

Remarks from President, Nevin Martin

Hello Preservationists

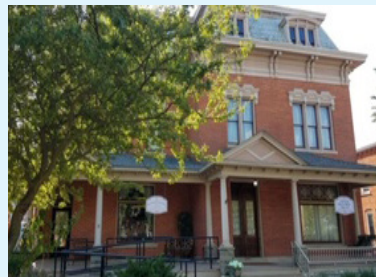
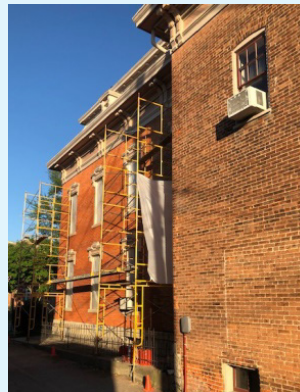


I hope you are all staying safe and healthy in these different and uncertain times. Although the Tiffin Historic Trust has not been able to hold our usual activities this spring and summer due to the Coronavirus pandemic, the board has been busy.

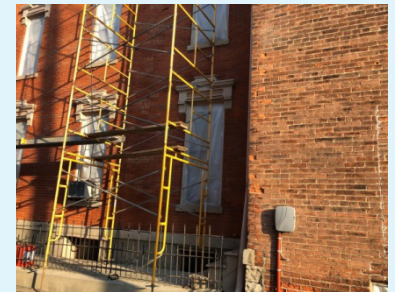
During the summer the board held a few meetings in the Grammes-Brown House garden and on the front porch while wearing masks and practicing social distancing. Meeting on the grounds of the Grammes-Brown House enabled the board members to assess the progress being made on the brick restoration work led by Tim Persinger and Universal Building Restoration, the company the board hired to bring the old house back to life. The Historic Trust's headquarters was in desperate need of more façade repair and the work that was done will extend the longevity of the building. You can see the remarkable differences from the before and after photographs that I took.

Tim and his team are well qualified, do neat and tidy work, and know the trade well. I highly recommend the company for any preservation work, especially brick work. I want to thank the board for seeing this project through. Members, take a stroll during these pleasant summer days and see the progress we have made on the brickwork repairs at the Grammes-Brown House. Since this project was a major financial undertaking, the board is considering whether additional renovating is the best use of our funds. Further discussions will help determine the best path for the Tiffin Historic Trust.

After



Before



The alley side of the Grammes-Brown House looking from the back kitchen area toward the restored front of the house.

What is a Certified Local Government?

According to the Ohio History Connection website, Certified Local Governments are "Local partnerships preserving historic properties through legislation, surveys, planning and design review. Becoming a Certified Local Government entitles your community to apply for Certified Local Government matching grants. Ten percent of the historic preservation funds that Ohio receives from the federal government each year is set aside for these grants; in a typical year about \$98,000 is available to Certified Local Governments in Ohio to identify their historic, architectural, and archaeological resources through surveys, nominate eligible properties and districts to the National Register of Historic Places, further community education on historic preservation; and preserve and rehabilitate historic properties. The State Historic Preservation Office encourages communities to apply for certification and grants."

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/clg/about-certified-local-governments>

I am hoping to return our focus to our primary mission of promoting historic preservation by undertaking the research needed for the city of Tiffin to be approved as a Certified Local Government. This is an opportunity for the Trust to get involved within the community and help downtown development as well as support our Main Street status. We are one we will still have an updated database of historic homes, neighborhoods, and buildings in our community. This extensive listing was first compiled in the 1970's. I'm looking forward to learning more about Tiffin's history.

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President Message

Our annual meeting, normally held in May, is now scheduled for Monday, September 14th. This will be held virtually, and we will provide the link for our members shortly. Watch your email for a notice on how to connect to the meeting. In addition to approval of the annual budget and the election of trustees and officers, there is a change proposed to the bylaws that will allow membership renewals to be sent out once a year to everyone at the same time. The bylaws currently require renewals be sent according to when a member first joined the organization. It is believed that the change will be more efficient.

We are in the process of rebuilding our board and there are several new names proposed as trustees [listed in the Business Meeting Agenda]. If you have any questions or concerns, please feel free to reach out to me or to a board member.

Thank you all for your support. I hope to keep moving us in a positive direction. As a group we continue to make steady progress towards developing, changing and adapting our goals to better follow our mission for the good of Tiffin.

Membership Renewal Policy Change On Its Way

By Michael Pinkston, Treasurer and Membership Chair

Over the years, membership chairs have discussed changing the timing of when membership renewal notices are sent. The Historic Trust's bylaws currently mandate the use of a member's anniversary date renewal, often called a rolling dues system. At the July 6, 2020 board meeting, the Trustees unanimously agreed to support switching to a once-a-year renewal period. This requires updating the bylaws with a vote of approval by the general membership, which will take place at the online Annual Meeting on September 14, 2020, beginning at 6:30 p.m.

Starting in 2021, all annual dues renewals will be sent out in early January with payment due within ninety days. We will not ask for any renewals until then. The Annual Meeting will continue to be in late May or early June as has been the custom for some time. New members who join through the course of the year will be extended a modest pro-rated dues fee and will receive their renewal notice the following January.

This change will streamline the effort for the volunteers who maintain the membership records. It will minimize the administrative costs, allowing available funds to be used on preservation initiatives. The organization will be better prepared to manage its annual membership roster, making for a cleaner voting mechanism at the annual meeting.

Membership benefits include a membership card entitling the member to a discount at the Tiffin Sherwin-Williams Paint Store and on the Victorian Teas, when they resume.



A Close Call at the Grammes-Brown House

Just when repair work was well underway on the Grammes-Brown House, a storm came through Tiffin in early June and this was the result! Fortunately, the tree limbs fell across Jefferson Street and missed hitting the front porch of the Historic Trust's headquarters. The damaged tree trunk remained as a reminder for several weeks but has now been cut down, leaving only a stump.

Renovations Take \$\$

In the meantime, in case you have not noticed, there has been considerable activity on Jefferson Street. The Trust has invested just over \$50,000.00 in the brick repointing, repair, replacement and cleaning of our beloved Grammes-Brown House. The work included roof, gutter and chimney repairs to prevent water damage.

If you would like to financially assist in this work, the Trustees would be most grateful for your donation. Replenishing cash so we can continue to do proactive work on the property is critical to the organization's ongoing preservation success. Several trustees have already contributed. Donations can be sent to the Tiffin Historic Trust, P.O. Box 333, Tiffin, Ohio, 44883. Please indicate if your donation is intended for repairs to the Grammes-Brown House, or for another purpose.

We thank you in advance for your continued generosity!



Programs Past and Future

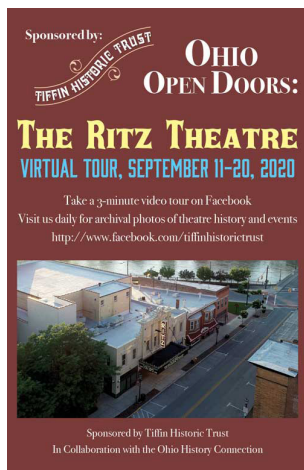
Ohio Open Doors Program

Tiffin Historic Trust and The Ritz Theatre Participate Virtually in Ohio Open Doors Tours

The upcoming virtual tour of the Ritz Theatre, September 11 – 20, as part of the Ohio Open Doors program is serving in lieu of an in-person “Behind the Façade” tour.

Decisions have not yet been made on whether we can hold our annual Holiday House Tour this year. Tour chair Joan Martin has been preparing in case it is possible to have the tour, but so much depends on the health and safety of our community.

The Coronavirus Pandemic may be preventing the Historic Trust from providing most of its usual programming, such as the Behind the Façade Tours, but the Ohio Open Doors program provides a way for the preservation organization to collaborate with the Ritz Theatre to present an inside look at Tiffin’s award-winning theatre, from Friday, September 11, through Sunday, September 20.



Tiffin Historic Trust invites you to enjoy a free virtual tour of the historic Ritz Theatre in Tiffin, a 1928 Italian Renaissance structure. Renovated in the 1990s with the assistance of many local volunteers, it now offers artistic and educational programming for the northwest Ohio area. In 2019 Heritage Ohio named the Ritz the Historic Theatre of the Year.

A 3-minute video tour will be accessible through the Tiffin Historic Trust’s

Facebook page <https://www.facebook.com/tiffinhistoric.trust> and The Ritz Theatre website <https://ritztheatre.org/> from September 11-20, 2020. In addition, photos of past shows and theatre history will be posted daily. Visitors are invited to reminisce and add details about each photo.

In 1976 the Tiffin Historic Trust was established to promote historic preservation in Tiffin. The restored Ritz Theatre is one of many local structures that have been renovated and are contributing to a more vibrant life in downtown Tiffin. During this time when we would normally be celebrating Heritage Weekend, the virtual tour of one of Tiffin’s success stories is most appropriate.

The Ritz Theatre tour is just one of many being held around the state. This year, Ohio’s historic places will share their stories virtually, with a full listing of events and activities available at ohiohistory.org/opendoors. In addition, Ohio History Connection, the state history organization, is placing a special spotlight on historic theaters and opera houses across Ohio during its Ohio

Open Doors programs. With closures resulting from the COVID-19 pandemic, these important places in our communities need support more than ever.

All Ohio Open Doors events are free and available online.

“Ohio Open Doors shares stories of important landmarks right in our backyard, highlighting the history and unique nature of some of Ohio’s most treasured places,” says Amanda Schraner Terrell, Director of the Ohio History Connection’s State Historic Preservation Office. “Our theaters and opera houses are tremendously significant to our shared history. We’re using this event to highlight their impact in our communities and to encourage support for them during this difficult time.”

The Ohio History Connection created Ohio Open Doors in 2016 to promote and inspire pride in Ohio’s heritage and to celebrate the 50th anniversary of the National Historic Preservation Act.

Signed by President Lyndon B. Johnson on Oct. 15, 1966, the Act has proven instrumental in transforming the face of communities from coast to coast, establishing the legal framework and incentives to preserve historic buildings, landscapes and archaeological sites. It drives economic revitalization by attracting investment, supporting small business, stabilizing neighborhoods and creating jobs.

The Ohio History Connection’s State Historic Preservation Office administers the National Historic Preservation Act in Ohio. Many of the landmarks featured in Ohio Open Doors events are on the National Register of Historic Places, which the National Historic Preservation Act created.

For more information about Ohio Open Doors, visit ohiohistory.org/opendoors, <https://www.facebook.com/tiffinhistorictrust>.

For further information about the Ritz Theatre event, contact Vicki Ohl at 419-448-8588

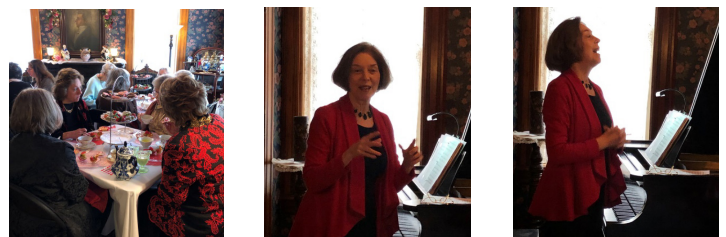


About the Ohio History Connection

The Ohio History Connection, formerly the Ohio Historical Society, is a statewide history organization whose mission is to spark discovery of Ohio’s stories. As a 501(c)(3) nonprofit organization chartered in 1885, the Ohio History Connection carries out history services for Ohio and its citizens focused on preserving and sharing the state’s history. This includes housing the state historic preservation office, the official state archives, and local history office and managing more than 50 sites and museums across Ohio. For more information, visit ohiohistory.org.

Valentine Tea Program

The Coronavirus Pandemic has brought much of our programming to a halt. Unfortunately, it is impossible to hold a tea for 30 people in the Grammes-Brown House and still be sufficiently socially distanced as was evident by the overflow crowd at our Valentine Tea on February 8. Pianist and board member Vicki Ohl, assisted by Mike Pinkston, led the guests in “Tea for Two: Delectable Valentine Tunes and Treats”.



Garden Committee Report

from Jackie Fletcher

We gardeners are so pleased to have a new Electric mower that is as quiet as a kitten purring. Thank you to the board and members for this helpful purchase.

Earlier in the summer the lilacs were blooming and the rhubarb looked quite healthy so here are pictures for all to enjoy.

Right now with all the work being done on the bricks and mortar of the house, the lawn and garden have been put on the back burner. But we will soon be getting back to work on the grass, shrubs, and beds. We are always looking for volunteers to join our group. The garden is a peaceful place to “get exercise” and fresh air, and also make friends. Call Jackie at 419-618-9728 for more information.



The Annual Meeting September 14, 6:30 p.m., Without Dinner, a Speaker, or Preservation Awards

This year's Annual Meeting will be very unusual for the Tiffin Historic Trust. Instead of our typical festive dinner meeting at a local restaurant during Preservation Month featuring an interesting speaker on topics pertinent to historic preservation, we will be conducting an online virtual meeting. Business matters need attention. So pour yourself a glass of wine or beer and sit down in front of your computer as we ask the general membership to join us online and participate by approving the minutes of last year's annual meeting and the budget for the coming year, voting in new trustees, officers, and the nominating committee, and approving the change to the bylaws

regarding the membership renewal date.

President Nevin Martin will provide an update on what the Historic Trust has been doing during the pandemic shutdown, and what plans he has for the future of the organization. He looks forward to hosting an in-person Annual Meeting next spring which will include the presentation of Historic Preservation Awards.

Reminder: You will receive an email notice instructing you on how and when to login to the GoToMeeting session on September 14, starting at 6:30 p.m.

Nominations Committee Report

Presented by Doug Collar, Joan Martin, and Nancy Rubenstein

Nominations to the Board

Three-Year Term Expiring 2023

Jan Betz
Brook Edwards
Jackie Fletcher
Robb Mack
Nevin Martin

2020-2021 Nominating Committee

Doug Collar, Joan Martin,
Nancy Rubenstein

Current Members Board of Trustees

Term Expiring 2020
Jackie Fletcher, Nevin Martin

Term Expiring 2021

Karin Brown, Vicki Ohl, Lisa Swickard, Ashley Woodruff

Term Expiring 2022

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

Nominations for Officers

President: Nevin Martin
Vice-President: Jackie Fletcher
Treasurer: Mike Pinkston
Secretary: Nancy Rubenstein

Tiffin Historic Trust Budget

July 1, 2020 - June 30, 2021

Prepared by Budget Committee: Mike Pinkston, Treasurer & Mary Lewis

Income

Annual Meeting	\$ -
Brown House Rent	\$ 5,400
Donations	\$ 5,000
Dues	\$ 2,000
Fundraisers	\$ -
Sales	\$ -
Events	\$ -
From Endowment/Sec.	\$ 25,215
	\$ 37,615

Expense

Annual Meeting	\$ -
Brown House	\$ 3,200
Brown House Exterior	\$ 25,215
Brown House Rental	\$ 1,000
Dues to others	\$ 300
Events	\$ -
Fundraisers	\$ -
L&P Fees	\$ 700
Marketing	\$ 600
Newsletters	\$ 400
Postage	\$ 200
Insurance	\$ 3,600
Board Expense	\$ -
Office Expense	\$ 100
Historic Properties	\$ -
Workshops	\$ -
To Endowment	\$ 2,300
	\$ 37,615

Minutes of the Tiffin Historic Trust Annual Meeting, May 30, 2019, 6:30 p.m.

Tiffin University, Osceola Theatre, Gillmor Student Center

Board Members Present: Karin Brown, Jackie Fletcher, Mark Levans, Mary Lewis, Joan Martin, Nevin Martin, Vicki Ohl, Nancy Rubenstein, Fred Shelt, Lisa Swickard, Phyllis Watts

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

Following dinner, President Martin introduced the guest speaker, historic preservation consultant

Stephen McQuillin. His topic "Tackling Historic Preservation: Forty Plus Years of Challenges and Successes" was summed up by the statement "people grow old but buildings can last forever." McQuillin showed and described before and after photographs of several of his undertakings. The Vermillion Institute in Hayesville had been abandoned for decades, but McQuillin saw its potential and restored it. He believes that new construction can be compatible with renovated older buildings to allow the new to recollect the past. McQuillin also explained working with federal tax credits for historic building renovations, but also noted that the United States spends less on historic preservation than most other countries. He believes that Tiffin has great potential!

Presentation of the Preservation Awards followed the speaker. Nevin Martin presented Dennis and Jean Dom of 153 Noble Street with the Nevin E.B. Martin Award to recognize the enhancements to their property and for setting an example of good stewardship. The Historic Preservation Award for a Business went to McCartan's Grocery Store at 41 South Sandusky Street, owned by Maureen and Eric McCartan. The Residential Awards were presented to 139 Melmore Street, owned by Pamela Borgerding and to 416 Sycamore Street, owned by Steve and Karen Wilson. Steve Wilson provided a history of the Gothic Revival mid-1880s cottage-style home they bought in 1975.

The Business meeting began at 8:30 p.m. Lisa Swickard moved to approve the minutes of the 2018 Annual Meeting, seconded by Mark Levans. The minutes were approved as submitted. Mark Levans presented the proposed budget for the coming year. He noted the intention to annually transfer \$1,000 to the Tiffin Community Foundation Endowment Fund. Phyllis Watts moved to approve the proposed annual budget for 2019-2020, seconded by Karin Brown. The motion carried.

Doug Collar presented the nominations committee report. The candidates for the Board of Trustees for the three-year term ending 2022 were John Bing, Doug Collar,

Mary Lewis, Joan Martin and Nancy Rubenstein. The membership accepted the nominations as presented. The committee offered the slate of officers to serve July 1, 2019 – June 30, 2020: Nevin Martin 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. Doug Collar, Joan Martin and Nancy Rubenstein were approved to serve as the nominating committee for 2019-2020.

Updates were provided on the status of the proposed River Front Project with discussion of the role the Tiffin Historic Trust should play. It was also recommended that the general membership should be encouraged to attend the Trust's monthly board meetings.

The motion was made and approved to adjourn the meeting at 8:50 p.m.

Respectfully submitted,



Nancy Rubenstein, secretary

Proposed Change to the Bylaws *Bylaws of Tiffin Historic Trust, Inc.,*

Current Text, Amended October 1988

ARTICLE IX. FINANCIAL ADMINISTRATION

SECTION 2. DUES: The dues, structure and amounts, shall be determined by the Executive Committee upon the recommendation of the Finance Committee. Further, that should the Finance Committee not be in existence, or unable to pass upon said dues recommendation, then the Executive Board may establish dues, structures and amounts, by their own action. Dues shall be payable on the first (1st) day of the anniversary month of the member's joining. Any member who fails to pay dues within ninety (90) days after they become payable shall be dropped from the membership rolls.

Proposed Change:

ARTICLE IX. FINANCIAL ADMINISTRATION

SECTION 2. DUES: ... Dues shall be payable within ninety (90) days of the first (1st) day of January of each calendar year. Any member who fails to pay dues within ninety (90) days after they become payable shall be dropped from the membership rolls.



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

**Join the Virtual Annual Meeting
via GoToMeeting**
Monday, September 14, 6:30 p.m.

**Ohio Open Doors Virtual Tour:
The Ritz Theatre**
Friday, September 11 – Sunday, September 20
www.facebook.com/tiffinhistoric.trust

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)
Mike Pinkston (Treasurer)
Nancy Rubenstein (Secretary)

Term Expiring 2020

Jackie Fletcher
Nevin Martin

Term Expiring 2021

Karen Brown
Vicki Ohi
Lisa Swickard
Ashley Woodruff

Term Expiring 2022

Doug Collar
Mary Lewis
Joan Martin
Michael Pinkston
Nancy Rubenstein

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