Remarks from Interim President, Nevin Martin

Calling all Tiffin Historic Trust Members

This coming Trust Year we are going to focus completely on you. We want to get back to our roots and stick to our original goal: that is our mission! We are hoping for a good turnout this year at our annual dinner as well as at other events we have planned throughout the year. We hope to help our members in various ways – perhaps by discussing paint colors, providing the history of a property, or assisting with a grant. We are dedicated to not only preserve old buildings and historical landmarks but to promote the history of Tiffin, Ohio.

I would like to see The Tiffin Historic Trust be involved in saving homes, buildings, and/or properties before they are in danger of being lost, keeping the organization ahead of the cart rather than behind it. We are eager to know your thoughts and concerns including how we can add value to your membership.

We are hoping to meet with Mayor Aaron Montz and David Zak at our next meeting to discuss the proposed riverfront project. Although we do not want to be the organization to prevent growth, the board agreed that we do want to make sure we have a voice in new projects that are planned for Tiffin’s Historic Downtown.

Thank you all for your continued effort to protect the architecture and history of Tiffin, Ohio, making it one great community to be a part of. I look forward to hearing from you and seeing everyone at the annual dinner. Thank you all for your continued effort to protect the History of Tiffin, Ohio and making it one great community to be a part of. I hope to see everyone at the annual dinner and look forward to hearing from you.

You Are Invited to
The Tiffin Historic Trust Preservation Awards Dinner and Annual Meeting

Thursday, May 30, 2019, 6:00 p.m.
Osceola Theatre in Gillmor Student Center, Tiffin University
155 Miami Street, Tiffin
6:00 p.m., Social Gathering with Cash Wine and Beer Bar
6:30 p.m., Dinner
7:15 p.m., Program: Tackling Historic Preservation: Forty plus years of Challenges and Successes by Steven McQuillin, Historic Preservation Consultant
7:45 p.m., Presentation of Historic Preservation Awards
8:00 p.m., Annual Business Meeting

R.S.V.P. by noon, Wednesday, May 22, 2019 to Joan at 419-618-0698.
Please provide the name of each attendee and their choice of entrée.

The cost is $35 per person, payable at the door by cash or check.
Wine or beer tickets, $5 each.

Choice of Entrée
Sliced Roast Pork with wild mushroom Cabernet demi-glace; smoked Gouda mashed potatoes; green beans with roasted red peppers
Pan Roasted Atlantic Salmon with mango apricot chutney; orange almond Basmati rice; green beans with roasted red peppers
Vegetarian: Portabella Mushroom stuffed with artichoke, parmesan, and roasted red peppers; orange almond Basmati rice; green beans with roasted red peppers

Entrées accompanied by rolls, organic baby greens house salad with strawberries and mandarin oranges, coffee, tea, water, and mixed berry or mocha chocolate mousse.
Cash wine or beer bar.

Fundraising Raffles:
Fifty/Fifty Drawing & Basket of Goodies by Karin Brown

You Are Cordially Invited To Tea at the Grammes-Brown House
172 Jefferson St, Tiffin, Ohio
Saturday, August 10, 12:30 p.m.
“The Victorian Accessory Tea”
Guests are Encouraged to “Accessorize their Attire Just for the Fun of It”!
Join in the fun!
A Drawing will be held for a special prize!
Seating is limited and reservations are required.
Contact Phyllis at 419-448-8312. Donation $20 per person, Tiffin Historic trust members are entitled to a 10% discount on her/his ticket.
The Building Doctors Are in Tiffin - May 2-3, 2019

Remember to Register at www.building-doctor.org or call 800-499-2470 to attend the Thursday, May 2, 7:00 p.m. Session at the Tiffin-Seneca Public Library. The Building Doctors need to know how many people are coming to the program!

The Ohio History Connection’s State Historic Preservation Office, Tiffin Historic Trust, Tiffin-Seneca Economic Partnership and Seneca Regional Chamber of Commerce and Visitor Services are sponsoring a Building Doctor Clinic for owners of older buildings in Tiffin. Much of their advice is also beneficial to owners of not-so-old buildings, so plan on attending the free program at 7:00 p.m. on Thursday evening, May 2, in the Frost-Kalnow Room of the Tiffin-Seneca Public Library.

Those who registered early were eligible to apply to have a Building Doctor come to their property and do an inspection, providing insights on ways to correct any structural problems they may have.

Swing Into Spring: The Historic Heartbeat of America

7:00 p.m., May 13, The Grammes-Brown House • 172 Jefferson Street

After the success of the February Hot Jazz for a Winter’s Evening program, Doug Collar is offering the next in his series on the history of jazz through vintage recordings. Swing Into Spring: The Heartbeat of America will include selections from the Swing Era of 1935-45 with an emphasis on the legendary big bands of Miller, Dorsey, Shaw, Krupa, Lunceford, Ellington, and Basie. A long-time jazz enthusiast, Collar will provide anecdotes behind the discs with some “radio time-machine” broadcasts. Watch for an announcement in the fall of a third session on the music of World War II.

The Carnegie Library Auction Update

May 14, 10:30 a.m. is the date of the auction that will determine the fate of the former Carnegie Library building at 108 Jefferson Street in Tiffin. According to a March 14, 2019 news release from the Seneca County Commissioners, the sale has been assigned to Bill Jones of Re/Max Unlimited Results Realty Company. For tours of the building, contact Re/Max at (419)443-7653 or the Seneca County Commissioners’ Office (419)447-4550 or attend the Open Houses on Thursday, April 25, 11 a.m. – 1 p.m. and Saturday, April 27, from 9 a.m. – 11 a.m. The auction will take place at the building site, and there is no minimum bid price. Information on the auction, including photographs of the interior and exterior and a walking-tour video, can be seen at https://www.419homesearch.com/108JeffersonTiffin/

The Tiffin-Seneca Public Library website tells the history of the acquisition of $25,000 from philanthropist Andrew Carnegie for construction of the library in 1912. The city was required to budget $2,500 annually for maintenance of the building. The Carnegie Library served the city and county from 1913 until 1976, when a new library opened down the street. The county then used the building to house the Seneca County Juvenile and Probate Courts until the completion of the multi-jurisdictional Seneca County Justice Center in 2018.

Interestingly, Tiffin is unusual in having two Carnegie Libraries, as Heidelberg University also received a $25,000 grant in 1905 to build its library, which was not completed until 1912. After the construction of Beeghly Library in 1967, the Carnegie Library was repurposed as Pfleiderer Center and now houses a multi-purpose room/chapel, classrooms, and faculty offices for the humanities.
Fascinating Gardens on Tour

Sunday, June 30, 2019, 12 Noon to 5 pm

After a hiatus of several years, the Tiffin Historic Trust is once again offering a Summer Garden Tour. Visit all eleven floral and vegetable gardens that range from historic to old-fashioned; from serene to whimsical; from extensive and various to a raised-bed enclosure. Visitors may be surprised to discover many colorful varieties of lilies, perennials, and, perhaps, even an iron chicken and a mermaid! Larry Breidenbach’s restored Tiffin Train Depot and Rock Garden will be open too. Sponsored by the Tiffin Historic Trust, the Grammes-Brown House Garden Committee, and the Sandusky County Herb Society, with assistance from the Master Gardeners of Seneca County Ohio.

Tickets, $10, available the day of the tour at Grammes-Brown House 172 Jefferson Street Tiffin, Ohio 419-447-4789

Tickets will also be available in June at Great Lakes ACE Hardware 1550 W Market St Tiffin, OH 44883

We Need Your Help!

Right now we have wind damage to our fence, leaves and debris to rake, trees and shrubs to be trimmed and mulched, flowers and herbs to plant and tend, and also a patio to complete! AND we have the Garden Tour to prepare for on Sunday, June 30th! We could use lots of garden angels! Perhaps you can help if you have the energy and time. We still have fun, too. Another way to help is to make a donation, perhaps in memory of someone, and label it for the garden. If you are interested in helping, please call Jackie at 419-618-9728.

Garden Angels

We would like to honor Dale Foltz, who passed away on February 7th, for all the service he gave to the Tiffin Historic Trust. For more than a decade Dale and Andrea Foltz oversaw the garden. They worked tirelessly along with many others to make the gardens behind the Grammes-Brown House serenely beautiful to match the house. This was a labor of love, planning, and application of knowledge. Back in the ’90s, Dale overhauled a mulching lawnmower, donated it to the Trust, and we are still using it! Dale also took the time to organize the tool shed, marking every tool with BH (Brown House) to keep it from being misplaced. These are just some examples of his thoughtful care. Thank you, Dale and Andrea. Well Done!

Historic Paint Colors Program and Discount Offer at Sherwin-Williams

Nicholas Macmillan, Manager of Tiffin’s Sherwin-Williams store, was joined by Charlie Hayward of Five Star Maintenance and Construction of Tiffin at the April 3 presentation on Historic Paint Colors. The Sherwin-Williams Company is known for recommendations, such as the type of substrate, the setting (arid or humid), moisture problems, type of paint (oil, lead, water-based), existing texture, flaking, cracking, etc. There are different paints, brushes and rollers designed for specific conditions and personal preferences. On its website the company has an app, “ColorSnap®”. Taking a photo with an iPhone or Android smartphone helps users visualize how different colors would look on their building.

Five Star Maintenance on Bon Aire Avenue in Tiffin has earned a reputation as an all-purpose construction company known for working on historic as well as new properties. Owner Charlie Hayward showed photos of historic homes that the company has worked on, including the Tiffin Developmental Center Superintendent’s Home, a property the Tiffin Historic Trust had encouraged the Center management to preserve. The company prides itself on attention to detail, and Hayward particularly enjoys using multiple colors to highlight the decorative detailing on Victorian homes.

As a new benefit the Tiffin Sherwin-Williams store is offering Tiffin Historic Trust members a discount on paints and other products. The discount varies from 15-20% off supplies and 20% or more off interior and exterior paints and primers. They also offer home visits from a company representative, and THT members may borrow paint fan decks and wallpaper books. To receive the discount, Tiffin Historic Trust members should show their new membership card or ask the store staff to check the THT membership list.
Our Mission

“To promote historic preservation in Tiffin by meetings, publications, tours, or other means. To act as a non-profit organization to apply for and accept any grants that may be appropriate to further the cause of historic preservation. To promote and develop any plan for the preservation and restoration of Tiffin and to work with all interested groups and individuals to put this plan into effect.”

Tiffin Historic Trust Board of Trustees Officers

Nevin Martin (Interim President)
Jackie Fletcher (Vice-President)
Mark Levans (Treasurer)
Nancy Rubenstein (Secretary)

Term Expiring 2019
John Bing
Doug Collar
Mary Lewis
Joan Martin
Nancy Rubenstein

Term Expiring 2020
Jackie Fletcher
Mark Levans
Nevin Martin
David/Christa Selnick
Phyllis Watts

Term Expiring 2021
Karin Brown
Vicki Ohl
Fred Shelt
Lisa Swickard
Ashley Woodruff

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 $15
- Patron $75
- Family $30
- Business $100
- Sponsor $50

BECOME A MEMBER TODAY and RECEIVE A 10% DISCOUNT ON TEA EVENTS, and RECEIVE OUR QUARTERLY NEWSLETTER PLUS ATTEND OUR ANNUAL CELEBRATION DINNER.

Name _____________________________________________
Address _____________________________________________
________________________________________
Phone ________________________________________
Email ________________________________________

May is Preservation Month

P.O. Box 333
Tiffin, OH 44883-0333

Tiffin Historic Trust Board of Trustees Officers

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Fred Shelt
Lisa Swickard
Ashley Woodruff

FOLLOW US ON FACEBOOK

Let's show some love!
#ThisPlaceMatters

May is Preservation Month

P.O. Box 333
Tiffin, OH 44883-0333
**2019-2020 Slate of Candidates**
*Presented by the Nominations Committee of Doug Collar, Joan Martin and Nancy Rubenstein*

Election of the 2019-2020 Board of Trustees and Officers will be held at the Annual Meeting on May 30, 2019 following the dinner and program. The slate includes:

<table>
<thead>
<tr>
<th>Board of Trustees</th>
<th>Officers:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term Expiring July 1, 2022</td>
<td></td>
</tr>
<tr>
<td>John Bing</td>
<td><strong>President:</strong></td>
</tr>
<tr>
<td>Doug Collar</td>
<td>Nevin Martin</td>
</tr>
<tr>
<td>Mary Lewis</td>
<td><strong>Vice President:</strong></td>
</tr>
<tr>
<td>Joan Martin</td>
<td>Jackie Fletcher</td>
</tr>
<tr>
<td>Nancy Rubenstein</td>
<td><strong>Treasurer:</strong></td>
</tr>
<tr>
<td></td>
<td>Mark Levans</td>
</tr>
<tr>
<td>Nominations Committee:</td>
<td><strong>Secretary:</strong></td>
</tr>
<tr>
<td>Doug Collar, Joan Martin, Nancy Rubenstein</td>
<td>Nancy Rubenstein</td>
</tr>
</tbody>
</table>

**Proposed Budget July 1, 2019 – June 30, 2020**
*Presented by the Budget Committee, Mary Lewis, Mark Levans*

<table>
<thead>
<tr>
<th>RECEIPTS</th>
<th>BUDGET 2017-2018</th>
<th>ACTUAL 9 Months 7/1/18-3/30/19</th>
<th>PROPOSED BUDGET 2019-2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Meeting*</td>
<td>$1,600</td>
<td>$0</td>
<td>$1,600</td>
</tr>
<tr>
<td>Brown House Rent</td>
<td>$5,400</td>
<td>$4,050</td>
<td>$5,400</td>
</tr>
<tr>
<td>Donations/Memorials</td>
<td>$1,500</td>
<td>$1,895</td>
<td>$2,000</td>
</tr>
<tr>
<td>Dues</td>
<td>$2,650</td>
<td>$1,850</td>
<td>$2,800</td>
</tr>
<tr>
<td>Grammes Brown Renovation Fundraiser</td>
<td>$22,000</td>
<td>$0</td>
<td>$20,000</td>
</tr>
<tr>
<td>Sales</td>
<td>$500</td>
<td>$75</td>
<td>$500</td>
</tr>
<tr>
<td>Façade Enhance Reimbursement</td>
<td>$0</td>
<td>$3,714</td>
<td>$0</td>
</tr>
<tr>
<td>Misc. (Rebates, Refunds, Etc.)</td>
<td>$50</td>
<td>$102</td>
<td>$100</td>
</tr>
<tr>
<td><strong>Total Receipts</strong></td>
<td><strong>$33,700</strong></td>
<td><strong>$11,686</strong></td>
<td><strong>$32,400</strong></td>
</tr>
</tbody>
</table>

**Recurring Events**
| Teas | $1,700 | $1,485 | $1,500 |
| Behind the Façade | $1,000 | $800 | $1,000 |
| Brown House Event Rentals | $1,000 | $295 | $500 |
| Steinway Beer Event | $0 | $710 | $900 |
| Holiday House Tour | $3,000 | $2,360 | $2,500 |
| **TOTAL RECURRING EVENTS** | **$6,700** | **$5,650** | **$6,400** |

**DISBURSEMENTS**
| Annual Meeting* | $2,100 | $0 | $2,100 |
| Brown House Rental Expenses | $500 | $480 | $500 |
| Grammes Brown Façade Improvements (Note: this is a matching grant. Maximum reimbursement is $15,000 and must be matched)* | $7,800 | $7,200 | $0 |
| Dues to Others | $300 | $0 | $300 |
| Events | $600 | $598 | $1,300 |
| Fundraisers | $200 | $0 | $500 |
| Legal-Accounting Fees | $700 | $680 | $1,000 |
| Marketing Fees | $100 | $0 | $100 |
| Newsletters | $400 | $315 | $400 |
| Postage/Box Fee | $300 | $330 | $400 |
| Insurance | $3,300 | $2,720 | $3,300 |
| Board Expense | $100 | $0 | $100 |
| Office Expenses | $400 | $0 | $400 |
| Historic Properties | $500 | $0 | $500 |
| Workshops | $200 | $150 | $200 |
| Donation to Others | $200 | $0 | $200 |
| **Endowment Fund** | $1,000 | $0 | $1,000 |
| **TOTAL DISBURSEMENTS** | **$40,400** | **$12,993** | **$38,800** |

**Minutes of the Tiffin Historic Trust Annual Meeting, May 31, 2018, 6:30 p.m.**

**Empire at 138 Restaurant, 138 South Washington St., Tiffin**

Board Members Present: John Bing, Karin Brown, Doug Collar, Jackie Fletcher, Mark Levans, Mary Lewis, Joan Martin, Nevin Martin, Vicki Ohl, Nancy Rubenstein, David Selnick, Fred Shelt, Phyllis Watts, Ashley Woodruff

President John Bing welcomed the members and friends to the 6:30 p.m. Annual Dinner Meeting. Don Hutzel gave the invocation.

Following dinner, Mark Levans described the history and revitalization of the Laird Building and introduced the guest panel of speakers, Mitch Felton, Rich Zeis, and Tyler Shuff, who spoke on The Laird Arcade: How We Got to a Full House. They described the evolution of the downtown block built by Rezin Shawhan in the 1800s. In the early 1980s Robert and Helen Bollinger developed it into the Laird Arcade, an indoor commercial space, but it was too large of a project for one individual to maintain. Other owners attempted to keep it going. In September 2011, the Tiffin Community Reinvestment Group, with support from four local banks, took on the expense of upgrading the building and have put hundreds of thousands of dollars into improvements. The building is virtually full with commercial and residential tenants. President Bing noted it proved what a team working together can achieve.

Presentation of the Preservation Awards followed the panel discussion. Nevin Martin presented Allen Shultz with the Nevin E.B. Martin Award for his 1840s home at 241 Melmore Street. Doug Collar presented the Historic Preservation Plaques for residential properties to Bryce and Erin Riggs for their 1922 bungalow at 154 Coe Street, to Karl and Amy Kerschner for their 1850s home at 486 South Washington St., and to Andrew and Cindy Kalnow for the renovation of 99-101 Miami Street into upscale apartments. Kalnow spoke of his vision of rehabilitating the area of homes along Frost Parkway.

The Business meeting began at 8:40 p.m. Nevin Martin moved to approve the minutes of the 2017 Annual Meeting, seconded by Doug Collar. The minutes were approved as submitted.

Prior to presenting the budget for 2018-2019, Mary Lewis noted that the endowment fund was moved to the Tiffin Charitable Foundation and that work on the Mansard windows in the Grammes-Brown House would begin in June. Phyllis Watts moved to accept the proposed budget, seconded by Nevin Martin. The membership approved the budget for 2018-2019.

Doug Collar presented the nominations committee report. The candidates for the Board of Trustees for the three-year term ending 2021 were Karin Brown, Vicki Ohl, Fred Shelt, Lisa Swickard and Ashley Woodruff. The membership accepted the nominations as presented. The committee offered the slate of officers to serve July 1, 2018 – June 30, 2019: John Bing as president, Jackie Fletcher as vice-president, Mark Levans as treasurer, and Nancy Rubenstein as secretary. Hearing no nominations from the floor, the members approved the slate of officers by acclamation. The membership approved Doug Collar, Joan Martin and Nancy Rubenstein to serve as the nominations committee for 2018-2019.

Jackie Fletcher moved to adjourn the meeting at 8:50 p.m., seconded by Nevin Martin.

Respectfully submitted,

Nancy Rubenstein, Secretary
Annual Preservation Awards Dinner Meeting. May 30, 2019, 6:00 p.m.
Osceola Theatre, Tiffin University

Keynote Address:
Tackling Historic Preservation: Forty Plus Years of Challenges & Successes,
by Historic Preservation Consultant, Steven McQuillin

Vermillion Institute Founder Steven McQuillin is a preservation consultant based in Hayesville, Ohio, with more than 40 years of experience in the field of historic preservation. He has personally invested in and rehabilitated numerous historic buildings, including his current residence and office in Hayesville, the 1845 historic Vermillion Institute, a building that had been abandoned for decades. McQuillin’s talk will focus on historic preservation in general and will highlight some of his projects including the Vermillion Institute and Kelley Hardware in Hayesville, the Hedrick House in Mansfield and his Courthouse Square project in Cleveland.

A graduate of Oberlin College and Columbia University’s Preservation Program, McQuillin first began working for the Ohio Historic Preservation Office, but he has worked on his own as a consultant for more than 34 years. Among his projects are the rehabilitation of Cleveland’s Terminal Tower and adjacent Higbee Building plus numerous projects throughout Cleveland’s Warehouse District, and much more. His projects and consultations have included 20th century modern commercial buildings; judicial buildings and courthouses; theaters and entertainment centers; public school and college buildings; modern, Victorian and pre-Victorian residences; farmhouses; and even a Carnegie Library.

McQuillin has nominated over one hundred properties and districts to the National Register of Historic Places. At Oberlin, he worked to save several historic buildings and participated in their rehabilitation. As a result of his detailed report on the Ohio Statehouse in Columbus, the state did not demolish the historic former Judiciary Annex but instead rehabilitated it. Although much of McQuillin’s work has been in Ohio, he has also undertaken projects throughout the country.

Calendar of Events: Spring - Early Fall 2019

May 02, 7:00 p.m.

May 03, 9:00 a.m. – 3:00 p.m.
The Building Doctor Consultations. The experts will visit selected properties. For further information contact Amy Reinhart, Manager, Tiffin Downtown Main Street, 419-619-5517, reinhart@tiffinseneca.org

May 13, 7:00 p.m.
Swing Into Spring: The Historic Heartbeat of America. Jazz authority Doug Collar will play selections from the Swing Era, 1935-45, with an emphasis on the big bands of the time. This special members and friends event is at the Grammes-Brown House, 172 Jefferson St., Tiffin. New members welcome! Reservations appreciated. Contact Doug at dcollar@woh.rr.com or 419-443-8663.

May 30, 6:00 p.m.
Tiffin Historic Trust Annual Dinner and Preservation Awards Meeting. 6:00 p.m. Social Gathering, Dinner 6:30 p.m., Meeting 8:00 p.m. Tackling Historic Preservation: Forty Plus Years of Challenges and Successes by Steven McQuillin follows the presentation of the Historic Preservation Awards. A business meeting concludes the event at the Osceola Theatre in Tiffin University’s Gillmor Student Center, 155 Miami Street. Reservations required; phone Joan at 419-618-0698.

June 30, 1:00-5:00 p.m.

August 10, 12:30 p.m.
Victorian Accessory Tea including Self-Guided Home and Garden Tour. Tiffin Historic Trust, Grammes-Brown House, 172 Jefferson St., Tiffin. Reservations are required. Contact Phyllis at 419-448-8312. Donation per non-member, $20; donation per Tiffin Historic Trust member, $18.

September 22, 2:00-5:00 p.m.
Behind the Façade Tour, Sponsored by the Tiffin Historic Trust. On Heritage Festival Sunday, tour an historic neighborhood undergoing revitalization. Step inside the buildings to see work in progress and completed results. Refreshments are included in the ticket price. For further information, contact Vicki at 419-448-8588. www.tiffinhistorictrust.org.