

Comments from the President, John Bing

Take a moment to consider our mission statement.



“To promote historic preservation in Tiffin by meetings, publications, tours, or whatever other means may be chosen by the corporation. 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 a total plan for the preservation and restoration of Tiffin and to work with all interested groups and individuals to put this plan into effect...”

There will always be a need to rethink goals and strategies. Every organization must be ready to reimagine its purposes and meanings.

Therefore, a recent proposal to recast Tiffin Historic Trust’s mission statement deserves our careful consideration. The question that emerges is one that has always been with us. Is THT primarily an organization dedicated to architectural restoration and a house museum or could it also be an advocate for the conservation and understanding of the history of our

community? Yes, it can be both. The Grammes-Brown house serves as an iconic symbol of the past, and as such is a museum and education in its own right. It is also a source of revenue from which the Trust carries on its educational mission.

Our focus continues to be on encouraging and achieving the preservation of our built past. Architecture is a fundamental expression of who we were and who we are. More perhaps than we realize, we display for future generations our values and our dreams through the public and private buildings that we design and build. That should be a sobering thought. But history is also the memories of the living, the pride of craft expressed in objects of beauty and art, the story of neighborhoods and organizations, and the writing, photographs and recordings of past generations. We do not want to neglect their importance in preserving our past.

The mission statement of an organization is not cast in iron, never to be changed. It is advice from the past that deserves respect. Yet times and circumstances change. Architectural preservation has from the beginning been a first concern of the Trust, and the present mission statement honors that focus. The upkeep of the Grammes-Brown house is our own special “trust.”

Perhaps we should make this obligation more specific, rewording the statement to give place to the house as a special focus of our activity. On the other hand, any change in the wording deserves careful consideration. Words matter. That is one of the lessons of history. We shape the future by what we say as well as what we do. To continue the mission of the Trust is itself one way that we pass on to the future the wisdom of the past. To remain true to its intent is itself a way of preserving history.

Do you know why the Grammes-Brown House wasn't mentioned in the original Tiffin Historic Trust Mission Statement? In 1976, when the organization was founded, Rosina Brown was still living in her family home. The newly formed organization met in a variety of locations. In 1988, the nine-room Second Empire home was bequeathed to the Tiffin Historic Trust by Rosina Brown, granddaughter of the home's builder, with the proviso that the Trust must maintain and preserve the property's historic and architectural significance. Included with the gift of the home were its considerable contents, but no additional funds to carry out the requirements of the bequest.

Over several years the board members and other volunteers worked tirelessly to restore the interior of the home to its original beauty. It was definitely a labor of love!

You're Invited to



Annual Dinner & Preservation Awards Meeting

Thursday, May 31ST

Empire at 138

138 South Washington St.
Tiffin

Social Gathering 6:00 p.m.
Cash Bar.

Dinner 6:30 p.m.

Program

The Laird Arcade: How We Got to a Full House

R.S.V.P. by noon, May 24, to Jackie Fletcher at 419-585-2075 with your name and menu selection.

The cost is \$25 per person, payable at the door by cash or check.

Choice of Entrées

Braised Beef Short Ribs with Bourbon beef jus, potato cake, and asparagus.

Baked Tortellini and Chicken with broccoli and red peppers in cheese sauce.

Seared Salmon with tomato chutney, cauliflower mash, and asparagus.

Entrées accompanied by house side salad, bread, coffee or tea, and choice of ice cream (salted caramel, double chocolate or vanilla) with cookie for dessert. Cash bar.

Following dinner: Keynote speaker, Presentation of Annual Preservation Awards, the Business Meeting, including Election of Board of Directors and Officers, and Approval of the Budget for 2018-2019.

Annual Preservation Awards Dinner Meeting, May 31, 2018, 6:00 p.m., Empire 138

The Laird Arcade: How We Got to a Full House, a Panel Discussion

This year's Annual Meeting and Presentation of Preservation Awards Dinner is on May 31, 2018, at a new restaurant location, Empire 138, at 138 S. Washington Street. We will gather at 6:00 p.m. and have dinner at 6:30 p.m. After dinner, Mitch Felton, Tyler Shuff and Rich Zeis will tell of their successful investment in the rejuvenated Laird Arcade building, downtown Tiffin's historic indoor shopping and business center. Their presentation will cover the history of the building, the investment group that is overseeing its success, and where it is today. The panel discussion will include a question and answer session.

Preservation Awards and Business Meeting

Following the speakers, Doug Collar and Nevin Martin will announce the annual historic preservation award winners. The evening concludes with the election of trustees and officers, approval of the minutes of the 2017 annual meeting, the proposed 2018-2019 budget, and any other new business that may be brought to the membership.

The Grammes-Brown House as an Event Space



Consider booking your next event at the Tiffin Historic Trust's charming headquarters, the Grammes-Brown House and Garden. It is the perfect venue for small gatherings and special occasions. There is table seating for twenty-eight using the front parlor and music rooms. During nice weather the garden provides a lovely setting for outside events, or guests can duck into the Carriage House to take shelter if the weather turns inclement!

Provide your own refreshments and dishes, or have your event catered by a local catering

service. Located at 172 Jefferson Street, a nearby city parking lot provides convenient parking.

Rental Fees are as Follows: Members: \$60 the first hour and \$20 each additional hour; Non-Members: \$75 the first hour and \$25 each additional hour; Non-profits (such as clubs): \$35 suggested donation.



The Carriage House.



An intimate meeting space inside the Grammes Brown House.



The Victorian garden is a beautiful space, perfect for any occasion.

Valentine Tea a Success!

Gene Chintala, Tiffin University Associate Professor of Political Science, entertained the guests at the February 10th Be My Valentine Tea with a talk on the history of Valentine's Day and the custom of sending cards to sweethearts and friends. A collection of Valentine greetings sent to Rosina Brown was on display on the tables and hung on the front parlor holiday tree.



Paula Crum is amused by Gene Chintala's remarks.

Lady Justice Statue Fundraiser Surpasses Goal

Back when the Tiffin Historic Trust was endeavoring to save the historic Courthouse Building, the board offered to help raise funds to replace the statue of Lady Justice. The original statue was reportedly removed to help fund the war effort during World War II. With the construction of the new joint justice center, the Seneca County Bar Association asked the Trust if it would assist with fundraising for a Lady Justice statue for the Seneca County Justice Center. As an act of reconciliation, the Tiffin Historic Trust board agreed to help and even made a contribution toward the campaign.

Mark Levans, the Historic Trust's treasurer, set up a GoFundMe account that donors could use to make online



contributions to the campaign. State Representative Bill Reineke was among the first to make an online donation and encouraged others in the community to join in. Some people sent their contributions directly to the Tiffin Historic Trust to be credited to the Lady Justice Campaign. The goal was to raise \$30,000, the remainder

of the cost to be paid from the Justice Center construction budget.

The campaign is now complete, having received more than one hundred contributions! The GoFundMe account brought in \$19,125. Combined with the money sent by check to the Trust, the campaign exceeded its goal, raising \$36,473 after expenses. The eleven-foot, 2,500-pound bronze statue of Lady Justice was installed on Friday, February 9. It proudly stands above the Seneca County Justice Center and is the focal point of the Tiffin skyline.

Second Try for Façade Enhancement Program Grant

by Jackie Fletcher

SIEDC (Seneca Industrial Economic Development Corporation) received a federally funded Community Development Block Grant for a new Façade Enhancement Program that includes more downtown buildings and encompasses a wider variety of projects. This grant can reimburse half the cost of repairs, up to \$15,000, for improvements to each approved downtown building. The Grammes-Brown House is now eligible to participate in the program. The Tiffin Historic Trust board thought it important to serve as an example of the potential of the grant program by submitting its own application.

In February, the Historic Trust sent out bid packages to contractors for window repair work on the upper floor windows, but was disappointed to receive no bids. Undaunted, Amy Reinhart, Downtown Main Street Manager, encouraged us to try again.

According to the grant estimator, we can only afford to bid one project at a time. The mansard window repair remains our top priority, as at least one window is leaking into the attic causing damage. The windows are an attractive architectural feature from the Victorian era. Once repaired, they will look good for another hundred years! Once again bid packages were sent to potential contractors. On April 24 we received a bid from an area contractor that was much lower than we anticipated for all eleven windows. We await approval from the state before the work can be started, and then it must be completed by August 31, 2018!

We look forward to assisting the contractor in navigating the grant requirements. The Trust also feels a responsibility to work with the city of Tiffin as it supports our mission of preserving the architectural heritage of the community.



One of many sets of mansard windows that are badly in need of repairs.



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

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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

John Bing (President)
Jackie Fletcher (Vice-President)
Mark Levans (Treasurer)
Nancy Rubenstein (Secretary)

Term Expiring 2018

Karin Brown
Vicki Ohl
Fred Shelt
Ashley Woodruff
Vacancy

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

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Upcoming Events

Upcoming Events Spring – Summer, 2018

Saturday, June 9, 2018, 12:30 p.m.

My Favorite Doll Show and Tell Tea. Grandmothers, mothers, children bring your favorite doll to the Grammes-Brown House, 172 Jefferson Street, and let the Enchanted Moment Doll Museum expert Myrna Riedel tell you all about your beloved companion. \$18 donation each Tiffin Historic Trust member, and \$20 donation each non-member. Following the tea, the doll museum staff is offering an optional tour of the Enchanted Moment Doll Museum and Shoppe, \$6 per person. Reservations are required for the tea as seating is limited. Phone Phyllis Watts at 419-448-8312.

Saturday, July 21, 2018, 1:00 – 3:00 p.m.

Children's Secret Garden Party at the Grammes-Brown House, 172 Jefferson Street. Bring your children (ages 6-12) to our lovely garden and let them participate in a variety of garden theme activities such as a mini-gardening lesson, painting a flower pot, or playing a lawn game under the direction of Theresa Sullivan. Cookies and lemonade provided. \$15 donation per child. Reservations are required. Phone the Tiffin Historic Trust at 419-447-4789 and leave a message for Theresa.

Saturday, August 11, 2018, 12:30 p.m.

Rosina Brown's Birthday Hat Tea. Wear your favorite vintage hat when you come to tea at the Grammes-Brown House, 172

Jefferson Street. Be prepared to be judged on your choice of bonnet and perhaps you will receive a prize! \$18 donation each Tiffin Historic Trust member, and \$20 donation each non-member. Reservations are required as seating is limited. Phone Phyllis Watts at 419-448-8312.

Sunday, September 16, 2018, 2:00-5:00 p.m.

Hinter der Fassade, Behind the Façade Tour. On Heritage Festival Sunday take a walking tour of an historic neighborhood and discover Tiffin's German Heritage. Refreshments are included in the \$10 ticket donation. Sponsored by Tiffin Historic Trust. For further information contact Vicki Ohl at 419-448-8588.

Saturday, September 29, 2018, 12:30 p.m.

Herbal Workshop Outdoors in the Grammes-Brown House Garden and Carriage House. Learn how to make herbal infused oils and vinegars using herbs provided from our garden and by other local gardeners. Take home a sample of a vinegar and oil that you have assembled. Materials are provided. Christine Pattee is the instructor, assisted by members of the local Herb Society. Cold infused beverages and cookies provided. \$12 donation each Tiffin Historic Trust member, and \$15 donation each non-member. Reservations are required as spaces are limited. Contact Christine Pattee at 614-332-5020 or weinc4@gmail.com.

Programming Ideas

Mary Lewis, Christine Pattee, and Nancy Rubenstein have been brainstorming ideas for more programs to benefit our members. Some are educational and others are purely entertainment. The upcoming My Favorite Doll Show and Tell tea, the summertime Children's Secret Garden and the infused herbal oils and vinegar events resulted from their conversations.

Did you know that there is a Steinway piano in the Grammes-Brown House? Would you enjoy a Stein Way Night featuring craft beer tasting to which you bring your favorite stein? Or

would a Steinway Brunch featuring mimosas and jazz piano be more to your taste? Are you interested in having a piece of your Tiffin glass appraised by a Tiffin Glass expert? Another Museum Alliance member, the Tiffin Art Guild, is considering holding a plein-air outdoor juried art competition this summer that we might tie-in with.

Is it time to repeat the Researching the History of Your Home workshop that we held a few years ago? Perhaps you would like to know more about what colors are appropriate for your older home or to learn about

repairing wood windows and making them more energy efficient. The Heritage Ohio Building Doctors were in Tiffin in 2016, and we are applying to have them return in the future. Not only did they present a lecture for all who were interested, a few lucky Tiffin residents were able to have a "doctor" come to their home or building and provide a personalized evaluation of their site's needs.

Do any of these ideas appeal to you? Let us know if you have other programs you would like to see us present.

Preserving Original Windows

Last year Heritage Ohio held a workshop called Sash Mob! Windows Workshop. Unfortunately, we did not get to attend the sessions, but their website provides some links to helpful hints. If you have wood-framed windows that are drafty, painted shut, have cracked glass, or sashes that don't work, should you replace them with new "energy efficient" windows? NO!

There are numerous reasons why you should repair those old wooden windows in your historic home. Foremost is preserving the architectural integrity of your building. Additionally, historic windows are often made from old growth lumber and may include handmade, wavy glass. If your house has settled, the windows have shifted as well. Replacement windows will not fit as well. If your concern is about energy efficiency, you may just need to use caulk or perhaps add storm windows. Apparently, the little you gain in energy efficiency from the new energy efficient replacement windows is quite costly compared to repairing your original windows!

For a detailed explanation of how to tackle repairing wooden windows, refer to Preservation Briefs: 9 The Repair of Historic Wooden Windows by the Department of the Interior National Park Service Cultural Resources Heritage Preservation Services. It is online at <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

Minutes of the Tiffin Historic Trust Annual Meeting, June 6, 2017, 6:30 p.m.

Wickham Great Hall, Campus Center, Heidelberg University, Tiffin, OH

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

President John Bing welcomed the members and friends to the 6:30 p.m. Annual Dinner Meeting. He asked that we have a moment of silence to remember the late Bill Fletcher, a founding member of Tiffin Historic Trust who touched our lives through his service to the Historic Trust and the Tiffin community. Don Hutzel gave the invocation. Following dinner, Bing acknowledged the work done by the Behind the Façade committee and encouraged participation in the next tour.

Bing introduced Andrew Kalnow, Weston Reinbolt and Suzie Reineke who comprised a panel on Riverfront and Downtown Properties: From Sad to Spectacular. Weston and Suzie showed a video of their projects. They extolled the benefits of living downtown, as illustrated by their success in renting their renovated apartment units. Andrew Kalnow spoke of his vision for the future of Tiffin. He likes to combine the old with the modern. He is concentrating his efforts on homes along Frost Parkway. In addition, he is developing a green space along Market Street across from the East Tower, which will feature summer entertainments.

At 8:00 p.m., Doug Collar began the presentation of the Historic Preservation Award plaques for residential properties to Velma Iannantuono for 65 Wentz Street, and John and Kimberly Morton for 143 Madison Street. The commercial award plaque went to Drs. Richard and Renee Perry Reser for the Empire restaurant, at 138 South Washington Street. Nevin Martin, Jr., introduced the recipient of the Nevin E. B. Martin Award for a Major Preservation Project that reflects the characteristics of the high standard set by his father. Dr. Peter Holbrook accepted the award for the Wall Street Pub and Grille in the former Hanson Factory building on the Tiffin University Campus.

Using two exercises, representatives of Upward Brand Interactions requested time to ask the guests to describe how they believe Tiffin is different from other communities. The goal is to design a new brand to represent Tiffin.

The business meeting began at 8:30 p.m. Doug Collar moved to approve the minutes of the May 26, 2016 annual meeting. The membership approved the minutes for filing. Collar then presented the Nominations Committee report. Nominated to serve three-year board terms expiring in 2020 were Jackie Fletcher, Mark Levans, David Selnick, Phyllis Watts and Nevin Martin. Fred Shelt was nominated to serve a one-year term expiring in 2018. There were no nominations from the floor, and the membership accepted the nominations as presented. The committee offered a slate of officers to serve July 1, 2017-June 30, 2018: 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 by acclamation. The membership approved Doug Collar, Joan Martin and Nancy Rubenstein to serve as the nominations committee for 2017-2018.

David Selnick presented the proposed 2017-2018 annual budget prepared by Selnick, Mary Lewis and Mark Levans. Selnick noted the proposed budget was increased to accommodate anticipated costs for repairs to the Grammes-Brown House. Selnick moved to adopt the proposed budget. The motion was approved by the membership.

Nevin Martin moved to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Nancy Rubenstein, Secretary

2018-2019 Slate of Candidates Announced

Presented by the Nominations Committee of Doug Collar, Joan Martin and Nancy Rubenstein

Election of the 2018-2019 Board of Trustees and Officers will be held at the annual meeting on May 31, following the dinner and program. The slate of candidates includes:

Board of Trustees

Term Expiring 2021

Karin Brown
John Huss
Vicki Ohl
Fred Shelt
Ashley Woodruff

Nominations Committee

2018-2019

Doug Collar
Joan Martin
Nancy Rubenstein

Officers:

President:

John Bing

Vice President:

Jackie Fletcher

Treasurer:

Mark Levans

Secretary:

Nancy Rubenstein

Proposed Budget July 1, 2018 – June 30, 2019

Presented by the Budget Committee
Mary Lewis, Mark Levans, Christine Pattee

	BUDGET 2017-2018	ACTUAL 9 Months 2017-2018	PROPOSED BUDGET 2018-2019
RECEIPTS			
Annual Meeting	\$1,500	\$1,637	\$1,600
Brown House Rent	\$5,400	\$4,050	\$5,400
Donations/Memorials	\$1,500	\$486	\$1,500
Dues	\$2,000	\$1,555	\$2,650
Grammes Brown Renovation Fundraiser	\$15,000	\$3,000	\$22,000
Fundraisers	\$5,625	\$0	\$0
Sales	\$0	\$490	\$500
Misc. (Rebates, Refunds, Etc.)	\$0	\$55	\$50
Total Receipts	\$31,025	\$11,273	\$33,700
Recurring Events			
Teas	\$1,750	\$1,427	\$1,700
Behind the Façade	\$750	\$650	\$1,000
Brown House Event Rentals	\$200	\$190	\$1,000
Holiday House Tour	0	\$3,106	\$3,000
TOTAL RECURRING EVENTS	\$2,700	\$5,373	\$6,700
TOTAL RECEIPTS	\$33,725	\$16,646	\$40,400
DISBURSEMENTS			
Annual Meeting	2100	\$0	\$2,100
Brown House			
Utilities	\$3,700	\$3,605	\$3,700
Building Maintenance/Grounds	\$3,775	\$476	\$18,000
Object Curation	\$250	\$0	\$0
TOTAL BROWN HOUSE	\$7,725	\$4,081	\$21,700
Brown House Rental Expenses	\$500	\$477	\$500
Grammes Brown Façade Improvements (Note: this is a matching grant. Maximum reimbursement is \$15,000 and must be matched)	\$15,000	\$0	\$7,800
Dues to Others	\$300	\$0	\$300
Events	\$1,000	\$528	\$600
Fundraisers	\$200	\$0	\$200
Legal-Accounting Fees	\$700	\$625	\$700
Marketing Fees	\$200	\$0	\$100
Newsletters	\$400	\$0	\$400
Postage/Box Fee	\$300	\$168	\$300
Insurance	\$3,300	\$2,053	\$3,300
Board Expense	\$100	\$0	\$100
Office Expenses	\$300	\$356	\$400
Historic Properties	\$500	\$0	\$500
Workshops	\$100	\$0	\$200
Donation to Others	\$0	\$350	\$200
Endowment Fund	\$1,000	\$0	\$1,000
TOTAL DISBURSEMENTS	\$33,725	\$8,638	\$40,400