Remarks from President, Nevin Martin

Greetings Tiffin Historic Trust Members, Board Members and Friends

I would first like to take this opportunity to thank the THT board for allowing me to continue to serve as the Trust President. I personally feel we have made some movement in our organization, and we are fulfilling our mission. More progress can be made, and I look forward to being a part of that journey.

We have had a very interesting year due to elements beyond our control. We are happy to say we have survived COVID-19, and we had our first in-person board meeting this month. We are looking forward to continuing our annual events, such as the Holiday House Tour, Fall Garden Bourbon Tasting, Victorian Teas, Heritage Festival Weekend, Annual Dinner, and whatever opportunities present themselves.

We are excited to host our Annual Dinner on June 29 at Ironwood Steak House with guest speaker and local historian John Huss. For all non-members, a purchase of a ticket includes a one-year membership. This evening is filled with excellent food, good conversation, local history knowledge, and good drinks, all in a beautiful setting. I hope to see all our members there, and I hope we can recruit some new faces.

Finally, I would like to remind and encourage all members to get involved with any of our projects, if able. You are always invited and welcome to help. We have many committees we need continued help with. The knowledge of our members has great value, and I would love to see it utilized. Please reach out to me or any board member if you are interested in volunteering or sign-up at the Annual Dinner.

Thank you all again for your continued support and I look forward to an exciting and changing 2021.

You Are Invited to

The Tiffin Historic Trust Preservation Awards Dinner and Annual Meeting

Tuesday, June 29, 2021
Ironwood Steakhouse • 4399 S SR 231 • Tiffin, OH 44883
6:00 p.m., Cash Bar & Conversation • 6:30 p.m., Dinner
Presented by John Huss, author of local history and architectural historian.
8:00 p.m., Presentation of Historic Preservation Award
8:15 p.m., Annual Business Meeting
R.S.V.P. by noon, Tuesday, June 22, 2021, to Joan at 419-618-0698.
Please provide the name of each attendee and their choice of entrée.

$35.00 per Member • $50.00 per Non-Member (Includes 2021 Membership) payable at the door by cash or check.

Dinner Selections: Sirloin Steak, Baked Potato & Chef’s Vegetable • Roast Pork Loin, Risotto & Chef’s Vegetable • Grilled Fresh Vegetable Medley, Herbed Polenta
Dinner is served with first course Petite Chef’s Salad, Bread & Butter, dessert course Crème Brulee or Fresh Fruit Parfait
Non-alcoholic Beverage

by Doug Collar

The THT Annual Meeting guest speaker is John Huss, architectural historian and design consultant. Huss has written a chapter on George Netcher in his forthcoming Tiffin Bi-Centennial book and will share visuals of prominent Netcher buildings in his presentation on Tiffin’s most important architect.

Netcher’s career in Tiffin included the design of such noted buildings as the B.P.O.E. Lodge, K of C Home, original Mercy Hospital, Frost-Kalnow House, Kalbfleisch-Schneppat House, Gottlieb-Supance House, Gibson-Kildow House, Bagby-Watson House, Loomis-Laird-Troxel House and numerous smaller residences, and remodeling projects. Netcher’s body of work also included the Christy Mansion at Fremont, and many banks throughout Ohio. His projects can be found in Ohio, Indiana, and even Fukiji, Japan.

Among the most familiar of Netcher’s local buildings is the Cunningham House on South Monroe Street, today known as the current Administration Building for the Tiffin City Schools. Tiffin Historic Trust board members were privileged to tour the building recently and were amazed at the architectural details in the interior as well as the exterior.

The Arthur and Minnie Cunningham house was built in 1904. Architect George Netcher moved from Toledo to Tiffin in late 1903 or early 1904, making the Cunningham house his first residential project in Tiffin. The predominately Tudor Revival style home also features Gothic, English Arts and Crafts and Shingle style elements; and contains irreplaceable architectural details and construction materials that today would be cost prohibitive or even impossible to duplicate. The oval-shaped dining room is one of the house’s most unique features, with casework, trim, windows, etc. custom-crafted to follow the lines of the oval shape.

You won’t want to miss this fascinating trip into the creative world of George Netcher with John Huss.
Minutes of the Tiffin Historic Trust Annual Meeting, September 14, 2020, 6:30 p.m. via GotoMeeting

Board Members Present: Nevin Martin, Jackie Fletcher, Mary Lewis, Joan Martin, Vicki Ohl, Michael Pinkston, Nancy Rubenstein, Lisa Swickard, Ashley Woodruff
Not Present: Karin Brown, Doug Collar

Due to the Coronavirus Pandemic and quarantining guidelines, the Annual Membership Meeting of the Tiffin Historic Trust was held online. Consequently, it was not a dinner meeting, and the traditional Annual Preservation Awards were not designated.

President Nevin Martin welcomed members to the September 14, 2020, GoToMeeting virtual Annual Meeting of the Tiffin Historic Trust. He gave a brief update on the Grammes-Brown House project and reminded those attending of the Historic Trust’s intention to help update Tiffin’s historic buildings inventory for the Certified Local Government program.

Michael Pinkston moved to approve the minutes of the 2019 Annual Meeting, seconded by Lisa Swickard. The minutes passed by acclimation. Phyllis Watts moved to approve the proposed budget for 2020-2021, seconded by Mike Pinkston. The 2020-2021 budget passed by acclimation.

Referring to the latest Preservation Post newsletter, President Martin called for a motion to approve the nominations to the board of trustees and of the officers. There were no nominees added to the list. Ken Davison moved to accept the proposed nominations to the board and the proposed officers, seconded by Lisa Swickard. The board of trustees and the officers were approved by unanimous consent. Trustees approved for the term expiring in 2023 are: Jan Betz, Brook Edwards, Jackie Fletcher, Robb Mack and Nevin Martin. Betz, Edwards, and Mack are new to the board. Described as a civic-minded native Tiffinite, he is a retired Air Force officer. Current board member Doug Collar and Mr. Sherwood met while serving on the planning committee for the building expansion of Old Trinity Episcopal Church in preparation for the newly conceived Tiffin Community Kitchen.

In other business, the members were notified that The Tiffin Historic Trust and the Ritz Theatre are participating in the Ohio History Connection’s Ohio Open Doors program from Friday, September 11, through Sunday, September 20. The presentation is posted on the Tiffin Historic Trust’s Facebook page www.facebook.com/tiffinhistoric.trust and includes a Ritz Theatre video with daily postings of photos and history of The Ritz. Ritz Theatre Director Michael Strong, Ashley Woodruff, and Vicki Ohl compiled the photos and researched the history of the historic theatre.

Lisa Swickard moved to adjourn at 6:50 p.m., seconded by Joan Martin. Respectfully submitted,

Nancy Rubenstein, Secretary
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."

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:

- New Member
- Individual $15
- Patron $75
- Family $30
- Business $100
- Sponsor $50

BECOME A MEMBER TODAY and RECEIVE A 10% DISCOUNT ON TEA EVENTS, and RECEIVE OUR QUARTERLY NEWSLETTER PLUS ATTEND OUR ANNUAL CELEBRATION DINNER.

Annual Memberships:

- New Member
- Individual $15
- Patron $75
- Family $30
- Business $100
- Sponsor $50

Annual Dinner and Preservation Award Meeting

June 29, 2021, 6:00 p.m.
In Person at Ironwood Steak House
Jonh Huss, speaker

Tiffin Historic Trust Board of Trustees Officers

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

Term Expiring 2021
- Karin Brown
- Vicki Ohl
- Lisa Swickard
- Ashley Woodruff

Term Expiring 2022
- Doug Collar
- Mary Lewis
- Joan Martin
- Mike Pinkston
- Nancy Rubenstein

Term Expiring 2023
- Jan Betz
- Brook Edwards
- Jackie Fletcher
- Robb Mack
- Nevin Martin

FOLLOW US ON FACEBOOK

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

P.O. Box 333
Tiffin, OH 44883

FOLLOW US ON FACEBOOK

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

P.O. Box 333
Tiffin, OH 44883
Old Trinity Episcopal Church in the heart of Tiffin’s Downtown Historic District has undertaken a Community Kitchen project with Seneca County Common Ground, a 501c3 charitable organization. The Historic Trust has been invited to participate in the design process for the exterior addition to the historic church. Trustee Doug Collar has accepted the invitation at the board’s request. He will be working with others from the community for as many as six months with the architectural firm The Collaborative who has recently done work at Heidelberg University. See the conceptual drawing of the interior.

The nearly three-million-dollar project will enhance the lives in our community by building on the community’s already existing health & wellness opportunities. By partnering with the Farmers’ Market, they may provide a pop-up restaurant showcasing the produce and products available at the market. Cooking classes may be offered centered on locally grown seasonal foods. Partnering with health professionals could lead to conversations about food choices and hands-on food preparations best practices. Cooking cooperatives may be formed to support healthy and cost-effective meal preparation in a group supportive environment. Promoting the culinary arts and basic cooking skills through hands-on experiences will enhance both cooking in the home and the local food economy.

The project has the full support of the City of Tiffin, Seneca County Commissioners, Tiffin Community Foundation, Tiffin Seneca Economic Partnership (TSEP), Heidelberg University, Seneca Regional Chamber of Commerce, The Episcopal Diocese of Ohio, among many others.

Tiffin Historic Trust Membership Benefits

- Preservation Post Newsletter
- 10% Discount on member’s ticket to Victorian Teas
- Discount at Sherwin Williams Paint Store, Tiffin (proof of membership required)
- Heritage Ohio Webinars
- Heritage Ohio www.heritageohio.org

As Ohio’s official historic preservation and Main Street organization, Heritage Ohio “fosters economic development and sustainability through preservation of historic buildings, revitalization of downtowns and neighborhood commercial districts, and promotion of cultural tourism.”

As a non-profit member of Heritage Ohio, Tiffin Historic Trust and its members can take advantage of the many events and educational opportunities Heritage Ohio offers, including, conferences, webinars, consultant lists, and historic funding guides, among many other benefits.

Recent Webinars included:

- “Historic Rehabilitation and Windows: When to Repair and When to Replace”
- “Medina’s House of Treasures: The Restoration of the McDowell-Phillips House”

Tiffin Historic Trust Year to Date Financials 2020-2021

<table>
<thead>
<tr>
<th>Income</th>
<th>JULY</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APL/MAY/JUN</th>
<th>Year-Date</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Meeting</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brown House Rent</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>450.00</td>
<td>4050.00</td>
<td>5400.00</td>
<td></td>
</tr>
<tr>
<td>Donations</td>
<td>3085.00</td>
<td>780.00</td>
<td>500.00</td>
<td>630.00</td>
<td>50.00</td>
<td>65.00</td>
<td>5110.00</td>
<td>5400.00</td>
<td>3110.00</td>
<td>5110.00</td>
<td>5000.00</td>
<td></td>
</tr>
<tr>
<td>Dues</td>
<td>85.00</td>
<td>780.00</td>
<td>500.00</td>
<td>630.00</td>
<td>50.00</td>
<td>65.00</td>
<td>5110.00</td>
<td>5400.00</td>
<td>3110.00</td>
<td>5110.00</td>
<td>5000.00</td>
<td></td>
</tr>
<tr>
<td>Fund Raisers</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td></td>
</tr>
<tr>
<td>Investment Trans</td>
<td>9000.00</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>25215.00</td>
<td></td>
</tr>
<tr>
<td>Events</td>
<td>30.00</td>
<td>130.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Meeting</td>
<td>254.90</td>
<td>406.90</td>
<td>451.63</td>
<td>507.23</td>
<td>442.16</td>
<td>356.05</td>
<td>346.95</td>
<td>256.33</td>
<td>436.34</td>
<td>3458.49</td>
<td>3200.00</td>
<td></td>
</tr>
<tr>
<td>Brown House Ext.</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>12607.50</td>
<td>25215.00</td>
<td></td>
</tr>
<tr>
<td>Brown House Rental</td>
<td>625.80</td>
<td>705.40</td>
<td>957.22</td>
<td>98.25</td>
<td>2386.67</td>
<td>1000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dues to Others</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Events</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund Raisers</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td>600.00</td>
<td></td>
</tr>
<tr>
<td>SFP Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marketing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Newsletters</td>
<td>292.48</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insurance</td>
<td>629.00</td>
<td>836.00</td>
<td>629.00</td>
<td>629.00</td>
<td>629.00</td>
<td>629.00</td>
<td>629.00</td>
<td>629.00</td>
<td>629.00</td>
<td>2723.00</td>
<td>3600.00</td>
<td></td>
</tr>
<tr>
<td>Board Expense</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Expense</td>
<td>8.00</td>
<td>172.00</td>
<td>8.00</td>
<td>11.00</td>
<td>199.00</td>
<td>100.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Properties</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workshops</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To Endowment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tiffin Historic Trust Membership Benefits

- Preservation Post Newsletter
- 10% Discount on member’s ticket to Victorian Teas
- Discount at Sherwin Williams Paint Store, Tiffin (proof of membership required)
- Heritage Ohio Webinars
- Heritage Ohio www.heritageohio.org

As Ohio’s official historic preservation and Main Street organization, Heritage Ohio “fosters economic development and sustainability through preservation of historic buildings, revitalization of downtowns and neighborhood commercial districts, and promotion of cultural tourism.”

As a non-profit member of Heritage Ohio, Tiffin Historic Trust and its members can take advantage of the many events and educational opportunities Heritage Ohio offers, including, conferences, webinars, consultant lists, and historic funding guides, among many other benefits.

Recent Webinars included:

- “Historic Rehabilitation and Windows: When to Repair and When to Replace”
- “Medina’s House of Treasures: The Restoration of the McDowell-Phillips House”

If you miss the original broadcast, most of their webinars are posted on the Heritage Ohio YouTube channel at: https://www.youtube.com/channel/UC_vWizZtTSkvhTzpJfCS4A
Victorian Tea Parties are Back!
By Jackie Fletcher

We are pleased to announce that our “pre-pandemic” teas have returned!

You are cordially invited to Tea

at the Grammes-Brown House, 172 Jefferson St, Tiffin, Ohio

Donation $20 per person per tea. Members are entitled to a 10% discount on her/his ticket.

“Herbs, Herbs, Herbs”
Saturday, August 21st, serving begins at 12:30

Program Presented by Dr. Susan Carty
The Grammes-Brown House herb garden has completely outdone itself this year! We will be sharing potted plants and bouquets with our guests as well as tours of the house and garden.

Memorial Day Tour of Frost Village, by Vicki Ohl
On Memorial Day 2021 between 1:00 pm and 3:00 pm, several hundred people visited four properties on Frost Parkway and Adams Street to see renovations currently underway in these stately homes.

The redevelopment of Frost Village continues as Andrew Kalnow seeks to revitalize the neighborhood that bears the name of his great-grandfather, Meshech Frost. In 1926 Frost donated the statue of the Indian Maid near the intersection of Adams and Monroe Streets to the city of Tiffin, and the adjacent street was subsequently re-named Frost Parkway. (Tiffin’s Indian Maid https://ohiomemory.org/digital/collection/p15005coll27/id/39940)

According to the Advertiser-Tribune, “The restorations were commissioned by Andrew Kalnow in an effort to bring back the historical Fort Ball neighborhood to its impressive architectural character” (Johnson, Vicki. “Historic Homes Tour Part of Memorial Day Plans.” Advertiser-Tribune 29-30 May 2021: 1+).

With the assistance of project managers John Kerschner and Fred Shelt, Kalnow has secured federal and state historic tax credits, which require that the restoration be as close to the original as possible. All the properties feature unique layouts with original hardwood floors, decorative stained-glass windows, and tiled fireplaces. Bathrooms and kitchens have modern plumbing and heating fixtures and new or restored ceramic tile.

The Queen Anne structure at 149 Frost Parkway houses two apartments, one upstairs and one on the ground floor.

The Italianate house at 24 Adams Street features three bed-and-breakfast executive suites on the ground floor and a two-bedroom apartment on the second floor.

Tunison Flats, the duplex at 105-107 Frost Parkway, was on the Trust’s Behind the Facade tour in April 2017, just as the renovations had begun.

The above properties have been completed and are either occupied or ready for occupancy, as is another at 99 Frost Parkway. Still under renovation are properties at 8 Adams Street and 25 Adams Street. The Queen Anne structure at 25 Adams Street was formerly a bed-and-breakfast owned and operated by former Historic Trust board member Lenore Livingston. It is to remain a bed-and-breakfast.

Collectively, these properties, all in the Fort Ball-Railroad Area Historic District, are reminders of Tiffin’s earliest settlement. The nearby railroad and train station were vital to the economy and development of Tiffin in the late 19th and early 20th centuries. This ambitious redevelopment project, “Frost Village,” is a tribute to the vision and architecture of early Tiffin leaders.