

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

7:15 p.m., Program: "Netcherized, The Architecture of George Netcher: Prominent Early 20th Century Architect of Tiffin, Ohio."

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

“Netcherized, The Architecture of George Netcher: Prominent Early 20th Century Architect of Tiffin, Ohio,”

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.

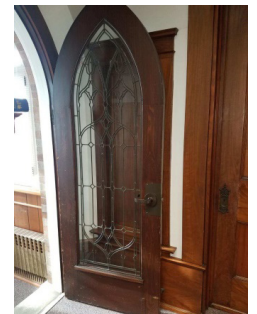
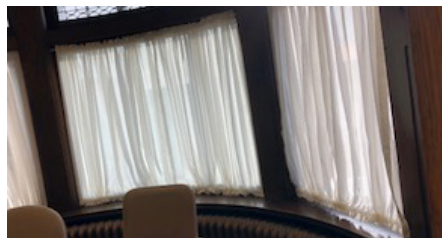
Among the most familiar of Netcher’s local buildings is the Cunningham House on South Monroe Street, today known as the current Administration Building for the Tiffin City Schools. Tiffin Historic Trust board members were privileged to tour the building recently and were amazed at the architectural details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



**Tiffin City Schools Administration Building/
Cunningham House**



**Interior view curved window (l) &
leaded door window (r) TCS Administration Building**



**Exterior view curved
window (l) & Leaded windows (r) TCS Administration
Building**



Frost-Kalnow Home



Fraternal Order of Eagles, postcard

Tiffin Historic Trust Nominations Committee Report 2021-2022

Presented by Doug Collar, Joan Martin, and Nancy Rubenstein

Nominations Committee 2021-2022

Jan Betz
Doug Collar
Joan Martin

Nominations to the Board Three-Year Term Expiring 2024

Karin Brown
Vicki Ohl
George Sherwood
Ashley Woodruff
Vacancy

Nominations for Officers 2021-2022

President:
Nevin Martin

Vice President:
Jackie Fletcher

Treasurer:
Mike Pinkston

Secretary:
Nancy Rubenstein

Board of Trustees Candidate, George Sherwood
If elected, candidate George Sherwood will be new to the board of trustees. 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.

Tiffin Historic Trust Proposed Budget July 1, 2021 – June 30, 2022

Prepared by Budget Committee of Mary Lewis, David Selnick and Jackie Fletcher

Income

Annual Meeting	\$1,750
Brown House Rent	\$5,400
Donations	\$5,225
Dues	\$1,000
Fund Raisers	\$ --
Sales	\$ --
Events	\$ 1,875
Investment Transfers	\$ --
	\$15,250

Expense

Annual Meeting	\$ 2,000
Brown House	\$ 3,500
Brown House Ext.	\$ --
Brown House Rental	\$ 2,000
Dues to Others	\$ 400
Events	\$ 750
Fund Raisers	\$ --
L&P Fees	\$ 700
Marketing	\$ --
Newsletters	\$ 200
Postage	\$ 100
Insurance	\$ 3,600
Board Expense	\$ --
Office Expense	\$ 200
Historic Properties	\$ --
To Endowment	\$ 1,800
	\$ 15,250

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 acclamation. Phyllis Watts moved to approve the proposed budget for 2020-2021, seconded by Mike Pinkston. The 2020-2021 budget passed by acclamation.

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. Approved to serve as officers are president, Nevin Martin; vice president, Jackie Fletcher; treasurer, Mike Pinkston; and secretary, Nancy Rubenstein.

Vicki Ohl moved and Ashley Woodruff seconded approving a change to the Bylaws making all annual memberships payable at the beginning of January of the year, rather than on the anniversary date of joining. Those attending the meeting approved the change to the Bylaws.

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

Nancy Rubenstein, Secretary



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

Annual Dinner and Preservation Award Meeting

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

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 2021	Term Expiring 2022	Term Expiring 2023
Karin Brown	Doug Collar	Jan Betz
Vicki Ohl	Mary Lewis	Brook Edwards
Lisa Swickard	Joan Martin	Jackie Fletcher
Ashley Woodruff	Mike Pinkston	Robb Mack
	Nancy Rubenstein	Nevin Martin

FOLLOW US ON FACEBOOK



Tiffin Historic Trust Year to Date Financials 2020-2021

Income

	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APL/ MAY/ JUN	Year- Date	Budget
Annual Meeting												
Brown House Rent	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00		4050.00	5400.00
Donations	3085.00		780.00	500.00		630.00	50.00	65.00			5110.00	5000.00
Dues	85.00	30.00	90.00	19.93	30.00	431.79	497.07	461.08	30.00		1674.87	2000.00
Fund Raisers												
Sales	100.00							30.00			130.00	
Events												
Investment Trans	9000.00	12607.50	12607.50								34215.00	25215.00

Expense

Annual Meeting												
Brown House	254.90	406.90	451.63	507.23	442.16	356.05	346.95	256.33	436.34		3458.49	3200.00
Brown House Ext.	12607.50	12607.50	12607.50								37822.5	25215.00
Brown House Rental				625.80	705.40			957.22	98.25		2386.67	1000.00
Dues to Others												300.00
Events												
Fund Raisers												
L&P Fees							600.00				600.00	700.00
Marketing												600.00
Newsletters				292.48							292.48	400.00
Postage												200.00
Insurance		629.00		836.00	629.00			629.00			2723.00	3600.00
Board Expense												
Office Expense					8.00		172.00	8.00	11.00		199.00	100.00
Historic Properties												500.00
Workshops												
To Endowment												1800.00

Input on the Proposed Community Kitchen Addition, by Mike Pinkston

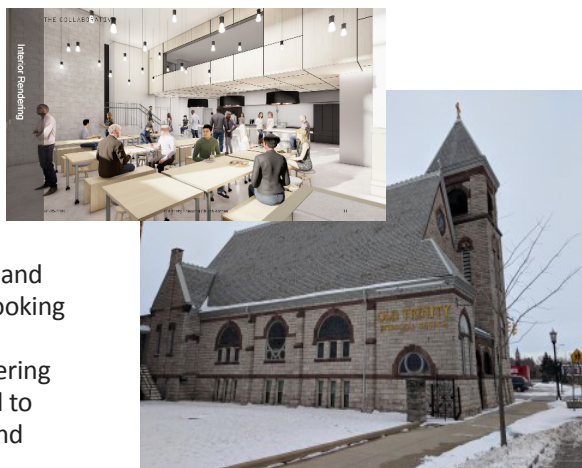
Old Trinity Episcopal Church in the heart of Tiffin's Downtown Historic District has undertaken a Community Kitchen project with Seneca County Common Ground, a 501c3 charitable organization.

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"

If you miss the original broadcast, most of their webinars are posted on the Heritage Ohio You Tube channel at: https://www.youtube.com/channel/UC_v-WizZtTSkvhTzpJfCS4A

Upcoming Events



Victorian Tea Parties are Back!
By Jackie Fletcher
 We are pleased to announce that our "pre-pandemic" teas have returned!

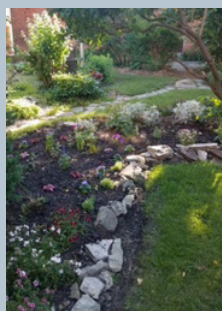
You are cordially invited to Tea

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.

"Our Ancestors in Rural Ohio"

Saturday, October 16th, serving begins at 12:30



Program Presented by Local Author Lisa Swickard

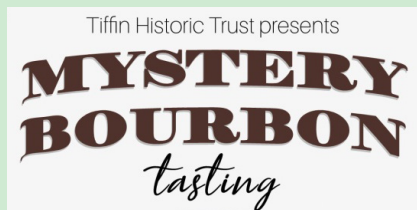
Of course, our main goal is always to celebrate the "Halloween Spirits and Fun" with our menu and décor. Join in and come dressed for the occasion if you choose.

Seating is limited and reservations are required at each event.

Contact Mary Lewis, 419-448-0370 for a reservation.

To insure everyone's safety and good health, we ask that attendees please have completed Covid-19 vaccinations.

Fall Garden Bourbon Tasting



2019 Mystery Bourbon Tasting
Participants Await their 2021 Experience!

Watch for announcements on this year's refreshing fund-raiser for the Tiffin Historic Trust!

Holiday House Tour Returns

Mark your calendar... you do not want to miss this event!

Sunday, December 5th, 2021, 1:00-5:00 p.m.

Tour a selection of Tiffin homes beautifully decorated for the holidays.

Once Again Crowds Will Line-up for the 2021 Holiday House Tour



Doug and Cassandra Collar Home, 2015

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.

24 Adams Street Executive Suites



149 Frost Parkway



25 Adams Street Bed and Breakfast