

**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”!**

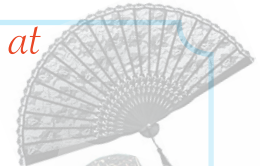
Join in the fun!

**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](http://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.

For many years Collar hosted and produced jazz programs at WKAR-AM/FM, Michigan State University Public Radio. He also has taught jazz history courses and has given presentations at jazz festivals, museums, and other venues.

Intended as a free members' benefit program, *Swing Into Spring* invites current members and their guests with a special welcome to new members! Light refreshments will be provided. Guests may bring their own beverage if they wish something stronger than water to drink! Reservations appreciated. Contact Doug Collar at [dcollar@woh.rr.com](mailto:dcollar@woh.rr.com) or 419-443-8663.



## 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 Pfeleiderer 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



## 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!

### 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!*

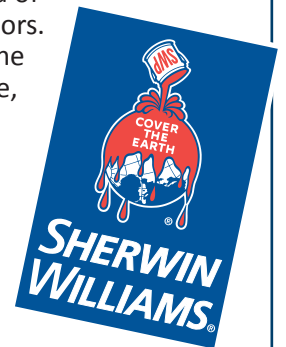
**We could use lots of garden angels!**  
*Perhaps you can help if you have the energy and time. We still have fun, too. Another way to help is to make a donation, perhaps in memory of someone, and label it for the garden. If you are interested in helping, please call Jackie at 419-618-9728.*

## 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.**



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



May is  
Preservation Month

## 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
- Family \$30
- Sponsor \$50
- Patron \$75
- Business \$100

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 \_\_\_\_\_



P.O. Box 333  
Tiffin, OH 44883

www.tiffinhistorictrust.org  
tiffinhistoric@att.net  
419-447-4789

## 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

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## 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:

### Board of Trustees Term Expiring July 1, 2022

John Bing  
Doug Collar  
Mary Lewis  
Joan Martin  
Nancy Rubenstein

### Nominations Committee:

Doug Collar, Joan Martin,  
Nancy Rubenstein

### Officers:

**President:**  
Nevin Martin

**Vice President**  
Jackie Fletcher

**Treasurer:**  
Mark Levans

**Secretary:**  
Nancy Rubenstein

## Proposed Budget July 1, 2019 – June 30, 2020

Presented by the Budget Committee, Mary Lewis, Mark Levans

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

<b>Recurring Events</b>			
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
<b>TOTAL RECURRING EVENTS</b>	<b>\$6,700</b>	<b>\$5,650</b>	<b>\$6,400</b>

**TOTAL RECEIPTS**      **\$40,400**      **\$17,336**      **\$38,800**

### DISBURSEMENTS

Annual Meeting*	\$2,100	\$0	\$2,100
<b>Brown House</b>			
Utilities	\$3,700	\$3,890	\$4,000
Building Maintenance/Grounds	\$18,000	\$1,670	\$22,000
<b>TOTAL BROWN HOUSE</b>	<b>\$21,700</b>	<b>\$5,560</b>	<b>\$26,000</b>
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	\$980	\$1,800
Fundraisers	\$200	\$0	\$500
Legal-Accounting Fees	\$700	\$830	\$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	\$138	\$200
Donation to Others	\$200	\$0	\$200
Endowment Fund*	\$1,000	\$0	\$1,000
<b>TOTAL DISBURSEMENTS</b>	<b>\$40,400</b>	<b>\$12,993</b>	<b>\$38,800</b>

## 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*

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



Steve  
McQuillin

Vermillion  
Institute,  
Hayesville



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 20<sup>th</sup> 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.

**Building Doctor Clinic Seminar.** Presented by the State Historic Preservation Office. Co-sponsored by the Tiffin Historic Trust, Tiffin Seneca Economic Partnership, and the Seneca Regional Chamber of Commerce. Free and open to the public. Tiffin-Seneca Public Library, Frost Kalnow Room, 77 Jefferson St. Register at [www.building-doctor.org](http://www.building-doctor.org) or phone 800-499-2470. Contact Amy Reinhart at 419-619-5517, [reinhart@tiffinseneca.org](mailto:reinhart@tiffinseneca.org)

### 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](mailto: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](mailto: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.

**Tiffin Garden Tour.** Sponsored by the Tiffin Historic Trust, the Grammes-Brown House Garden Committee, and the Sandusky County Herb Society. Tickets available in June at Great Lakes Ace Hardware, 1550 W. Market St., Tiffin. Day-of-tour tickets available at the Grammes-Brown House, 172 Jefferson St., Tiffin. For further information phone Jackie at 419-618-9728.

### 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](http://www.tiffinhistorictrust.org).