

TIFFIN HISTORIC TRUST

PRESERVATION POST

PRESERVING TIFFIN'S ARCHITECTURAL HERITAGE

Tiffin Historic Trust, Inc. • PO Box 333 • Tiffin, Ohio 44883-0333

Fall/Holiday, 2024

Remarks from the President Tim McKee



As we're nearing Thanksgiving, I'd like to start off with several thanks of my own. First, to our members, without you we wouldn't exist or function. Your annual membership fees, event attendance, and donations sustain the Trust and enable us to provide programming and services. So, thanks to our members, you are much appreciated! Secondly, I'd like to thank the Trust Board. We truly

have an awesome team and I appreciate the contributions of each and every one of them. Shortly after I became involved with the Trust, the idea of methodically choosing our board was an important task. We felt the need to build a team of diverse individuals who would work together as a team with united goals. Personally, I feel we've achieved that and then some - thanks again, team! Lastly, I'd like to thank our volunteers. Many of you work tirelessly on the Grammes-Brown house property and in conjunction with our various events. Many times I stop by the house and notice planting, pruning or minor maintenance work completed. Don't think your work goes unnoticed - thanks so much! Without these three main groups working in tandem, we wouldn't be nearly as successful in our various efforts promoting preservation. So, again thank you all!

As I hope you'll read in the various articles, there are quite a few ongoing projects at the Trust, along with the

Grammes-Brown House. Those who attended the annual dinner had an opportunity to become more familiar with our Carriage House. As part of our facility strategic planning, we're investigating and putting together a business plan to analyze the potential return on its use as an event space. Sadly, the Enchanted Doll Museum and Shoppe has closed and will be finalizing their move out by the end of year. We're sad to see them go; however, this also gives us an opportunity to investigate the best options for current and future income from the property. Just a little side note: Peter Grammes built the residence next door for the purpose of providing rental income. We also have several completed and ongoing projects on the house: asbestos removal, HVAC replacement, window glazing, ramp repair and several others. While we work on business plans for the various opportunities on the property, we felt that certain updates were not only required maintenance items but also continue to add to the value of the property and the community in general.

As we close out the year, thanks to all involved with the Trust - be it members, board, volunteers and our contractors - you are all appreciated! I look forward to 2025 being a busy year for the Trust along with new and exciting programming and events! Lastly, as an official 501(c)3 nonprofit, don't forget that those year-end donations to the Tiffin Historic Trust are tax deductible! So whether you're thinking about us from the perspective of allocating tax-free donations or you're in the Holiday spirit of giving, any donation would be greatly appreciated!

Holiday House Tour

Sunday, December 8, 1:00-5:00 p.m.

The 2024 Tiffin Historic Trust Holiday House Tour features one contemporary and seven historic residences, and one former church building repurposed as an arts center. Some of the buildings have never before been included on the tour and three are available for purchase!

The popular event takes place Sunday, December 8th, from 1:00-5:00 p.m.

Tickets will be sold at Simply Susan's, 70 S. Washington Street, Tiffin and Tiffin Great Lakes ACE Hardware, 1550 W. Market Street from November 25th until December 7th.

On the Sunday of the tour, December 8th, the tickets will only be available at the Grammes-Brown House, 172 Jefferson Street, Tiffin.

The ticket donation is \$25 per person. For an additional \$25, individuals can join the Historic Trust, take advantage of the benefits of membership, and be kept informed of the organization's programs and activities.



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Holiday House Tour

(Continued from page 1)



1
Grammes-Brown House at 172 Jefferson St. (built in 1884)



6
The Blair House at 8 Adams St. (built in 1900)



2
Tiffin Foundation for the Advancement of the Arts at 156 Jefferson St. (built in 1888)



7
Dick & Melody Williams at 57 Darby Ct. (built in 2000)



3
Lee & Susan Wilkinson at 47 Clay St. (built in 1860)



8
FOR SALE: The Moomey Residence at 347 Circular St. (built in 1900)



4
Michael & Meredith Curtis at 53 Clay St. (built in 1875)



9
FOR SALE: Rezin Shawhan Built Home at 50 Clay Street. (built 1850's)



5
FOR SALE: Bowe House Inn at 108 Franklin St. (built in 1847)



Annual Chili Dinner for Tour Hosts, Members, and Friends

December 9, 6:30 p.m.

On December 9, at 6:30 p.m., the Monday evening following the Holiday House Tour, the hosts, members and friends of the Tiffin Historic Trust are invited to the Grammes-Brown House to celebrate the beginning of the holiday season. The Historic Trust board members appreciate all the effort the homeowners put into decorating and preparing their homes to be open to the public. They also want to thank everyone for the support shown to their historic preservation organization.

The tradition is to serve bowls of steaming chili, appetizers, side dishes, beverages and desserts provided by the board. The guests are encouraged to meet the board members and get to know other members who are also interested in historic preservation.



Annual Dinner and Preservation Awards Meeting, June 13, 2024

Most members of the Tiffin Historic Trust are familiar with and have toured or attended an event in the Historic Trust's headquarters, the Grammes-Brown House. Not many, however, had ever attended an event in the much more rustic Carriage House behind the garden of the Victorian-era home. The Annual Meeting planning committee decided to show off the potential of the large space that once served as a tin shop and income property for the Grammes-Brown families. It took quite a bit of cleaning to be presentable, but President McKee with the help of trustees and Boy Scouts from local troops 444 and 499, washed the walls and floor and got the job done. Strings of lights inside and outdoors along with high cocktail tables in the garden



made the venue even more festive. Jennifer Kahler and Nancy Rubenstein provided appetizers, The Chandelier Events Center catered the dinner and Kendra's Cakes provided the desserts.

President Tim McKee welcomed the guests and acknowledged the sponsors and supporters of the event including Best Buy, Kendra's Cakes, Ralph's Joy of Living, and Reineke Motors. McKee

described his background and told how he became president during a year of transition since the previous annual meeting. He acknowledged the contributions of former president Brook Edwards who, along with the Strategic Planning Committee, was the primary author of the new Strategic Plan and Bylaws, which include an increased focus on education and sustainability.

Bruce Bowlus provided an update on the Seneca County Bicentennial Committee's plans to celebrate the 200th Anniversary of the County with a "Secrets of Seneca County Historical Driving Tour" including



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Annual Dinner and Preservation Awards Meeting

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historic sites in all eighteen townships. Bowlus recounted a brief history of the settlement of the area and the establishment of the county seat in 1824.

Despite the unusually warm temperatures, the more than fifty guests were fully engaged in the presentation on "Reading Victorian Architecture," by Josh Dubbert, the Rutherford B. Hayes Presidential Center historian. Dubbert provided a detailed description with photographs of the major styles that make up Victorian Architecture. Several guests commented on how much they learned from the presentation. The Historic Trust is planning to have Dubbert return to do an even more detailed program on Victorian architecture.

Historic Preservation Awards



The 2024 Historic Preservation Award plaques went to John Kerschner and Andrew Kalnow for their restoration of two buildings in the Frost Village neighborhood; the Italianate bed and breakfast at 8 Adams Street, known as the James Blair House and the most recently completed Greek Revival home at 115 Frost Parkway. That project proved to be more complicated than anticipated as unexpected repairs were necessary. To see an overview of the Frost Village neighborhood, go to "Frost Village Flyover" on Youtube.



115 Frost Parkway BEFORE



115 Frost Parkway AFTER



8 Adams Street

Volunteers Received Special Awards for their Contributions to Preservation Efforts

President McKee presented a President's Award to Interim Treasurer Mark Levans "for always being willing to lend a hand."

Amanda Davidson-Johnston presented thank-you gifts to Tim McKee for stepping in as President during his first year on the board and to Jackie Fletcher for her knowledge and willingness to help out.

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President McKee with Ed Goshe



President McKee with Paula Crum



President McKee with Mark Levans

Annual Dinner

(Continued from page 4)

Business Meeting: Election of Board of Trustees and Officers After approving the minutes of the 2023 Annual Meeting, the membership accepted the proposed budget for 2024-2025, and learned about and approved the new organization Bylaws.

Officers elected to serve a one-year term were: President, Tim McKee; Vice President, Amanda Davidson-Johnston; Treasurer, Mark Levans; Secretary, Nancy Rubenstein, and in the new advisory role of Past President, Jackie Fletcher.

Karin Brown, Rachel Crooks, Jennifer Kahler, Amber Clason, and Carlene Hitchcock were elected to serve as trustees for a three-year term expiring in 2027.

President Tim McKee Presented at the Life@TU Lifelong Learning Program

contributed by Mimi Lange Johnston

On September 27, the life-long learning program, LIFE@TU, had a full house for Tiffin Historic Trust president Tim McKee's presentation on Tiffin's Millionaire Boom and Historic Homes. McKee covered Tiffin notables from Rezin Shawhan and Della Shawhan Laird to Jacob Fleck, A.A. Cunningham and members of the Kalnow-Frost families. The audience learned about some of the most influential and wealthy men and women to have lived in our city over the past two centuries.



Rental Property Available

by Carlene Hitchcock

The Enchanted Doll Museum & Gift Shoppe, that was located in the other half of the Grammes-Brown House at 174 Jefferson Street, has permanently closed their operation and has given notice that they will be vacating the property by the end of this year.

The Tiffin Historic Trust is brainstorming and investigating new purposes for the property. It is very spacious and in a good location. It has a city parking lot just a few steps away and is handicapped accessible. Help us brainstorm and come up with a new purpose or tenant. Do you know someone who would love to have their offices or business located in downtown Tiffin? We'd



love to hear your ideas, or have you help us spread the word about its availability.

Originally built as an income property for the family, the addition has served many purposes over the years, including a bake shop, a law office, and the

United Way office, including other non-profit agencies. This side of the Grammes-Brown House is a two-story residence with 3 rooms downstairs, plus a basic kitchen (currently without appliances) and bathroom. Upstairs there are 4 rooms with a small former bathroom, which currently lacks fixtures. It could serve as a four or five bedroom residence or office.

Email your thoughts and ideas to committee.info@tiffinhistorictrust.org and they will be forwarded to the committee.

We will keep you updated as the process goes along and of any definite plans being made.

Heritage Festival Events

by Katelin Romick



Thank you to our volunteers for participating in the Tiffin-Seneca Heritage Festival on September 20th & 21st! We had 13 volunteers walk in the parade with us as we debuted our new banner (donated by MLAD Graphic Design Services), and passed out candy and marketing pieces. We also want to thank Rich Zeis for his contribution in allowing us to drive his fabulous Pontiac Catalina Convertible in the parade!

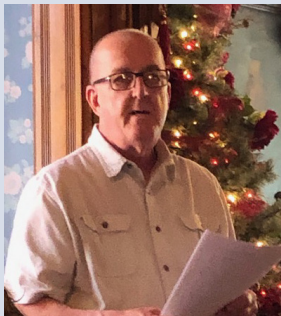


Our group sold fun t-shirts designed by Rachel Crooks and produced by Viewpoint Graphics in Downtown Tiffin, right in front of the East Green Amphitheater. We still have limited quantities available in sizes small to 2XL in cream and black, so if you missed us at the Heritage Festival, email or connect with us on social media to reserve your \$15 shirt! As a reminder, all funds raised are put back into our operating budget in order for us to be a part of future Tiffin/Seneca County events, such as this one.

Thank you to our existing and new members, as well as our volunteers, for their support during the Heritage Festival weekend!

Seneca County Bicentennial Trivia Tea

August 24

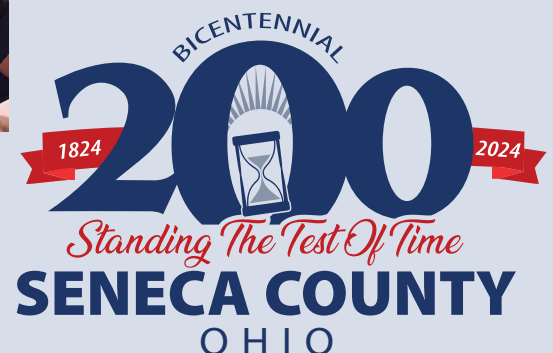


In celebration of Seneca County's 200th anniversary, the Tiffin Historic Trust and the Seneca County Museum collaborated on presenting the Seneca County Bicentennial Trivia Tea on August 24, 2024.

After Bruce Bowlus, retired professor of History at Tiffin University and Theresa Sullivan, Seneca County Museum Executive Director presented a short history lesson on the founding of Seneca County; they then challenged the guests to answer trivia questions about the county. Winners won the table centerpieces donated by Karin Brown.



The Grammes-Brown House Teas appeal to guests of all genders and ages.



Brew Where You're Planted

By Rachel Crooks

Sometimes a good idea can come together quickly and with a little luck, and that's exactly what happened with the Tiffin Historic Trust's Open Doors event this past September. After joining the Trust as a Board Member in July, I wanted to make an impact using my background in event planning. Thankfully, the opportunity arose right away when discussions began about what – if anything – our group should submit as our entry to Ohio History Connection's Open Doors, a week-long programming initiative created in 2016 designed to “promote and inspire pride

in Ohio's heritage and to celebrate the 50th anniversary of the National Historic Preservation Act.”

Wanting my first event to be a success, I began to think about what tends to draw people in, and I landed on beer! A chance encounter with Rob Weaver, head brewer at the Laird Arcade Brewery (LAB), over dinner at Tiffin's new restaurant, Turntable,

led to the final concept. As a history buff, I inquired whether Rob had an interest in the history of breweries in Tiffin, and to my delight, he had already done his research on this subject some time ago, and he seemed excited to refresh his knowledge and partner with us on a presentation.

Solidifying Rob's participation was just the first step, though. Given that the LAB is housed in the historic Laird building, the Trust also wanted to incorporate tours of the building itself, and thankfully, when we queried Tyler Shuff, manager of the Laird, he was eager and willing to assist. With his commitment, we set the date and moved forward with our “How Well Do You Know your Brew-Story?” event on Thursday, September 12th.

Preparations were made, pretzels were bought, and in the days leading up to our program, I wondered just how many people might show up to this free and open-to-the-public event.

While I know the LAB is a small venue, holding 45 people inside, I am proud to say that not only did we fill the LAB, but we had guests sitting in the adjacent hallway as well, bringing the likely attendance to approximately 50-60 guests. The patrons sampled beer, listened to Rob's thoroughly researched presentation, and took turns touring not only the Laird

building, but also the LAB's own brewing process and equipment behind the scenes.

The presentation itself gave us a glimpse into the brewing industry of Tiffin, which dates back to 1835. Early businesses included Allen's Brewery, Kolb Brothers Brewery, Sting Brewery, and Myer's Brewery. Later, in the early 1900s, the Tiffin Brewing Company was in operation and produced between 8,000-10,000 barrels of beer per year. Sadly, when Prohibition arrived in 1920, the brewery was effectively shut down. Similarly, the Hubach Brewery encountered the challenges of Prohibition; however, in their case they transitioned their facility to dairy production and became The Hubach Dairy.

The above summary is just a glimpse of what Rob shared, and much of this information was found in Joseph Terry's “A History of Tiffin's Breweries & Bottle Works.” If you missed our event, please feel free to contact me at CrooksRN@gmail.com, and I will happily share the text of Rob's presentation with anyone interested. In addition, I wanted to extend special thanks to the individuals who made the event possible: Rob Weaver, Tyler Shuff, Lenny Clouse, Carlene Hitchcock, The Ohio History Connection and the various Historic Trust members who played a role in the success of our Brew-Story event.



Help us to Maintain Our Headquarters

Year-End Appeal

The Tiffin Historic Trust serves as the local organization that promotes historic preservation in the Tiffin area community. In addition to promoting preservation through educational programming, The Historic Trust believes in setting an example by maintaining its beautiful Victorian era headquarters, the 1884 Grammes-Brown House.

The top priority this year is updating the HVAC (heating and cooling system). Other priorities include interior foundation work, slate repair on the mansard roof, and examination of the overall condition of the building to determine all of its needs. We have already received some funding earmarked for these repairs, but more is needed to complete the projects.

Please help in the effort to preserve this historic building by making a year-end tax deductible contribution to the Tiffin Historic Trust, and enable it to continue its efforts to promote and preserve the architectural heritage of our community.

How to Donate

Online contributions of \$25 to \$500 may be made from the Tiffin Historic Trust Website Donate Button: **at tiffinhistorictrust.org**.

Checks made out to **Tiffin Historic Trust**, are always welcome. Please include the form below and mail with your check to P.O. Box 333, Tiffin, Ohio, 44883.

IRA Required Minimum Distribution (RMD): If you are age qualified and have IRAs, you can save on taxes by designating the Tiffin Historic Trust to receive all or a portion of your required retirement distribution by doing a Qualified Charitable Distribution (QCD). To take your gift as a deduction on your 2024 taxes, be sure to make the arrangements before January 1, 2025. Contact your retirement plan administrator to set up a distribution to Tiffin Historic Trust.

Stocks: Donations of stock holdings are also appreciated. Please let the Trust know if you are helping us in this way.

You can contact the Historic Trust by email at **Treasurer@Tiffinhistorictrust.org** for instructions on how to proceed and to notify us of any incoming gifts.

Tiffin Historic Trust, Inc. is a non-profit organization under Internal Revenue Code Section 501(c)(3) and contributions are tax deductible according to the law.

Thank You!

Donor's Name _____

Street Address _____

City _____ State: _____ Zip _____

E-Mail _____ Phone Number _____

Amount of Gift: \$ _____ Check Number _____

This donation is: in honor of _____ in memory of: _____

Write checks to **Tiffin Historic Trust** and mail to P.O. Box 333, Tiffin, Ohio 44883

I wish to pay by credit card:

Name on Card _____

Credit Card Number _____

Expiration Date _____ CVC Code _____

Preservation Assessment Workshop

Heritage Ohio, Downtown Tiffin and Tiffin Historic Trust hosted a Preservation Assessment Workshop (PAW) November 18-19. The workshop began Monday evening with a free lecture at The Empire 138, with appetizers provided by the restaurant. David Mertz, a preservation specialist and former director of Belmont College's renowned Building Preservation/Restoration Program, provided valuable insights into maintaining historic structures. From the basics of being a good steward and planning a maintenance routine, to spotting water infiltration and masonry issues, Mertz instructed building owners on carefully evaluating little problems now before they have the chance to become big problems in the future, as shown in his examples. A Q&A session concluded the talk, which was attended by more than 20 community members, including representatives from the Tiffin Historic Trust, Tiffin City Council, Mayor Wilkinson, local contractors, architects, and property owners. The Reineke/Reinbolt Family and the Tiffin Historic Trust generously sponsored the workshop.

On the second day, a team toured five historic properties in Tiffin to provide detailed preservation assessments. The group included David Mertz, Frank Quinn (Heritage Ohio Director of Preservation), Devin Miles (Heritage Ohio), Donna Gross (Downtown Tiffin Main Street Manager), Noah Paris (Tiffin-Seneca Economic Partnership), and building owners. The properties included:

297 E. Perry Street (Octagon House) included on Preservation Ohio's 2024 List of Ohio's Most Endangered Historic Sites.

52 E. Perry Street (Kildow Building)

95 S. Monroe Street

33 S. Washington Street

131 S. Washington Street

The building owners will receive comprehensive assessment reports from Heritage Ohio with recommendations for addressing maintenance needs.

To see additional photos from the second day's tour, go to the Tiffin Historic Trust Facebook page: <https://www.facebook.com/profile.php?id=100069546683603>

For more information on Downtown Tiffin go to: www.downtowntiffin.org.

Heritage Ohio thanked Downtown Tiffin and the City of Tiffin, for bringing the Preservation Assessment Workshop to their community. Heritage Ohio also thanks the State of Ohio for partially underwriting the workshop cost.

Heritage Ohio promotes economic growth through the preservation and revitalization of downtowns and neighborhoods across Ohio. Heritage Ohio is the coordinating agency for the Ohio Main Street Program and is the designated statewide Ohio preservation partner with the National Trust for Historic Preservation. Through saving the places that matter, we can all build a community and live better. Learn more about how to become involved by visiting www.heritageohio.org.





P.O. Box 333
172 Jefferson Street
Tiffin, OH 44883-0333
419-447-4789



Holiday House Tour

December 8, 2024 1:00-5:00 p.m.

Tickets Available at the Grammes-Brown House on the Day of the Tour and in Advance at ACE Great Lakes Hardware and Simply Susan's.

Give The Gift of a Membership To Someone You Know!

I want to help preserve our architectural heritage. Please enroll my friend/relative as a member in the following category:

- Annual Memberships: New Member
- Individual \$25 Business/Corporate \$100
 - Supporting \$75 Lifetime \$1000

Visit tiffinhistorictrust.org for membership details and benefits of becoming a member.

Name _____

Address _____

Phone _____

Email _____



P.O. Box 333
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www.tiffinhistorictrust.org
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Our Mission

To Preserve and cultivate the historic heritage and architecture of the Tiffin-Seneca community through advocacy, collaboration, and education.

Tiffin Historic Trust Board of Trustees Officers

- Tim McKee (President)
- Vacancy (Vice-President)
- Mark Levans (Treasurer)
- Nancy Rubenstein (Secretary)

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