

**Remarks from President, Nevin Martin**



Greetings, Tiffin Historic Trust Members. We have had an eventful and exciting summer. We are still very active in the downtown Tiffin Riverfront Development proposal as we hope to be a positive voice for the gateway to our town. The board invited Mayor Aaron Montz, David Zak (TSEP President/CEO), and Amy Reinhart (Downtown Main Street Manager) to join in a conversation about the proposed riverfront project. Our main goal is to talk about all of the options available before any building demolition occurs and to ensure that the facades of any future buildings fit the look of our historic downtown. The Tiffin Historic Trust was established to make sure we save our architectural heritage and preserve the history that has made our town what it is today. Thank you to all three government leaders who gave up their evening so we could have our questions answered and provide us with a better understanding

of the project.

In February and May Doug Collar entertained us with his vast knowledge of jazz music at special programs for THT members. Those jazz nights have been a great success. Even if you don't care for jazz, I recommend you show up in November just to see some of Doug's dance moves! Another success was the June 30 garden tour, thanks to Jackie Fletcher and all who helped. Not only did Jackie organize the garden tour, but she and her garden committee members also undertook the care of the Grammes-Brown House garden. Again, a big thank you to Jackie. Look for the Trust to be popping up at the local Farmers' Markets. Mark Levans has invited us to keep him company at his booth where he sells his handmade pottery. We will be there selling different items we have offered in the past and educating visitors about our mission and upcoming events.

Remember: Our monthly board meeting, which usually meets at 6:30 p.m. on the first Monday of the month, is an open meeting and I encourage members to attend. If anyone has any questions or concerns, please reach out to board members and let us know what you would like to see The Trust accomplish. Thank you all for your continued dedication to The Tiffin Historic Trust and the history of Tiffin, Ohio.

*Victorian Accessory Tea  
Memories of Great Aunt Florence, presented by Jolene Klein.*

August 10, 2019, 12:30 p.m.

Tiffin Historic Trust is celebrating what would have been Rosina Brown's 123rd birthday by inviting its guests to dress in their Victorian or vintage finery when they come to tea at the Grammes-Brown House at 12:30 p.m., Saturday, August 10. Guest Speaker Jolene Klein will share her Memories of Great Aunt Florence while displaying clothing and accessories belonging to Rosina Brown as well as those of the "aunt of her heart" Florence. Guests who dress-up for the occasion displaying their historic accessories will be eligible for a prize drawing of two tickets to a future tea. Partygoers will be served a variety of savory and sweet treats and tea served on Rosina's family china, including her fancy



teacups. Tiffin Historic Trust members and friends will serve as hosts at the tea. Rosina Brown left her home and all of its belongings to the Tiffin Historic Trust in 1988 with the understanding that the organization would restore and preserve the home. The nine-room Second Empire residence was built in 1884 by her grandfather, local

confectioner and baker Peter Grammes, and remained in the Grammes-Brown family for three generations. Guests should be sure to allow time to tour the house and garden before or after the tea.

The Victorian Accessory Tea is on August 10, 2019, at 12:30 p.m., at the Tiffin Historic Trust's headquarters, the Grammes-Brown House, 172 Jefferson Street, Tiffin. Seating is limited and reservations are required. For more information and to make a reservation, phone Phyllis at 419-448-8312 and leave a message including the names of the people in your party and your contact information. The donation fee is \$18 for each new or current Tiffin Historic Trust member or \$20 for each non-member.

*Victorian Accessory Tea*

Saturday, August 10  
12:30

*Guests are encouraged to wear a Victorian or vintage outfit with accessories to compete for a special prize.*

**Hear Jolene Klein's  
Memories of  
Great Aunt Florence**

For more information & to RSVP phone Phyllis at 419-448-8312

Seating is limited

**Donation fee: \$20 per guest or \$18 for new & current members**

**Grammes-Brown House  
172 Jefferson Street, Tiffin**

# A Huge Thank You to the Gardeners

What a wonderful afternoon it was to have the pleasure of touring eleven Tiffin gardens on June 30 that are truly "Hidden Gems"! Each one was unique and filled with ideas and creativity. There is no way to thank the garden owners enough. They worked tirelessly and generously shared their gardens with the whole community. Garden owners are Tiffin Historic Trust, Paula and Herb Crum, Stephen Svoboda and David Cotter, Susan Carty, Ed Goshe, Phyllis and Mike DeBusman, Sheila McArdle and James Jones, Lynne Cartwright, Ruth and John Brown, Larry Breidenbach, and Dennis and Jean Dom. Also, thank you to our regular volunteers at the Grammes-Brown House garden, Sue Johnson, Marge Anway, Pat Fogle, Jeanette Conley, Jackie Fletcher, and Roc Fletcher, and to Mark Levans of MLAD Graphic Design Services for the beautifully designed tour ticket.

The garden tour could not have been a success without the participation of the general public, who came from as far away as Florida and Toledo as well as Tiffin and outlying towns and villages in Seneca County. Thank you all for celebrating the beauty of our gardens!



## Behind the Façade Tour: East Side Corridor from Carnegie to Campus

**Sunday, September 22, 2:00-5:00 pm**

The Tiffin Historic Trust is planning another of its Behind the Façade walking tours for Sunday, September 22, 2019, the final day of the Heritage Festival. East Side Corridor from Carnegie to Campus will feature the corridor from downtown Tiffin to Heidelberg University. The newly appointed streetscape down East Market Street connects the old Carnegie Library all the way to the college.

Tour the Tiffin Carnegie Library building, enjoy the splash pad (weather permitting) and then stroll down the corridor to Heidelberg's beautiful campus, where six of their historic buildings will be open for touring, including University Hall, Aigler Hall (the former College Hill Elementary School), Beeghly Library, Pfleiderer Hall (another former Carnegie Library), Adams Hall (formerly the Laird Science Building), and Brynton Honors Center (formerly the President's House). Also open will be the newly constructed Heidelbean! coffee shop and bakery, where you can enjoy a refreshing beverage. The Heidelbean! is connected to Hoernemann Refectory, which was completely renovated last year and will be open to visitors as well.

Tickets will be \$10 each and will be available after September 5. If you prefer to drive from the corridor to the Heidelberg campus, you may park at University Hall on Greenfield Street or in the lot at the bottom of Rebecca Street behind Gillmor Hall.



## Book the Grammes-Brown House for Your Special Event

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.



For More Information Or To Book An Event Contact:

Jackie  
 419-585-2075



## Tiffin Historic Trust Donors, July 1, 2018 – June 30, 2019

### Cash Donations Unspecified

Joan Martin  
 Nevin & Katlyn Martin  
 Janet E. Lewis

### Donations in Kind

Cindy & Andrew Kalnow  
 Barbara Spittler  
 MLAD Graphic Design Services  
 UIS Insurance & Investments  
 American Fire & Safety

### Book Sales Donation

John Huss

### Piano Tuning

Vicki Ohl  
 Nancy Rubenstein

### Club Threads

Nancy Rubenstein

### Holiday House Tour

Paula & Herb Crum

### Grammes-Brown House Maintenance

Anonymous

### In Honor of Mary Lewis' Birthday

The Mary Lewis Children

### Annual Meeting Donation

Cindy & Andrew Kalnow

### In Honor of In Memory of Dale Foltz

Marge Anway  
 Herb and Paula Crum  
 Jackie Fletcher  
 Patricia Fogle  
 Nancy Rubenstein  
 Sandusky Valley Herb Society

*Every effort has been made to ensure the accuracy of the information presented. We apologize if your name has been missed.*

# Music, Sense Memory, and Historical Imagination

By Doug Collar



For those who love history, developing sense memory is one way to time travel.

Every old house has its unique smells and sounds. Small architectural details speak to us across decades. The glint of sunlight through wavy 19th Century glass panes places us in a universal dimension. The snap of an old light switch or the creak of hardwood floors welcomes us to history.

Recently, one of the Rosenthal "girls" visited her old home where we now live at 98 Sycamore Street. After a nostalgic tour, we stood on the front porch where the aroma of the Hostas evoked a moment in time. She remembered "necking" with her high school boyfriend "Reg" in a long ago summer when the lilies were in full bloom.

When my family moved to Tiffin from Michigan in 1949, we rented the top floor of the old brick farmhouse on the corner of Center and River Roads. My earliest memories of Ohio are of the rush of the river nearby, the night sounds of crickets, and the dun-da-dun of John Keller's old John Deere tractor working the fields across the street. I heard the

radio bulletin of the outbreak of the Korean War in that house while lying on the floor

marigolds. Now, I always plant marigolds in my own garden so I can pinch the buds and time

## Coming in November - A New Program on the Music of World War II!

*I am planning a program of World War II music and radio for November. The highlights include a Harry James broadcast from the Astor Roof June 6, 1944, interrupted by the first bulletin of the D-Day invasion of France. I'll play band remotes from army camps, special V-Disc recordings, and German propaganda broadcasts by Glenn Miller's AAF band. Also, expect some musical hilarity from Spike Jones and His City Slickers. I'll also bring my grandmother's RCA Catalin plastic radio on which she followed war news in her kitchen in Jackson, Michigan, and an army Victrola used on Iwo Jima.*

*Look for a time and date to follow. Meanwhile, keep your own historical imaginations sharp by getting in touch with your own sense memories.*

enjoying the Sunday *Toledo Blade* comics.

When my brother and I were growing up on Melmore Street, my mother planted lots of flowers in the backyard. Each fall, our football inevitably wound up in the flower beds and came up smelling like Mom's

travel back to the 1950's. Smell the past, old man, you are a kid again for a nanosecond.

Music, above all the fine arts, has the power to evoke our deepest emotions. The ear is connected to the heart for those who love music. Popular music, especially, is a catalyst for the history

lover in penetrating time and space to recapture the mood and feeling of a specific time and place. Few things surpass playing vintage music in a vintage home.

In my recording presentations, I like to use original 78 rpm discs rather than CD's because each record contains surface ambiance that is imbedded in the grooves from decades ago. I use recordings of original radio broadcasts because you can hear the immediate response of enthusiastic audiences hearing the music as it was being performed. When I drop the needle on an old radio transcription, we've entered the "twilight zone" where we are now in the moment at a lake pavilion in 1938 with Benny Goodman's band or at Eddie Condon's club in 1944 jamming with Wild Bill Davison and Sidney Bechet.

I appreciate the opportunity to have been at Grammes-Brown House in February for our *Hot Jazz for a Winter's Evening* session. *Swing Into Spring* in May brought us from the 1920's into the crest of the swing era focusing on the big bands. Both events were well-attended, and everyone was patient with my story telling and finger popping (on the off beats please).





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

**Save the Date**  
Sunday, September 22, 2:00-5:00 p.m.  
Behind the Façade Tour, East Side Corridor from Carnegie  
to Campus

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

Term Expiring 2020	Term Expiring 2021	Term Expiring 2022
Jackie Fletcher	Karin Brown	Doug Collar
Mark Levans	Vicki Ohl	Mary Lewis
Nevin Martin	Fred Shelt	Joan Martin
David/Christa Selnick	Lisa Swickard	Michael Pinkston
Phyllis Watts	Ashley Woodruff	Nancy Rubenstein

**FOLLOW US  
ON FACEBOOK**



# ABR Request for Demolition of 8 East Market Street, Kear's Building



Several members of the Tiffin Historic Trust board, along with Lisa Swickard, the Trust's representative on the Architectural Board of Review (ABR), attended the ABR meetings on July 2 and 9, 2019. Under discussion was the request presented by Eduardo Hernando on behalf of the Tiffin Riverfront Development to demolish 8 East Market Street, commonly known as the Kear's building. Hernando has an option to purchase the building from current owner Shirley Kear Valentine.

Hernando maintained that the proposed River Walk project is dependent upon his acquiring the Kear's property in order to connect it and the city properties to allow a congruent river front development of green space, walking paths, a hotel, residential units, art space and more. He does not consider the Kear's building as being historically significant, structurally sound, nor viable to incorporate into any new construction.

Concerns expressed by public comments and the ABR board members included removal of another historic downtown building and the resulting impact on the status of Tiffin's Main Street program, the need for total demolition, the lack of an engineering report on the condition of the building, and the impact of removal on the existing river wall. Views in favor of permitting demolition included the costs of repairing the river wall, the need for more new housing units, and the improvement to Tiffin's economy if the development takes place.

Andrew Kalnow submitted a letter expressing concern that the

development could have a negative impact on the projects already underway in downtown Tiffin. However, he wrote that he could support "allowing tear down of part or all of the Kear's building, but only on an entirely conditional basis": ensuring that the project is fully funded, meets the specified construction deadlines, and includes any necessary repairs to the river wall adjoining the Kear's building.

David Zak, President and CEO of Tiffin-Seneca Economic Partnership, read a letter in support of the River Front Development proposal and the demolition of 8 East Market Street. The Hernando proposal meets the goals of the 2010 Downtown Strategic Plan and the 2016 Downtown Development Plan. The results of the newly released Tiffin Housing Opportunities Analysis reveal the need for hundreds of new residential units, which this project would address. Downtown Main Street Manager Amy Reinhart assured the board that demolition would not impact Tiffin's Main Street status, as the building is not within the Downtown Historic District.

The ABR tabled a decision until they could examine the condition of the outside of the Kear's building, which they did following the July 2 meeting. They were not given permission to view the building interior. When they reconvened the following week, the public and then each board member was given the opportunity to respond. The vote was taken to approve a certificate of appropriateness for full demolition contingent upon securing sufficient financing and approval of the proposed design plans. The motion passed with Lisa Swickard voting against approval. It was clearly stated that the Kear's building could not be demolished unless all contingencies were met. City Engineer Matt Watson outlined the steps that must be followed for the project to proceed.

## *Tiffin Transportation History Exemplified by a Brief History of the Kear's Building*

### **Numbers 4-12 East Market Street**

*Compiled by Lisa Swickard*

This business block is the last physical remnant of the transportation history in Tiffin. Two buildings adjoined but were erected at separate times.

March 1900, the 3-story Planing Mill owned by Adams & Letterhos burned down.

### **1901**

The East building, Numbers 10 and 12 E. Market Street, was built in 1901 as the Riverside Feed Barn. It served as a feed store/livery stable, built by John Lutz.

### **1908**

Riverside Feed Barn was purchased by Nicholas Schlacter. He also owned the lot next to the river.

### **1909**

Schlacter began construction of an addition to the feed barn at Numbers 4, 6, and 8 E. Market Street (now the main storefront of Kears Speed Shop). Schlacter continued to run a livery from that location. The 1920 census shows occupation by a feed barn. In 1921 Schlacter lived above the first building. In 1934 he lived above what is now the Kear's building. He died in 1940.

### **1913**

The building withstood the 1913 Flood, when those on the west side of the river were damaged beyond repair. The Schlacter building experienced damage only to the far rear, but the main part of the building was in good shape.

### **1914**

By 1914, the automobile was becoming more widely available, so Schlacter converted the livery into an auto sales and service. That year it doubled as a buggy/auto dealership. This predated the advent of the Tiffin Economy Car that was manufactured in the old Gordon Lumber Company building by the Washington Street Bridge from 1917-1921.

### **1920s-1969**

From the 1920s through the '60s the building housed a Ford/Lincoln dealership and a Buick dealership. Seneca Motor Sales was there from 1938-1958. A number of auto parts and repair establishments were also there during that time.

### **1969- present**

Chuck and Shirley Kear founded their business, Kear's Speed Shop, at 6 East Market Street. In March 2017 a fire damaged two apartments above a garage that housed antique cars. The Speed Shop suffered minor water and smoke damage. The apartments were renovated.

## Annual Meeting in Review

The Annual Dinner Meeting on May 30 was held at Tiffin University's Osceola Theater in Gillmor Student Center. "People grow old, but buildings can last forever" declared the guest speaker and preservation consultant, Steve McQuillin. In his over forty-year career, McQuillin has undertaken a wide variety of preservation and restoration projects, along with new construction designed to complement the old. At the meeting he showed before and after photographs of several of his projects.

The Vermillion Institute in Hayesville had been abandoned for decades, but McQuillin saw its potential and beautifully restored it. It now serves as the office for his historic preservation consulting firm. He described his experience working with federal tax credits for historic building renovations, while noting that the United States spends less on historic preservation than most other countries. McQuillin is familiar with Tiffin, having aided during the Courthouse dispute. He still feels that "Tiffin has great potential." He believes that, when new construction is necessary, it should be "re-construction" in a style recollecting the past.

### Historic Preservation Awards

Following the speaker, Nevin Martin revealed that 153 Noble Street earned the Nevin E.B. Martin Award, named in memory of his father. The home owned by Dennis and Jean Dom, exemplifies his father's belief in setting an example by improving a property through love, sweat and tears.



416 Sycamore Street



41 S. Sandusky Street



153 Noble Street



139 Melmore Street

Doug Collar announced that the Historic Preservation Plaque for a Business went to McCartan's Grocery Store at 41 South Sandusky Street, owned by Maureen and Eric McCartan. The Residential Award Plaques went to 139 Melmore Street, owned by Pamela Borgerding and to 416 Sycamore Street, owned by Steve and Karen Wilson. The Wilsons spoke of their love of older homes and gave a brief history of their Gothic Revival mid-1800s cottage style home.

### Business Meeting

During the Annual Business Meeting the membership approved the Minutes of the 2018 Annual Meeting, and the Proposed Budget for Fiscal Year July 1, 2019 – June 30, 2020.

The members elected John Bing, Doug Collar, Mary Lewis, Joan Martin and Nancy Rubenstein to serve on the Board of Trustees for a three-year term expiring in 2022. They then elected current interim-president Nevin Martin to serve as president, Jackie Fletcher as vice-president, Mark Levans as treasurer, and Nancy Rubenstein as secretary.

A lively discussion took place on the proposed River Front Project. The members were invited to attend the May 3 board meeting. Mayor Aaron Montz and David Zak agreed to meet with the board on May 6. Martin also suggested that the Tiffin Historic Trust play a role in the Downtown Farmers' Market. It was agreed to notify members that they are welcome to attend the monthly board meetings.

## New Board Member Appointed

The board recently learned that trustee member John Bing will be abroad next year. As he is unable to attend meetings, the board approved the appointment of Michael Pinkston to serve as a trustee for a three-year term expiring in 2022.

## Upcoming Events Summer – Early Winter 2019

**August 10, Saturday, 12:30 p.m.**

**Victorian Accessory Tea: Memories of Great Aunt Florence, presented by Jolene Klein**, including self-guided home and garden tour of the Grammes-Brown House, 172 Jefferson St. Wear your finest Victorian garments and accessories to be entered in a prize drawing. Pre-paid reservations are required. Phone Phyllis at 419-448-8312 and include your contact information. Donation cost per Tiffin Historic Trust member is \$18 and \$20 per non-member.

**September 22, Sunday, 2:00-5:00 p.m.**

**Behind the Façade Tour, East Side Corridor from Carnegie to Campus.** On Heritage Festival Sunday follow the newly installed streetscape corridor along East Market Street from downtown Tiffin to the Heidelberg University Campus. Visit the former Tiffin Carnegie Library building before continuing on to tour six historic campus buildings. Refreshments are included in the \$10 ticket donation. For further information, contact Vicki at 419-448-8588.

**October 6, Sunday, 3:00-6:00 p.m.**

**Stein Way Afternoon at the Grammes-Brown House.**

Participate in an afternoon of music, special beverages and camaraderie with fellow Tiffin Historic Trust members. For further information and reservations, contact Nevin at 419-618-1001, nevinmartin86@gmail.com.

**October 12, Saturday, 12:30 p.m.**

**Halloween Tea with local historian and spirit explorer Lisa Swickard.** Enjoy Halloween-themed treats with tea in our Victorian-era home, the Grammes-Brown House, 172 Jefferson Street. The donation cost for each Tiffin Historic Trust member is \$18 and \$20 for non-members. Pre-paid reservations are required. Phone Phyllis at 419-448-8312 and include your contact information.

**November Evening, time and date to be announced**

**Music and Radio Broadcasts of WWII presented by Doug Collar**, jazz enthusiast and former radio host and program producer. Grammes-Brown House, 172 Jefferson St. Watch for details in the Holiday edition of the Preservation Post. No cost.

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

**The Tiffin Holiday House Tour** continues its tradition of displaying historic and modern homes decorated for the holidays. Information on the specific homes included in this year's tour will appear in the Holiday edition of the Preservation Post. For further information contact Joan at 419-618-0698.

**December 9, Monday, 6:30 p.m.**

**Come to the Tiffin Historic Trust Annual Chili Supper** for Members and Friends, hosted by the board. Join the board members for a casual supper and conversation the evening following the Holiday House Tour. No cost.