

Annual Membership Meeting & Preservation Awards Dinner

Thursday, May 11, 2023, 6:00 p.m., Social Gathering
Ironwood Steakhouse, 4399 S. State Rt. 231, Tiffin

Dinner Reservations are required by May 4!

Contact Joan at 419-618-0698 and provide the name of each attendee and their choice of entrée from the following selections:

Sirloin Steak, Baked Potato, Chef's Vegetable

Roast Pork Loin, Risotto, Chef's Vegetable

Grilled Portobello Mushroom over Southwestern Rice Bowl

Dinner includes a first course petite chef's salad, bread & butter, dessert

\$40.00 per Member - \$55.00 per Non-Member (which includes a 2023 membership)

Pay at the door by cash or check made out to Tiffin Historic Trust.

Program:

6:30 p.m.

"Main Street Update"

by Donna Gross, Main Street Manager

6:45 p.m. Dinner



Guest Speaker:

Local restaurateur, John Reino, will provide an "Insider's Glimpse of Business History in Tiffin's Historic District." Reino's Pizza & Pasta has been a family owned and operated mainstay restaurant in downtown Tiffin since 1950!



The Announcement of the Preservation Awards will follow the speaker, concluding with the Business Meeting.



Remarks from President, Nevin Martin

Presidential Update



proposal will come to fruition.

Hello, all preservationist and history buffs. We had some excitement at our recent meeting. I, along with Mike Pinkston the board Treasurer, brought a proposal to the board to consider moving The Tiffin Historic Trust in a different direction. We are meeting on April 30th for discussion; hopefully, this



We would like to sell the Grammes-Brown House to establish a fund with the Tiffin Charitable Foundation. With the sale of the house, the proceeds would allow us to be a key player in our community. Using my knowledge and experience as Downtown Development Board member for the past 8 years and Chair for the past 2 years, along with my involvement on The National Machinery Board for the past 4 years, I believe we can engage the community of historic preservationists. This would allow persons with historic buildings or properties to apply for grants to help complete renovation projects. The initial plan would be to meet twice a year to discuss and review the grant applications submitted by participants. Funds from the sale of the house and those generated by other events will determine how much we can offer to our applicants. We are still working on all the details as this proposal needs to be approved by the board. This concept closely follows what downtown Tiffin (TSEP) has done with the Façade Enhancement program. The major difference is that the entire County would be eligible to apply, not just limited to downtown Tiffin. I believe this plan will open doors for people and motivate them to refurbish or continue to renovate historic properties.

Other duties of the Trust would be to generate a watch list of potential buildings/homes that need repair. With this kind of fund, we will be able to put money where our

mouth is. Rather than just talk about saving the property and why it is necessary to see it survive, we will be able to put "Skin into the Game!" I don't believe this will happen overnight and it will take time for us to be able to implement our plan, but let's have a goal to keep us as board members focused on why we are here volunteering our time. We are not a museum, and the Grammes-Brown house was generously donated to the Tiffin Historic Trust. I for one am grateful for this donation; however, the house is beginning to need additional



repairs due to not being regularly occupied. Several years ago the Historic Trust took advantage of Tiffin Façade Enhancement grants and approved spending the money needed to do the necessary brick and window repairs to prevent further

deterioration of the building. In making the repairs, we also made the house more appealing to potential homeowners as these otherwise large expenses might deter buyers. With these costly items completed, the house may be more attractive to preservationists.

I look forward to our meeting at the end of April. This plan will be described at our Annual Dinner on May 11th at The Ironwood. I hope to see all of our board members, members, and interested guests there. Thank you for the continued support of the board and of my proposal. This is a real opportunity for The Tiffin Historic Trust to move forward and be involved with the community. At the same time we foresee retaining our traditions such as the Holiday House Tour and Teas.

I look forward to seeing you on May 11 at our Annual Meeting at the Ironwood Steakhouse.

Thank you,
Nevin Martin

Documents Regarding the Offer to the Tiffin Historic Trust of 172-174 Jefferson Street, the Home of Rosina Brown.

Nov. 7, 1983

A special meeting of the Historic Trust was called for Monday evening, November 7, to consider the offer of a gift property. ... Those attending were Ron Von Blon, Bill Fletcher, Jim Homan, Mary Lewis, Rayella Eagle, Jane Hossler, Mary Fran Kusbler, Lenore Livingston, John Huss, Ray Leisy.

Mr. Warren Kahn, Vice President-Trust Officer of Commercial National Bank, advised Ron Von Blon that the Rosina Brown property, 172 Jefferson Street, Tiffin, Ohio, together with a major portion of the furnishings, was being offered as a gift to the Trust providing upon agreement of the Trust to preserve and maintain the property. The Trust would receive the house upon settlement of Miss Brown's Estate but would have two years to present plans for restoration and use of the property. The matter is to be held in confidence.

Upon a motion by Mary Lewis, it was moved that we accept the offer. The motion was seconded by Lenore Livingston. Following discussion, the motion passed unanimously and the secretary was instructed to write a letter to Commercial National Bank Trust Department for Ron's signature, notifying them of our action.

Other matters brought before the Board included discussion of the Old West End Workshop in Toledo on the 19th of November. Rayella and Lenore will represent the Trust

Tiffin Historic Trust, Inc.

P.O. Box 333
Tiffin, Ohio 44883

November 9, 1983

Mr. Warren R. Kahn
Vice President-Trust Officer
Commercial National Bank
Tiffin, Ohio 44883

Dear Mr. Kahn:

At a special meeting of the Board of the Tiffin Historic Trust held November 7, 1983, the Board voted to accept the gift of the residence of Miss Rosina Brown, 172-4 Jefferson Street, Tiffin, Ohio, together with its furnishings and contents.

It is our understanding the property will be given to the Trust through Miss Brown's Will with the stipulation that Tiffin Historic Trust preserve and maintain both house and furnishings in keeping with original design.

It is also understood that although the Trust would receive the property upon settlement of Miss Brown's Estate, two years would be allowed for the Trust to make plans for its restoration and use. If it becomes clear that the Trust cannot perform its obligations, the property will return to her Estate.

The Trust is very appreciative of Miss Brown's gift and wish to thank both her and Mr. Kahn for the opportunity this will give us to add to Tiffin's cultural heritage a property of such age and beauty. We will make every effort to preserve the property for Tiffin's future generations.

Sincerely,

Ron Von Blon
Ron Von Blon
President
Tiffin Historic Trust

The Architectural Board of Review at Work, by Brook Edwards, Tiffin Historic Trust's Representative to the ABR

After a brief suspension of activity by the city of Tiffin, ABR has filled out the board and begun reviewing applications again. As part of the new process the ABR has implemented an electronic application to make the application process more streamlined. The new form is located at tiffinohio.gov/ABR along with guidelines, a map of the historic district, and other related information.

Following the restart of the board's work, they have reviewed and approved the following projects:

- 282 S. Washington, Jac & Do's Pizza: Facade enhancement, renovation
- 106 E. Perry St., Elks Lodge: Balcony, railing & doors/ Facade grant
- 263 S. Washington, Lee's Flooring: Facade enhancement-awning replacement
- 31 Court St., Tiffin Capital Investments LLC: Facade enhancement, windows
- 263 S. Washington St., Jim Lee's: Roof replacement repair.



All of the above items were approved by the board with some modifications. The property at 31 Court Street was approved for multiple items including masonry and doors, but will return to the board for further approvals in May.

For more detailed information about any of the above projects, please contact Brook Edwards, the Trust Representative to the ABR at edwardsbs@tiffin.edu.

Property Values and Historic Preservation

by Doug Collar

It is axiomatic that investing in a home is one of the ways to create a nest egg. Tom Selleck, TV spokesman for the reverse mortgage industry, would surely agree that building equity in your family home is a pathway to economic security.

It is also true that the value of a house is most affected by location and the upkeep (or lack of it) in surrounding properties. In stable neighborhoods, homeowners tend to maintain their houses and yards and live in those houses longer and happier. When they decide to sell, the upkeep of the neighborhood can be either an asset or a liability.

For those of us who live in historic houses, upkeep is a given. We knew the value of our property; we did the research to do things the right way, have researched period paint schemes, restored architectural features, and landscaped details harmoniously with our home. However, preservationists often have fallen short in demonstrating to the rest of the world why historic preservation is good for the entire community and why everyone benefits when older houses are kept up and historic properties are valued.



The Collar Home, 98 Sycamore Street

In an excellent article entitled “Twenty- Four Reasons Why Historic Preservation is Good for Your Community,” *Place Economics* presents the result of research in 24 cities of all sizes. While there is not room here to summarize each of the points of impact, the appreciation of property values is a positive overall outcome in neighborhoods where historic preservation occurs.

There is no area of preservation economic analysis that has been done more often than measuring the impact of local historic districts on property values. Regardless of the researcher, the methodology, or the location of the study, the results of these analyses

have been remarkably consistent: In nearly every instance properties in local historic districts have greater rates of appreciation than properties elsewhere in the same city.

While skeptics might argue that higher property taxes are also an outcome of historic preservation projects, it is also true that enlarging the tax base of a community also benefits the larger community in creating a healthier municipal climate for industrial and business growth.

After reading the *Place Economics* article, one will recognize that Tiffin is an excellent small city case in proving the benefits of historic preservation. Our revitalized downtown, Main Street status, and Frost Village project are examples we can be

proud of. The successful façade improvement grant project is helping to restore and brighten the downtown historic district.

Many older homes are being purchased and brought back to life by young investors who understand how to restore and “flip” houses with an eye to both profits and historic value. Having witnessed 2 of these projects on my Sycamore Street block, I am encouraged by and appreciative of the investment of sweat equity that has transformed two formerly shabby and run down rentals into beautiful family homes. If I decide to sell my historic home tomorrow, I will point to these 2 houses as examples of why my neighborhood is a good investment.

I like the phrase “wealth enhancement” that the article uses to describe the result where historic preservation happens.

I recommend that everyone read the *Place Economics* study Twenty-Four Reasons Historic Preservation is Good for Your Community.

<https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf>

Minutes of the Tiffin Historic Trust Annual Meeting

June 16, 2022 • 6:00 p.m.

Ironwood Steakhouse, 4399 S. SR 231, Tiffin, Ohio

Board Members Present: Nevin Martin, Karin Brown, Doug Collar, Brook Edwards, Jackie Fletcher, Mary Lewis, Robb Mack, Joan Martin, Vicki Ohl, Mike Pinkston, Nancy Rubenstein, Ashley Woodruff

Not Present: Jan Betz

President Nevin Martin welcomed members and guests to the Annual Membership and Awards Dinner Meeting held at the Ironwood Steakhouse on June 16, 2022. Curtis King gave the invocation.

Following dinner, Matt Wiederhold, Executive Director of Heritage Ohio, spoke on "Preservation in Today's Vibrant Communities." Wiederhold has over twenty years' experience working with Main Street communities and has restored numerous historic buildings and homes. He reminded the audience that what is now old was once new and possibly controversial in its time! Using Medina as an example, Wiederhold described its transformation to a town that now values its historic architecture through adaptive reuse as well as restoration. He advised that to drive the economy of an area attention must be paid to the ethnicity of a place, to preserve a community's arts and culture, not just its buildings.

A highlight of the evening is acknowledging building owners who have made a significant effort to maintain and preserve Tiffin's historic architecture. Mollie Luidhardt presented this year's Nevin E.B. Martin Award to Robb and Shellie Mack for their home at 498 S. Washington St., which took three years to restore. Doug Collar presented the 2022 Historic Preservation Plaques to three buildings: the Barn at Winterberry Farm at 2721 North State Route 53, owned by Sabrina Schnepapat; Bear's Den Tavern at 68 East Perry Street, owned by Gwynn and Dennis Wickert; and The Queen Anne at 25 Adams Street, owned by Andrew and Cindy Kalnow.

The business meeting followed the awards presentations. Doug Collar moved to accept the minutes of the June 29, 2021 Annual Meeting, seconded by Brook Edwards. The minutes were approved. Joan Martin moved to approve the proposed budget for 2022-2023, seconded by Phyllis Watts. The motion carried. Robb Mack moved to accept the slate of candidates for Trustees and Officers, seconded by Katlyn Martin. Jacob Price and Jade Wagner were elected as trustees for the term ending 2024 and Doug Collar, Mary Lewis, Joan Martin, Mike Pinkston and Nancy Rubenstein for the three year term expiring in 2025. Officers elected for the 2022-2023 term are president, Nevin Martin; vice president, Jackie Fletcher; treasurer, Mike Pinkston; and secretary, Nancy Rubenstein.

Announcements included the receipt of a \$500 donation from Tiffin Metal Products to electrify the Carriage House. Mike Pinkston reported that the work was already done. The Trust board had approved investment in software for online self-guided tours, and Pinkston is working on the contents of the first tour, a pub crawl, with plans for other tours. Upcoming events include the Father's Day Garden Tour, June 19; a Halloween Tea, October 8; the Mystery Bourbon Tasting Fundraiser, October, 16; the Holiday House Tour, December 4; and the Chili Supper on December 5.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Nancy Rubenstein

Nancy Rubenstein, Secretary

Herbs, Edible Flowers, and Rhubarb -- In the Grammes-Brown House Garden

by Jackie Fletcher



Consider this your invitation to visit our garden to enjoy the calm energy and ambiance of Parsley, Rosemary, and Thyme, and many other herbs. We have enjoyed the garden and would love to share it with others. Our violas are self-sowing and form a perfect blanket under the ancient pear tree. Did you know violas are edible?

We are focusing on planting other edibles this year as well.

Join us this spring and summer as we cooperate with and embrace nature, just as Rosina Brown would have done.

Jackie is excited to see how many violas returned to the Grammes-Brown House backyard garden.

**Tiffin Historic Trust Proposed Budget
July 1, 2023-June 30, 2024**

Prepared by Budget Committee of Mary Lewis, Jacob Price, Jade Wagner

2023 Nominations Committee Report

Presented by Joan Martin, Doug Collar, Jan Betz

	Budget 2022- 2023	Year - Date July 2022 – March, 2023	Proposed Budget 2023-2024
INCOME			
Annual Meeting	\$1,750	\$--	\$1,500
Brown House Rent	\$5,400	\$3,600	\$5,400
Donations/Memorials	\$2,550	\$10,213.64	\$10,600
Dues	\$1,000	\$1,211.98	\$1,300
Fund Raisers	\$9,000	\$7,835.00	\$6,000
Sales	\$200	\$61.00	\$50
TOTAL RECEIPTS	\$19,900	\$22,921.62	\$24,850
EXPENSES			
Annual Meeting	\$2,000	\$--	\$1,700
Brown House	\$6,000	\$3,718.82	\$6,000
Brown House Ext.	\$1,750	\$--	\$--
Brown House Rental	\$2,000	\$340.50	\$1,000
Dues to Others	\$400	\$498	\$500
Events	\$750	\$158.47	\$--
Fund Raisers		\$1,049.16	\$750
Legal-Accounting Fees	\$600	\$--	\$600
Website		\$1,057.94	\$550
Newsletters	\$200	\$136	\$200
Postage/Box Fee	\$100	\$74	\$100
Insurance	\$3,600	\$3,033	\$3,600
Office expenses	\$200	\$--	\$100
Online Tours BocoHost	\$2,400	\$--	\$--
Transfer to Endowment from Checking		\$--	\$9,750
TOTAL DISBURSEMENTS	\$19,900	\$10,065.89	\$24,850

Nominations to the Board of Trustees

Term Expiring 2026

Amanda Davidson
Nevin Martin
Brook Edwards
Jackie Fletcher
Vacancy

Nominations for Officers, 2023-2024

President: Nevin Martin
Vice President: Jacob Price
Treasurer: Mike Pinkston
Secretary: Nancy Rubenstein

Nominations Committee 2023-2024

Jackie Fletcher, Mary Lewis, Vacancy

Current Members Board of Trustees

Term Expiring 2023

Jan Betz, Brook Edwards, Jackie Fletcher, Robb Mack, Nevin Martin

Term Expiring 2024

Karin Brown, Vicki Ohl, Jacob Price, Jade Wagner, Ashley Woodruff

Term Expiring 2025

Doug Collar, Mary Lewis, Joan Martin, Mike Pinkston, Nancy Rubenstein



Tiffin Historic Trust Donors

January – December, 2022

Anonymous
Peggy Baker –
teacups and creamers
Karin Brown –
Kaffeeklatsch event
Club Threads
Doug Collar
Ty Cooper and Jeffrey
Jewelry – Bourbon
Tasting engraved

barware
Herb and Paula Crum
Brook Edwards
Andrew and Leslie
Felter
Cindy Kalnow
Mary Lewis
Joan Martin – Nevin
E. B. Martin Award
plaque
Carl and Bonnie
Miller

Vicki Ohl
Vicki Ohl–piano tuning
Tiffin Metal Products
Reineke Family Car
Dealerships
Reineke Family Car
Dealerships –Bourbon
Tasting table set-ups
Nancy Rubenstein
UIS Insurance –
Sponsor House Tour
Tickets

In Memory of
Nancy Cook
Karin Brown
Mary Lewis
Joan Martin
In Memory of Ken
and Virginia Davison
James and Bonnie
Boroff

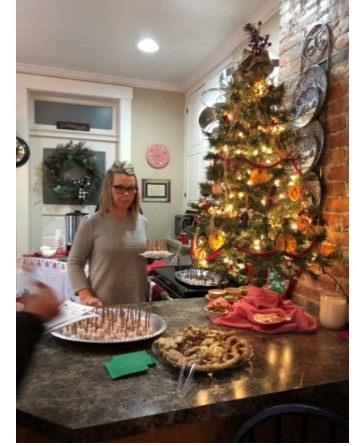
January – April 2023

Doug Collar
Verna Jean Fruth
In Memory of
Nancy Cook
Ray and Alison Leisy
Nancy Rubenstein

Past Events

Holiday House Tour, December 4, 2022

It was a beautiful day for the Annual Holiday House Tour. Many people took advantage of the lovely winter weather to view the eight homes and buildings that Joan Martin gathered to feature for the tour. The hosts were so gracious; some provided cookies and beverages, live piano and organ music, and even rides up a steep driveway!



Holiday Chili Supper, December 5, 2022 at the Grammes-Brown House

On the evening following the Holiday House Tour it has been a long-standing tradition to invite the Tour Hosts to the Grammes-Brown House for a dinner of chili, appetizers, and desserts. The event provides an opportunity for the hosts to meet the Tiffin Historic Trust board and members and to celebrate the success of the previous day's tour.



A German Kaffeeklatsch, December 18, 2022

Board member Karin Brown and fellow native of Germany, Christine Maiberger, held a traditional holiday afternoon of visiting with friends and neighbors at the Grammes-Brown House. Karin is known for her baking and out-did herself in providing many of the cookies and pastries that neighbors in Germany would share at a Kaffeeklatsch. While the guests were enjoying their delicious treats, Christine described German holiday traditions to the full house.





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

Reserve Your Spot

Annual Membership Dinner

May 11, 2023

Ironwood Steakhouse

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
tiffinhistoric@att.net
Tiffin, OH 44883
www.tiffinhistorictrust.org

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)
Mike Pinkston (Treasurer)
Nancy Rubenstein (Secretary)

Term Expiring 2023	Term Expiring 2024	Term Expiring 2025
Jan Betz	Karin Brown	Doug Collar
Brook Edwards	Vicki Ohl	Mary Lewis
Jackie Fletcher	Jacob Price	Joan Martin
Robb Mack	Jade Wagner	Mike Pinkston
Nevin Martin	Ashley Woodruff	Nancy Rubenstein

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