Dayton area. As Society co-founder with fellow member Sylvia Hess, she served as its first president from 1985 to 1991. Among many other projects, she was instrumental in relocating and preserving several of the historical structures we enjoy today in Wartinger Park. Nancy remained active and involved as a member of the Board of Trustees until her passing, having served for many years as Vice President and more recently as Chair of the Acquisitions Committee.

After graduation from OSU and a elementary teaching career, she pursued her interest in history and antiques, taking over The Yankee Peddler in Fairborn after the death of her husband Howard.

In addition to the Society she was also a major player in the Beavercreek Women's League, the Friends of the Library, Dayton Women's Club, Junior League, and Twigs of Children's Medical Center. She was honorary Mayor and parade marshal, was enshrined in the County Women's Hall of Fame and AARP Woman's Hall of Fame, and received many other cultural awards.

A quote from her obituary sums it up: "A tireless volunteer whose perseverance has given residents knowledge of our past, pride in our present, and a vision for our future through preservation."

# Winter Welcome at the Park

Last December the Society participated in “A Winter Welcome at Wartinger Park” sponsored by the Beavercreek Parks, Recreation and Culture Department. It was no coincidence that it was held on the 21st, the winter solstice and the beginning of winter.

While other participating organizations provided Santa, reindeer, cookies, hot chocolate, and strolling carolers, we provided a well-attended childrens’ activity in the Ankeney house. Amy Rohrback and Anita O’Neal taught the making of pinecone bird feeders, using lard to glue sunflower seeds to pinecones. The kids liked making them, and the cardinals and woodpeckers undoubtedly loved the results.

In the Ankeney kitchen, David Shumway provided spiced hot cider, another hit. (He also sold three copies of the Chronicles.) Add the roaring fireplace tended by the Henrys, and the Ankeney house was a big success.

It was the City’s first such activity so no one knew what to expect, but the fine weather brought out hundreds of folks. The City estimated 900 attendees, young and old.

While the young visited Santa, ogled a reindeer, and incessantly rang the dinner bell, the older folks applauded the harmonizing carolers and perused the park’s pioneer houses and furnishings. Everyone snacked.

Anticipating that this event to kick off winter will become annual, we took notes to help us next year.

## Two Generations Ago: Spring 1970

*A shortened form of a regular column by member David Shumway, published in the Beavercreek News-Current.*

In addition to growing protests against escalating the Vietnam war into Cambodia, resulting in the deaths of four protesting Kent State students, 1970 is starting as an active year on the local scene as well.

Inevitably, Beavercreek is growing, and it’s at a crossroads. My Jaycees have been conducting a Community Development Survey with questions on development, quality of life, amenities, incorporation, annexation, schools, etc.

Case in point: A subdivision to be called Rona Oaks is planned for 350 homes, and the Township Trustees refused to certify election results in a neighborhood named Valleywood, favoring incorporation. Coming forward: that refusal was pivotal in the eventual incorporation of what is now the city of Beavercreek.

Hozie Brothers Circus will come to the BHS grounds this May 14th! Tickets are \$1-\$2. (Personal note: I worked for the Ringling Brothers—Barnum and Bailey Combined Shows when it came to my town. Quite an experience for a 14-year-old!)

Air conditioning is gaining in popularity, but most are area units rather than central. Dunnigan Hardware is offering an 8000 BTU unit for \$230.

At Knollwood Pharmacy, Kodacolor prints are 19¢ each, after a processing charge of 69¢ per roll. Coming forward: We’ve come a long way from snapshots with Kodaks—named for the sound of the shutter—to cellphone selfies stored in the cloud.

Easter coloring contest by that Pharmacy, first prize \$5! Might pay for an Easter Sunday dinner at Hasty Tasty for 20% off. (The restaurant apparently is still there on Linden, called a pancake house.)

Oh, a one year 7.5% Certificate of Deposit is available. Coming forward: well, you know. Gene’s Market next door to my apartment has whole chickens for \$1.69, which I can fry in a 3 lb can of Crisco for 49¢. Both the market and the apartment are long gone.

So where are we this Spring of 1970? Turmoil in the country, with little Beavercreek suffering from growing pains but carrying on and keeping calm.

# A Brief History of the Women's Suffrage Movement in the U.S. & in Dayton, OH

**1848** A women's rights convention, held in Seneca Falls, New York, organized by Elizabeth Cady Stanton and Lucretia Mott resulted in 12 resolutions calling for equal treatment of women under the law and voting rights (suffrage) for women. This convention is widely seen as the start of the women's rights movement in the U.S.

**1850 - 1860** Stanton joins forces with Susan B. Anthony, a well-known abolitionist. Annual women's rights conventions are held, and support grows slowly but steadily. The Women's movement is closely aligned with the abolitionist movement.

**1861 - 1865** American Civil War. Suffrage work stops to focus on the war effort.

**1866** Suffrage work resumes. Stanton, Anthony and other leaders form the Equal Rights Association, working for voting rights for both women and newly freed slaves.

**1868 - 1870** The 14th and 15th Amendments grant citizenship and voting rights to all men regardless of race, but not to women. Suffragists are dismayed that women were not included and some feel betrayed by their former allies in the abolitionist cause. The Equal Rights Association splinters into two separate groups. Stanton and Anthony head the National Woman Suffrage Association and work to achieve voting rights for women nationwide through an amendment to the U.S. Constitution. Lucy Stone forms the American Woman Suffrage Association, which works state-by-state to gain suffrage through state constitutions.

**1869** In Dayton, the earliest-known local suffrage group, The Dayton Women's Suffrage Association, is founded. Its first President is Judge Samuel Bolton.

**1870** Susan B. Anthony speaks at Huston Hall in Dayton.

**1872** Susan B. Anthony is arrested for voting in the U.S. Presidential election. Her remarks at her sentencing are published in newspapers across the country. She is fined \$100, which she tells the judge she will not pay. She is not reprimanded.

**1878** The Women's Suffrage Amendment is first introduced to Congress. Dubbed "The Anthony Amendment" it states "The right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex." It will take over 40 years for it to become law.

**1887** Congress holds the first vote on the Women's Suffrage Amendment. It is defeated. The Dayton Equal Rights Association is formed to work for suffrage. It lasts for only one year.

**1890** Suffrage leaders put aside their differences and merge their organizations into the unified National American Woman Suffrage Association (NAWSA). The group works to gain suffrage state-by-state through amendments to state constitutions. The Wyoming Territory, which had granted full suffrage to women, gains statehood, making Wyoming the first state to allow women to vote.

**1890 - 1900** Suffragists continue their state-by-state method. Colorado, Idaho and Utah grant women the right to vote through amendments to their state constitutions.

**1900 - 1910** Called 'the doldrums' of the women's suffrage movement, due to few visible victories, suffrage leaders engaged with networks of women's clubs throughout the country, building support among society women and prominent citizens. Susan B. Anthony passes away in 1906, 13 years before her life's goal is achieved.

**1910 - 1912** California, Oregon, Kansas, and Arizona grant women the right to vote.

**1912** The Women's Suffrage Association of Dayton and Montgomery County (WSADMC) is formed. Led by Jesse Davisson and Minnie Stanley, and supported by prominent members of the Dayton community, including John Patterson and Katharine Wright. The group fights for a suffrage amendment to the

Ohio Constitution. A powerful rival group, The Ohio Association Opposed to Suffrage is led by Daytonian Katherine Houk Talbott. The opposing groups run intense campaigns in the lead-up to a public referendum.

Ohio referendum for suffrage fails. Many point to the powerful liquor and saloon industries for its defeat. At this time, the Temperance movement was calling for a ban on alcohol and many feared that if women were allowed to vote, they would vote for prohibition.

**1913** A huge suffrage parade is held in Washington DC, the day before the inauguration of President Woodrow Wilson. Supporters attend from all over the country. Protestors also turn out, sparking violence, bringing attention to the cause. Alice Paul and Lucy Burns split from the NAWSA and form The Congressional Union, a suffrage group dedicated to passing the federal amendment and willing to use more radical strategies to do so.

The Great Dayton Flood brings suffrage work to a halt as the city rebuilds, although a Dayton delegation does attend the parade in DC.

**1914** Dayton suffragist Doris Stevens moves to DC to join the more radical Congressional Union. A second referendum on women's suffrage in Ohio is called. Dayton suffragists work tirelessly to ensure its success. They hold a suffrage parade down Main and Ludlow streets, attended by its most famous citizens including Katharine and Orville Wright. Again, the public referendum fails.

**1916** The Dayton Chapter of the Congressional Union is formed. Dorothy Mead is its first president. Despite disagreements between the National organizations, the local chapters of the CU and NAWSA generally supported each others efforts. WSADMC President Jesse Davisson serves on both the NAWSA Executive Committee and the local CU Advisory board.

**1917** A group of Congressional Union suffragists begin to picket the White House, pressuring President Wilson to publicly support the Women's Suffrage Amendment to the Constitution. Although White House protests are common today, at the time their actions were controversial, seen as unfeminine and unpatriotic, particularly after the US entered the first

World War. To end their picket, authorities arrested them on the charge of obstructing traffic. The women were sent to a workhouse, and continued their protest through hunger strikes. They were treated poorly, including forced feeding. Their saga gets media attention and gains support for the cause.

**1918** President Wilson finally gives his support to the Women's Suffrage Amendment, urging Congress to pass it, citing women's valuable contributions to industry and the war effort.

**1919** The Women's Suffrage Amendment passes exactly as it was written by Susan B Anthony when it was first presented to Congress 40 years earlier. "The right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex." Next, the amendment must be ratified by 36 states in order to become law. Suffragists quickly turn their efforts to the fight for ratification. Many states, including Ohio, ratify quickly.

**1920** On August 18, after a passionate, hard-fought battle, Tennessee becomes the 36th, and last-needed state to ratify the 19th Amendment. Ratification passed by only one vote.

On August 26, the 19th Amendment, granting all women the right to vote, becomes law.

Following the adoption of the 19th Amendment, The National American Women's Suffrage Association became The League of Women Voters. In Dayton, The Women's Suffrage Association of Dayton and Montgomery County became the League of Women Voters of the Greater Dayton Area.

The League initially addressed founder Carrie Chapman Catt's famous question: "Now that you have the vote, what are you going to do with it?" Since then, the League has continued to educate both women and men on the political issues that affect their lives, and to advocate for voting rights and accountable government at all levels.

*Prepared by Jessica Hunter  
League of Women Voters of the Greater Dayton Area  
February 2019*

# Update on the Tobias-Zimmer Barn

*Submitted by Mark Wiley, President*

In May 2019, almost one year ago, the residents of Beaver Creek suffered a sad loss when the Tobias-Zimmer Barn was destroyed by the tornadoes that hit the area. Left behind is one standing wall, reminding us of the impressive structure that once stood and was enjoyed by the Beaver Creek community. As reported in the Summer 2019 issue of the Log by Log, many of you turned out to lend a hand in cleaning up the debris and protecting salvageable items. Since that time, the City has cleared away all remaining debris and made sure that the entire Wartinger Park is safe for visitors.

Many of you, as well as our community friends, have been asking about the plans moving forward. The Society has always worked closely with the Beaver Creek Parks and Recreation Office to maintain our historical assets and protect the historical integrity of the park, and we will continue to do so. We were happy to learn that the insurance coverage on the barn will provide for full replacement value of an historically accurate replica!

Currently, the City has recommended two options moving forward: (a) rebuilding an historically accurate replica of the barn, or (b) exploring other options and amenities such as a covered pavilion or restrooms. They are seeking community input, and have asked us to include this link to a questionnaire on it so our members can respond:

**<https://www.surveymonkey.com/r/wartingerbarn>**

The survey is active through May 8, 2020. Survey results will be one source of data that the City Council will use to determine the future of the barn.

# History of the Tobias-Zimmer Barn

*Submitted by J. Robert (Bob) Zimmer*

*Author's Note: Thanks to the Beaver Creek Historical Society, the significance of the Tobias-Zimmer Barn as a representation of early Beaver Creek life was recognized and efforts were made to preserve this important piece of history by moving it to the historical Wartinger Park in 1996. Here it joined the historical log houses already there to be a visible representation of farming life in early Beaver Creek. It is important that these structures are saved and protected so that future generations will be able to see some of the typical buildings that served the needs of the pioneers and early settlers in Beaver Creek, and were critical to everyday survival.*

*Over the years, until it was lost in the May 2019 tornados, the Tobias-Zimmer Barn has been an integral part of the Living History Program operated by the Beaver Creek Historical Society. This program provides fall and spring educational programming depicting early 1800's life in Beaver Creek for third grade students in Beaver Creek City Schools, including Saint Luke School, fulfilling a state curriculum requirement to learn Ohio history. In the last*

*five years alone, the program has served over 3,100 students, and it is estimated that since its origin in 1994, it has reached many thousands of Beaver Creek schoolchildren, teaching them about early gardening, farming and homemaking practices. An integral part of the Wartinger Park, the barn also served as a gathering place for community for activities such as ice cream socials and heritage events, as well as private events.*

## PREFACE

When the Land Grants were issued by President James Madison in August 1814, Jesse Hunt acquired adjacent Sections 28, 29 and 34 in Beaver Creek Township, which he divided into smaller parcels for resale. The three sections and the surrounding area was known as “The Big Woods.” Years later, the Tobias-Zimmer farm would take shape within this acreage.

The new owners cleared the land of trees and rocks, used the logs to build small cabins and barns, and eventually drained the wet areas in order to farm the land. Excess logs were sold for lumber; however, each owner retained a portion of their wooded parcel to provide a continuous fuel supply and lumber for future building needs.

As the farmers prospered and farm machinery became available, they began to buy up the small parcels to make larger farms for more efficient grain, dairy and/or swine operations. The farm owned by my father, Joseph Zimmer (now Zimmer Estates) was 162 acres made up of six parcels. My farm (now Stone Falls), where the Tobias-Zimmer Barn originally stood, was made up of three parcels. Both of these adjoining farms were owned by Peter Tobias at some time between 1839 and 1887.

It was during the acreage expansion period that log barns were replaced by mortised and pinned framed barns, such as the Tobias-Zimmer Barn. While the Tobias-Zimmer Barn, built in 1858, is a one-story saltbox design, some in the area were bank barns, with the lower level designed to house livestock and the upper level for storage of grain, hay, and machinery. The Zimmer barn on my father's property, probably the oldest bank barn in the neighborhood, was razed to make way for the

development of Zimmer Estates in 1965.

All barns were built with a strong threshing floor. Threshing is the process of separating the edible part of grain from the chaff. In those early pioneer years, the sheaves of grain (mostly wheat—some oats and barley) were stored in the mow following a short curing time in the shock. The threshing machine was positioned on the barn floor with the rear barn doors open so that the leftover straw was blown on a pile in the barnyard. Some built wire covered frames in their barnyards which, when covered by straw, made a warm den for livestock during the winter months.

In later years, mow space, once reserved for unthreshed grain, was used for the storage of hay for growing dairy operations. This necessitated a change in process, which was accomplished by neighborhoods forming threshing rings. Standing grain was cut and shocked as usual, but the shocks were left standing in the fields. Threshing would begin around the middle of July at a designated member farm, with starting locations rotating yearly. The threshing machine and steam engine were set up outside by the barnyard fence. Each member came with his team of horses or mules, wagon, and an extra “hand” to haul the grain from the field to the machine. This was repeated from farm to farm until all members were “threshed out.”

Threshing day at a member farm was a very busy time for the farm wives also. Feeding the hungry crew was a challenge that they collectively met head on. The meals, all cooked from scratch, along with homegrown canned and/or fresh vegetables and fruits, usually topped off with more than one dessert, are really something to remember. The threshing ring and those memorable meals remained in existence until the late 1930's (I was a teenager then) when field combines became the method of harvesting grain in this neighborhood.

A fine four-bay bank barn that stood south of our property on Hanes Road (on the Ferguson Farm) was later dismantled, and three bays rebuilt at Deal's Landscaping Services on Dayton-Xenia Rd. According to past residents, the construction on that barn had begun just before the Civil War, but was not completed until after the war when the men returned home.

Both the Tobias-Zimmer Barn (1858) and the house (1859) built by Peter Tobias withstood the ravages of time. They are typical examples of the structures built in the mid 1800's and are monuments to the early settlers responsible for building them.

## PETER TOBIAS—EARLY SETTLER

By the time Peter and Mary Tobias, and their infant daughter, Catharine, arrived in Beavercreek Township in 1839, Jesse Hunt's land had been divided, subdivided, and would continue to be divided, into a maze of parcels without regard to section lines.

Peter made his first purchase of 41.84 acres from Henry and Ester Ankeny on November 1, 1839. This was a part of a parcel of 172 acres that Henry had bought from Nathaniel Pendleton in 1834, who had bought it from Horatio Phillips in 1822. It is unknown when it came into his possession from Jesse Hunt. This parcel contains the buildings and is one of the three parcels that made up my farm of 102 acres, which I sold in 1995 and it became Stone Falls.

Peter Tobias, born in Pennsylvania, and Mary (Durnbaugh), born in Maryland, had seven children. Following Catharine's birth in 1839, John was born in 1840, George in 1843, Jacob in 1845, Harriet in 1848, Mary Ann in 1849, and Rebecca in 1854.

He deeded one-half acre of his first purchase in the northeast corner of Section 34, on September 2, 1843, to the School Directors of District 10, Township of Beavercreek, Greene County, Ohio, for the purpose of building a school. The one-room school, known as Big Woods School, was erected without fronting any road. The neighborhood children walked down lanes and across fields to get there. All of the Tobias children attended the school, but only Catharine, Mary Ann, and Jacob grew to adulthood. Classes were held there through 1916. Jonas Koogler was in the first grade that year, and Miss Maxey was the teacher for all eight grades.

Pisgah Church, at the northwest corner of N. Fairfield and Kemp Roads (now Walgreens), was then converted to a school and was known as Sunnyside School. It served as the school for District 10 until the fall of 1932 when the centralized school (now called Main) was completed.

The one-half acre and the building was bought back from the School Board in 1918 by Todd Rank. Harry and Minnie Reese bought the farm in 1920. Their daughter, Catherine (Reese) Cyphers, remembered driving the horses for her father when he moved the original schoolhouse across the field, placed it next to the Tobias-Zimmer Barn, and converted it into a corncrib and tool shed. It was demolished by a windstorm in February 1956.

Several great-great-grandchildren of Peter and Mary Tobias remained in Beavercreek. Descended from Catharine: Miriam (Koogler) Hawker and family, Everett Koogler and family, and Wilbur Koogler and family. From Jacob: Susan Saddler and family. Daughter Mary Weaver and family relocated to Sacramento, CA. There are no known descendants of Mary Ann.

Peter's next purchase was 80 acres on March 27, 1847, which was split in later years. This was the first of subsequent acquisitions that resulted in his ownership of the 102 acres that eventually became Stone Falls, the acreage that became Zimmer Estates, and 85.25 acres that became The Woods development.

The Tobias-Zimmer barn is listed in the Greene County Tax Records as being built in 1858 with an assessed value of \$375, and the house in 1859 with an assessed value of \$300. The frame is white oak, mortised and pinned. The original siding was vertical white pine with hand split walnut lap sided gable ends. All materials came from the farm except the white pine siding. From the plain style of both the barn and the house, it is my opinion that the carpenters were Shakers or Shaker trained. There was a Shaker settlement in Beavercreek in the vicinity of Shakertown Road and many features, especially in the house, were identical to those found at the Pleasant Hill Shaker Village, Harrodsburg, Kentucky.

Prior to his accidental death in 1887, Peter had disposed of all his properties except the Tobias-Zimmer farmland. He had accomplished much more in his lifetime than most farmers of that era, but his success resulted in a spirited fight among his survivors.



## FATAL ACCIDENT AND THE LAWSUIT

By the 1880's, Peter Tobias was considered a very successful and prominent farmer in Beavercreek Township. Not only had he acquired land, given land for a school, replaced log structures with modern buildings, but also had helped his two daughters and young grandson get started on their own.

The following is the Xenia Daily Gazette newspaper account of the tragic accident that happened on October 4, 1887:

"The Bee Line train which left Springfield yesterday morning at 7:35 for Dayton killed an old man named Peter Tobias near Harries Station, which is a few miles from Dayton.

It was another case where a farmer foolishly attempted to drive over a railroad track when he could see the train coming. Tobias was in a buggy, driving east. The location of the track is such that when he was driving east he could see the train, but when driving west, buildings prevent a train from being seen. The crossing is on the outskirts of Harries and the train does not stop at the station. The farmer whipped up his horse, but failed to get across in time, as the engine struck his buggy. The train was going at the rate of forty miles and hour, and it knocked the buggy to splinters, the spoke of one wheel being found nearly 300 yards away. The horse escaped without injury and ran away. The train backed to where the accident occurred and the man was found to be dead. He was taken to Harries Station, which was not far off, and left there. Both legs were broken, but the immediate cause of death was from a buggy spring being driven into his brain, killing him instantly. It required the strength of two men to pull it out. He was identified as Peter Tobias, a farmer, living near Fairfield, Greene county. He was evidently a wealthy and respected man for he was well dressed, had a fine gold watch and \$60 in money on his person."

The survivors that stood to share his estate were the widow, Mary, daughters Catharine and Mary Ann, and Edward, a grandson. Catharine had married Martin Koogler in 1860 and later in 1873 became the owner of the land that eventually became Zimmer Estates. Mary Ann married Rueben Miller and they

became the owners of the farm to the north of our farm (now the site of the Hindu Temple). Edward was the son of Jacob, the only son of Peter Tobias that had grown to adulthood. Jacob married Rebecca Cosler and had passed away in 1873 at age 28. Samuel Cosler was appointed Edward's guardian. Catharine, Mary Ann, and Edward had all received gifts of land and/or money from Peter prior to the accident.

Catharine filed suit against the rest of the family to make sure that the gifts given before Peter's death were equal and that she would receive her one-third of the farm. Peter and Mary had given by cash, notes, mortgages or land gifts: \$6,300 to Catharine, \$5,764 to Mary Ann, and \$5,255 to Edward.

The lawsuit lasted over two years and was settled by the court ordering the administrator to pay out of the money at hand in order to equalize the amounts received by each heir: \$1,108.20 to Edward (through his guardian), and \$600 to Mary Ann; and that the farm be sold at a sheriff's auction. It was purchased by Rueben and Mary Ann Miller, subject to a 33.34 acre lifetime dower for the widow Mary, for \$4,029.80. Catharine and Edward each received one-third of the net proceeds. Each of the three ended up with approximately \$7,650 plus any personal property that may have been divided. This totals \$22,950, which if converted to today's dollars would equal about \$661,134.

A search of the 1840 Greene County tax records revealed that Peter was levied a tax of 96 cents on his personal property consisting of a team of horses valued at \$80 and one cow valued at \$8. Through the years, in addition to acquiring additional land, he had built the barn, house, smokehouse, woodshed, small cow stable, hog pen, and chicken coop. To have accomplished so much from 1840-1887 is nothing less than phenomenal.

## THOSE WHO FOLLOWED

Rueben and Mary Ann (Tobias) Miller were the highest bidders at the sheriff's sale of the Tobias-Zimmer farm held June 29, 1889, which had been ordered by the court to settle the estate. Peter's widow, Mary, had a lifetime dower on the 33.34 acres which contained the buildings. She passed away in 1900 at age 90, and was no doubt cared for by either

Catharine or Mary Ann for some time previous to her death, during which time the farm was rented to others. Jonas Koogler told me that his parents lived here for several years before moving in 1896 to Sam Hower's farm, part of which is now Cortez Estates, and the rest being the land at the northeast corner of N. Fairfield and Kemp Roads, which is currently the site of Milano's and other businesses along N. Fairfield, including Premier Health on Lakeview Drive. Bob Cummings, grandfather of Carrie Swigart Beck, lived here on the farm from 1900 to about 1920.

Rueben and Mary Ann sold the farm to Robert Albers and Harvey Dressler in June 1917 and several months later they sold it to Todd Rank, a local contractor. Rank sold the farm to Harry J. and Minnie Reese on February 16, 1920.

Harry Reese passed away and the farm was again sold at sheriff's sale in 1923 and was purchased by Victor C. (known as Clyde) and Clara M. Batdorf. This was the third time that the farm, or part of it, was sold in this manner. The first time was in 1882 following the death of John C. Harshman, who owned a lot of acreage, part of which Peter Tobias purchased in order to square up the Tobias-Zimmer farm with the adjacent Zimmer Estates farm. Clyde Batdorf passed away in 1938 and the farm went to Clara.

Batdorf's eldest son, Paul, started raising and selling turkeys at the farm in 1931. The venture was so successful that he kept increasing the number raised each year and also started a turkey hatchery in 1937 when electricity was extended to our neighborhood. By 1943, he was raising 5,000 yearly and needed more acreage. He purchased a much larger farm in the Troy area where he continued to expand. There he raised 25,000 yearly and the incubator capacity was 60,000 eggs. Clara moved there also and the farm was rented to Omer and Mabel Darding. The next occupants were Everett and Winnie Koogler.

Paul Batdorf was responsible for starting my father, Joseph Zimmer, in the business with baby turkeys (poults) from his hatchery. Dad started the Zimmer Turkey Farm in 1941 with 150 and by 1946 had increased the number to 4,000 yearly. The poults

were started in brooder houses and put out on a range at about ten weeks of age. Shelters, feeders, and waterers were portable so that they could be moved weekly to provide a clean spot for feeding and roosting. The days before Thanksgiving and Christmas were very busy ones. Several neighbors were hired for the dressing operations and customers picked up their fresh dressed-to-order turkeys at the farm. Dad retired from the turkey business in 1958.

Clara Batdorf sold the farm to me on March 7, 1950, but rental arrangements had already been made for the year, so I didn't get possession of the buildings until 1951. I spent that spring and summer putting in the plumbing for a bathroom and making other much-needed repairs to the house. Agnes Hemmelgarn and I were married in August 1951 and moved into the house. We raised 1,000 turkeys in 1953, but eventually found it was too much work in addition to managing my dad's turkey operations, milking cows, and raising around 200 hogs yearly.

Our first child, Elizabeth, was born in July, 1955, followed by Mary, Jay, Julie, and Bob. Things were well under control with the dairy and hog operations on our farm, and the turkey business at Dad's, until September 1955 when I fell off the house roof and suffered a broken neck. That misfortune was responsible for bringing about drastic changes in the farming operations.

## AFTER THE FALL

I fell off the house roof in September 1955, suffering a broken neck and internal injuries. I was confined at Miami Valley Hospital in traction for nine weeks and wore a body brace for six months after that. In the meantime, my wife and father managed to keep things going. They sold the Ayrshire dairy herd, which I had started while still in high school, with animals purchased from The Ohio State University herd. About 100 hogs were marketed, but the brood sows were kept and I continued the swine operation until 1965. The neighbors banded together to harvest the corn, for which we were so grateful.

Since I was unable to do strenuous work for quite a while, I applied for a desk job and was hired by the Dayton Power and Light Company. I worked there until 1982, retiring as a manager of Receipts and

Customer Contact. Bill Shawhan, a Beavercreek farmer, agreed to farm my land on a sharecrop basis. We shook hands on the deal and he farmed the place until he retired in 1983. Another handshake was made, this time with his son, Tom, who continued the farming.

The three-year rotation of corn, wheat, and clover was discontinued when Bill took over. Internal fences were removed, and only corn and soybeans were raised. Some of the barn was converted for storage of ear corn. Corn was harvested in the ear and stored in corncribs until the mid 1960's when the Shawhan's began harvesting with a self-propelled combine that shelled corn in the field, and the corn was no longer stored at the farm.

Changes were again made in the barn in 1970, when our eldest son, Jay, later joined by siblings Julie and Bob, started raising steers for 4H projects. The steer projects were later dropped in favor of raising registered Ayrshire dairy heifers for resale as two-year olds. They started out with just one heifer each, but soon were raising more than project animals. We were very selective, only buying calves sired by proven sires and from dams with well above average milk production records. In addition to showing the animals at the Greene County Fair, they also showed at district, state, and national shows in both 4H and open classes.

From 1970 to 1982, they had seven animals that were nominated for Junior All American, and one that was elected Junior All American. Some were sold privately, but most were sold in state and national sales, and many times their entry topped the sale. One heifer, sold at the Indiana National Sale, was purchased by a breeder in Maine, and went on to be named Junior Champion at the Eastern States Exposition. Jay was named Outstanding National Ayrshire Boy in 1976. The barn served a variety of needs down through the years. It ended in 1982 when the last Ayrshire heifer was sold.

We sold the farm to Oberer Land Developers in 1995 and it soon became the Stone Falls development. We retained the Tobias-Zimmer house and barn, and two acres. I sold the house and moved to Kettering in 2011. The house is designated a Beavercreek Historical Landmark Structure and still stands within Stone Falls on its original site.

Owners of the land containing the Tobias-Zimmer Farm:

August 3, 1814  
Jesse Hunt  
8 years

March 1, 1822  
Heratio G. Phillips  
12 years

May 17, 1834  
Henry Ankeny  
5 years

November 1, 1839  
Peter Tobias (barn built 1858)  
50 years

June 20, 1889  
Rueben & Mary A Miller  
28 years

June 14, 1917  
Robert Albers & Harvey Dressler  
5 months

October 15, 1917  
Todd Rank  
3 years

February 16, 1920  
Harry J. & Minnie Reese  
3 years

March 2, 1923  
P. Clyde Batdorf  
14 years

1937  
Clara M. Batdorf  
13 years

March 7, 1950  
J. Robert Zimmer  
46 years

September 5, 1995  
Oberer Development

# UPCOMING EVENTS

Note: Future activities are tentative,  
pending the COVID-19 pandemic.

Quarterly Meeting, April 28: *Cancelled*

Spring Living History: *Cancelled*

Board Meetings, May 7, June 4 at 5:30 p.m.  
At the Beavercreek Board of Education  
3040 Kemp Rd.

Log by Log Submission Deadline, June 12  
Send to Editor, at [bjoh88@gmail.com](mailto:bjoh88@gmail.com), no later  
than 9:00 p.m.

Annual Meeting, July 28  
Peace Lutheran Church at 7:00 p.m.  
Beavercreek Schools - 1800 to 2020: Locations,  
How They Got Their Names; Presented by Jana Bass  
and Ruth Wiley



1368 RESEARCH PARK DRIVE  
BEAVERCREEK, OHIO 45432  
[BeavercreekHistoricalSociety.org](http://BeavercreekHistoricalSociety.org)

*Thank You*

## THE BEAVERCREEK HISTORICAL SOCIETY'S *Quarterly Meeting*

### APRIL 28, 2020 QUARTERLY MEETING CANCELLED

It may come to a surprise that the format on the back of your issue of the Log by Log looks a bit different than usual. As many have heard, we're currently living in unprecedented times. The coronavirus pandemic is and will indefinitely effect our daily routine. And, to our sadness, has lead to the cancellation of our April meeting.

But fear not—this spring issue is packed with tons of information, perfect for a nice read in the comfort of your home. While it will not be the norm, we invite you to take your mind off of things for just a little while.

Our April meeting topic, "A Brief History of the Women's Suffrage Movement in the U.S. and in the Dayton Area," was to be presented by **Dianne Herman** to mark the 100th anniversary of women gaining the right to vote. Dianne is the coordinator of speakers for the League of Women Voters of the Greater Dayton Area. In lieu of her presentation, the organization has provided a brief timeline history of the suffrage movement, which you can read on page 4.

Society president, **Mark Wiley**, has given an update on the future of the Tobias-Zimmer Barn. Delightfully, we have also included an article from **Bob Zimmer** on the history of said barn on page 6.

And from a personal standpoint, please stay safe, and follow recommendations by the CDC to wash your hands frequently for at least 20 seconds, keep your distance, and stay home if you are sick or high risk!