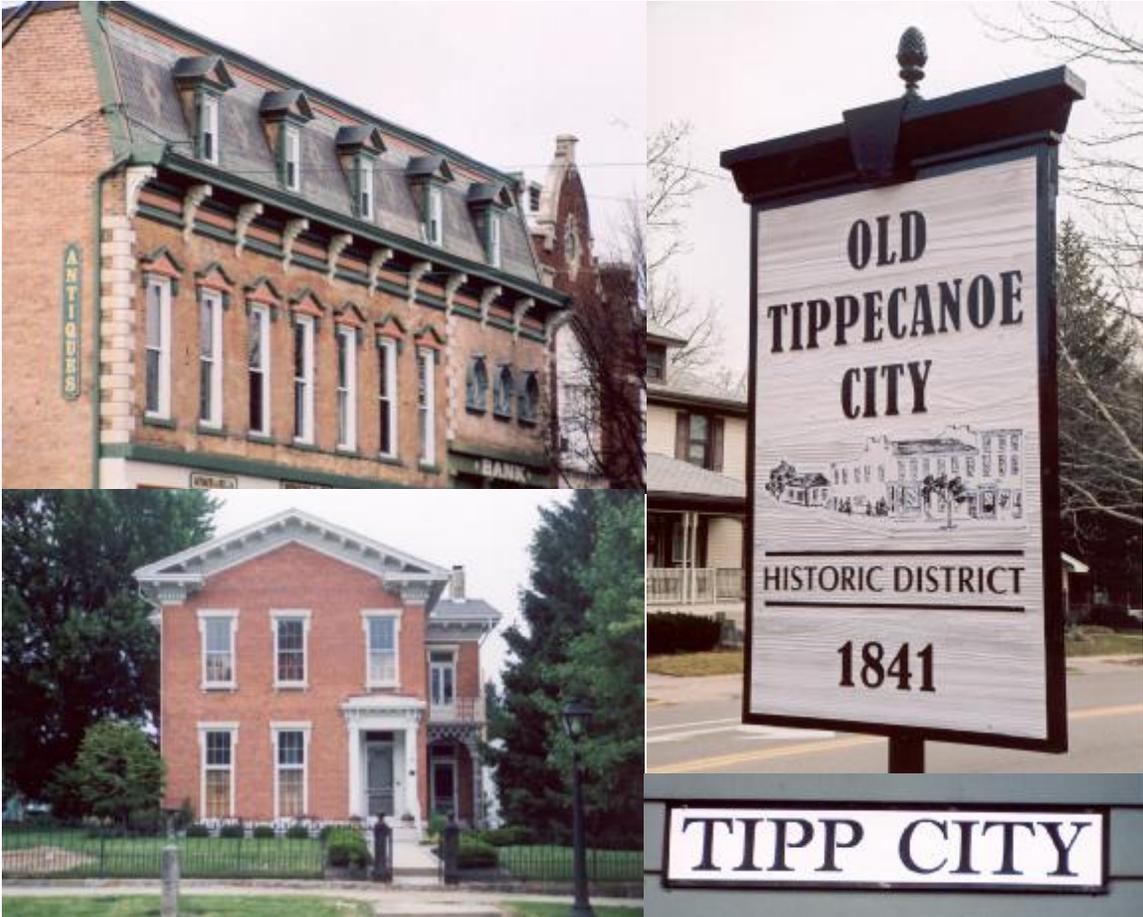


Tipp City Historic Preservation Plan



December, 2006

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Introduction

Tipp City has a rich architectural legacy, visible in the wide variety of architectural styles found throughout the community. Dating from the mid-19th to the mid-20th centuries, there are excellent examples of residential and commercial architecture, as well as structures that reflect the community's transportation and industrial heritage. The community has an appreciation for its heritage and unique character, as demonstrated by the creation of the Old Tippecanoe Main Street Historic District (recognized by both the National Register of Historic Places and local preservation ordinance) and the preservation of its many fine historic commercial buildings, as well as its well-maintained historic homes.

Tipp City also has nearly 200 historic properties that have been documented through the Ohio Historic Inventory, with these forms on file at the Ohio Historic Preservation Office of the Ohio Historical Society in Columbus. Completed in the late 1970s and early 1980s, the inventory includes homes, commercial and industrial buildings, churches, schools, public buildings and transportation structures. Very few of the buildings recorded over 20 years ago have been lost to demolition.

Tipp City has been proactive in preserving community character by establishing a design review process with written guidelines and by becoming a Certified Local Government (CLG), following the standards established by the National Park Service and the Ohio Historic Preservation Office.

Purpose of Historic Preservation Plan

The creation of a comprehensive historic preservation plan to provide a framework for future preservation activities is the logical next step for Tipp City. The development of this plan provided the opportunity to:

- Evaluate past preservation successes;
- Increase community awareness of the importance of preservation in maintaining and enhancing community character;
- Maintain and strengthen public/private partnerships for preservation;
- Encourage heritage-based economic development activities; integrate historic preservation into public policy and regulatory activities; and
- Expand awareness of funding sources, preservation tools and strategies for implementation.

To ensure that this plan responds to the opportunities and challenges facing Tipp City, the planning process included extensive research and public involvement, including interviews with community leaders and stakeholders; coordination with a steering committee and the City of Tipp City; three public workshops; research of local history and development patterns; review of existing relevant information, including plans, legislation, public policies and the design review process; and development of recommendations to encourage and implement historic preservation activities in the community.

The *Tipp City Historic Preservation Plan* is divided into several major sections: Historic

Contexts, which summarize historic themes and establish a context for the surviving historic resources in Tipp City; identification of preservation challenges and opportunities in Tipp City; recommendations for supporting ongoing and future preservation activities; and an appendix with sources of additional information for those interested in pursuing both public and private preservation efforts.

Historic Contexts

Every community has a unique set of circumstances that led to its settlement, its patterns of growth and development, and the form of its physical built environment. To fully understand and appreciate the history of a community and to evaluate its historic resources, it is important to explore the forces that shaped it.

In the case of Tipp City, transportation was a major influence in its development, as it was directly responsible for its location. Other factors also shaped the physical environment, including the development of the commercial district downtown; the community’s industrial development; the evolution of the neighborhoods in the community; and the formation of schools, churches and other institutions. The historic contexts in this report will focus on those factors most significant in Tipp City’s development, which include the following:

- Downtown Development
- Transportation Development
- Industrial Development
- Residential Development
- Educational, Religious and Cultural Development
- Miami Conservancy District Development

Each context includes a brief narrative, followed by a discussion of property types associated with that context. The contexts are also illustrated with historic photos and maps of Tipp City. The contexts, along with the survey, are used to evaluate properties that may be eligible for inclusion in the National Register of Historic Places. These recommendations are included elsewhere in the plan.



Downtown Development in Tipp City

The location of Tipp City was determined by its location at the intersection of the Miami & Erie Canal (completed through this area in 1837) and the Springfield to Greenville Road that was established in 1813 and made a state road in 1817 (now Main Street/SR 571). Originally named Tippecanoe, the community was platted in 1840 by John Clark, who settled in the area with his family in 1810. The original plat consisted of seventeen lots extending from the corner of Main and First Streets and then north along First to Plum Street. Clark was an admirer of William Henry Harrison, who was running for president in 1840 with the slogan “Tippecanoe and Tyler, too” and was inspired to name the new town in his honor. By 1850, the word “city” was officially added to the name; and once again the name was changed in 1938 when Tipp City became the official name. (Miller, 1990, p.10)

The early settlement was located in Monroe Township along the southern edge of Miami County. The township is bisected from northwest to southeast by the Great Miami River and Troy was already established as the county seat. Tippecanoe was surrounded by rich agricultural land and its future development looked bright.

Prior to the platting of the town, a gristmill was erected along the west side of the canal, establishing the first commercial venture in the immediate area. As the new lots were sold, Clark asked that no log buildings be constructed, thus ensuring that the newly formed town would have substantial brick and wood frame structures.

The prime location along transportation routes led to the commercial development of the new settlement. By 1860, Tippecanoe was thriving and had grown to nearly 950 people; by 1880 the population increased to over 1,400; and to slightly over 1,700 by 1900. During this time the commercial district of Tipp City expanded to become a linear district along Main Street.



Historic view of Main Street.

The downtown district grew in importance as the community grew in population. Industrial development was generally occurring along both the canal and railroad tracks, with residential development to the west, north and south of the commercial district. The downtown area contained a wide variety of businesses, including professional offices, banks, hotels, taverns and saloons, as well as stores that offered dry goods, clothing, hardware, drugs, groceries, and a wide variety of other goods and services.

Historically, there was development east of the downtown area, however those buildings were moved or demolished by the Miami Conservancy District, which was formed following the devastating flood of 1913. The area to the east is now all agricultural and open space.

Among the earliest and best-preserved buildings in Tipp City are the four corners of the intersection of East Main and Second Streets. The northeast corner is occupied by the City Hotel, dating from the 1850s; the southeast corner with a large multi-story brick vernacular building from the same period; the southwest corner by a large Italianate building which houses an opera house on the top floor; and a small vernacular c.1850 brick building on the northwest corner.

Other buildings that represent the community's growth for the past century and a half include the High Victorian Italianate building at 112 East Main Street; and the c. 1910 Neo-Classical Revival Miami Citizens National Bank and Trust Building, located at 19 East Main Street, among others.



Historic view of Main Street.

The downtown area today is a compact district that is generally linear along Main Street, although there are a few commercial uses immediately north and south of Main. The core of the downtown extends from the railroad tracks on the west to the canal lock, which is at the eastern edge of town. The district contains a fine collection of 19th and 20th century commercial structures, with nearly all located along the sidewalk forming a continuous streetscape. There are excellent examples of vernacular Greek Revival, High Victorian Italianate, and early 20th century commercial structures. The vast majority of the buildings retain a very high degree of architectural integrity.



Current views of Main Street.

The downtown area also retains two historic governmental building – the historic Municipal Building, dating from 1878 and the Monroe Township Hall, dating from 1916 and located directly across from the Municipal Building. Although no longer in governmental use, the old Municipal Building is still publicly owned.

Property Types

Commercial buildings are the most common property type associated with this theme. They are typically two to three stories in height, although there are a few 20th century single story commercial buildings in the area. Multi-story buildings had storefronts on the first floor with upper floors that were originally occupied by offices, living spaces or gathering spaces such as lodge halls or an opera house. Although a number of buildings still have apartments located on the upper floors, many of the buildings have only first floor occupancy.

Downtown commercial buildings represent a wide range of architectural styles, including Greek Revival, High Victorian Italianate, Second Empire, Neo-Classical Revival, and early 20th century commercial styles. Although the architecture is varied, the common setback, similar scale and widespread use of brick and stone materials create a cohesive streetscape. There are some freestanding buildings, as well, especially along the eastern edge of the district. These properties also reflect the late 19th and early 20th century character of the district and contribute to the pedestrian-friendly streetscape.

The core of the downtown area is included in the Old Tippecanoe Historic District, which has been designated locally and also listed in the National Register of Historic Places.



These are excellent examples of downtown Tipp City's rich architectural legacy.

Transportation in Tipp City

Transportation is an especially important historic theme for Tipp City, as the community's very existence was determined by its location at the intersection of two early transportation routes – the Springfield-Greenville Road (now Main Street/SR 571) and the Miami & Erie Canal.

The road connecting Springfield (county seat of Clark County) to Greenville (county seat of Darke County) was established in 1813, with its status elevated to a state road just a few years later in 1817. Another early road, the Dayton-Troy Road established in 1803, ran north and south and passed through Monroe Township west of where Tipp City would be established. A settlement known as Hyattsville grew up at the intersection of this road and the Springfield-Greenville Road (now the intersection of Hyatt Street and West Main Street). Founded by Henry Hyatt in 1833, Hyattsville was platted with 27 lots and had a post office, tavern, a church and a couple of stores. It was incorporated into Tipp City in 1874.

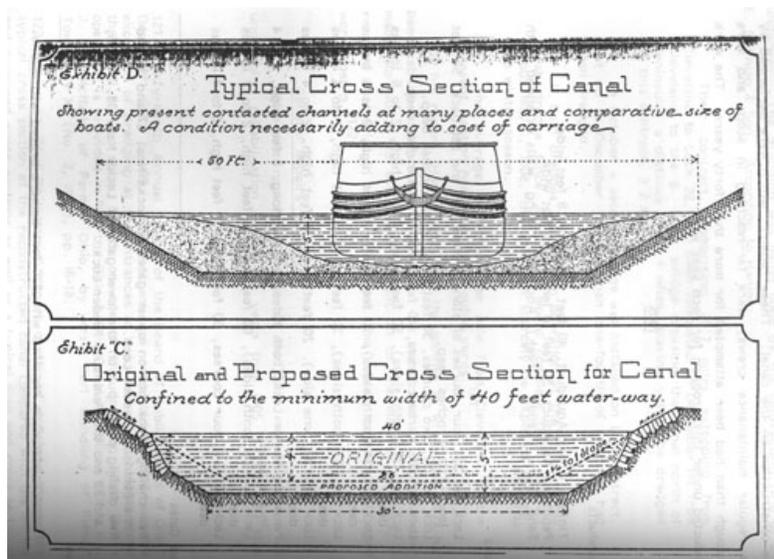
However, even though early roads were important, the construction of Ohio's canal system was a major public improvement that finally allowed dependable transportation between Lake Erie and the Ohio River through both the eastern and western portions of the state. The canal system provided an efficient and cost-effective means of transporting goods and passengers over long distances in a way that was not possible on the roads of the time.



Historic view of passengers traveling by canal.

The Ohio Legislature authorized a canal survey in 1823 and in 1824 appropriated \$3,000,000 to begin construction of Ohio's canal system. Work commenced in 1825 and by 1828, the section between Dayton and Cincinnati was completed. In 1830, the Ohio Legislature authorized extension of the Miami & Erie Canal from Dayton to the Auglaize River, with construction beginning in 1833 and reaching this area in Miami County in 1837. The Panic of 1837 caused a slowdown in work, but the canal was completed from Piqua to Toledo in 1844. Tipp City's

early years (it was established in 1840) were largely influenced by the success of the Miami & Erie canal, as businesses sprang up to serve travelers as well as the growing population.



Historic drawing of cross-section of an Ohio Canal.

While roads and the canal continued to be important, by the mid-19th century, a major new advancement in transportation was taking shape – the railroads. Tipp City’s sole steam railroad line dates from the early 1850s and was built by the Dayton & Michigan Railroad. Permission to pass through Tipp City was granted by the community, provided that “cars would not run through the town at a greater speed than four miles an hour.” Suspicion of the adverse effects from the new technology led to such pronouncements, but these were quickly voided, and the railroad soon became the primary means of inter-city transport for both freight and passengers. The line through Tipp City became part of the Cincinnati, Hamilton & Dayton Railway and then of the Baltimore & Ohio system. From the first trial run in March of 1853, this line was an important link between Cincinnati, Lima, Toledo, and Detroit, as well as a connection to the nation’s entire rail network through junctions with many east-west rail lines. Passenger service to and from Tipp City lasted at least into the early 1950s, and passenger trains ran through the community, without stopping, until 1971. The line remains a vital route today for CSX Transportation, with particularly heavy traffic in autos and auto parts.

Better suited to local transportation was Ohio’s system of electric interurbans. At its peak, this network of nearly 2,800 miles of track exceeded that of any other state by at least 1,000 miles. Fully developed by 1908, the statewide interurban system, which was made up of dozens of operating companies, was virtually gone by 1939, the victim both of the Depression and of increasing auto and truck ownership.

Tipp City was on the route of the Dayton and Troy Electric Railway. The earliest part of this line dated to 1895, when it connected Dayton and Piqua by way of Tipp City. By 1903 through travel to Toledo was possible, in connection with several other lines that were known together as the “Lima Route.” For three decades, even in the face of competition from the parallel steam

route of the CH&D, the D&T provided frequent local service for passengers and freight. Traffic and revenues declined through the 1920s as more people bought cars and trucks, and in 1932 the company entered receivership. Collapse of the D&T bridge over the Miami River in Dayton sealed the line's fate, and on August 10, 1932 the last car completed its run, terminating in Tipp City.



Historic view of interurban in Tipp City.

From the end of the interurban era onward, then, Tipp City's primary transportation mode was the highway. Located as it was on a fairly minor state route, the community grew slowly, adding a few hundred new residents in each decade. That would change with development of the Interstate Highway System in the 1950s and 1960s. Construction of both Interstate Routes 70 and 75, whose junction was just a few miles south of Tipp City, changed the community's transportation dynamic. Quick freeway access to jobs and shopping in Dayton, Troy, and other nearby cities had significant implications for both commercial and residential development and for some four decades has been the primary driver of Tipp City's growth and of the form that growth has taken.



Early and mid-20th century automobiles in Tipp City.

Property Types

Several property types are associated with transportation theme in Tipp City. The preserved Miami & Erie Canal Lock #15 is located on the eastern edge of town in Canal Lock Park. It measures approximately ninety by fifteen feet and is constructed of limestone blocks. A well-preserved railroad freight house, dating from the late 19th century, is a frame single story building located on the west side of the railroad tracks at the western edge of the central business district. A building directly across the tracks from the railroad freight house might have had a transportation-related use. Although covered in siding, the cornice indicates it may date from the late 19th century. At least one historic hotel building, built c. 1850s, is located at the northeast corner of East Main and Second Streets. The painted “Hotel” sign is located above the Greek Revival main entrance. A least a couple of auto-related business – a former repair shop on located on North Second Street and the former Sampson Car Dealership at 40 W. Main Street still exist.

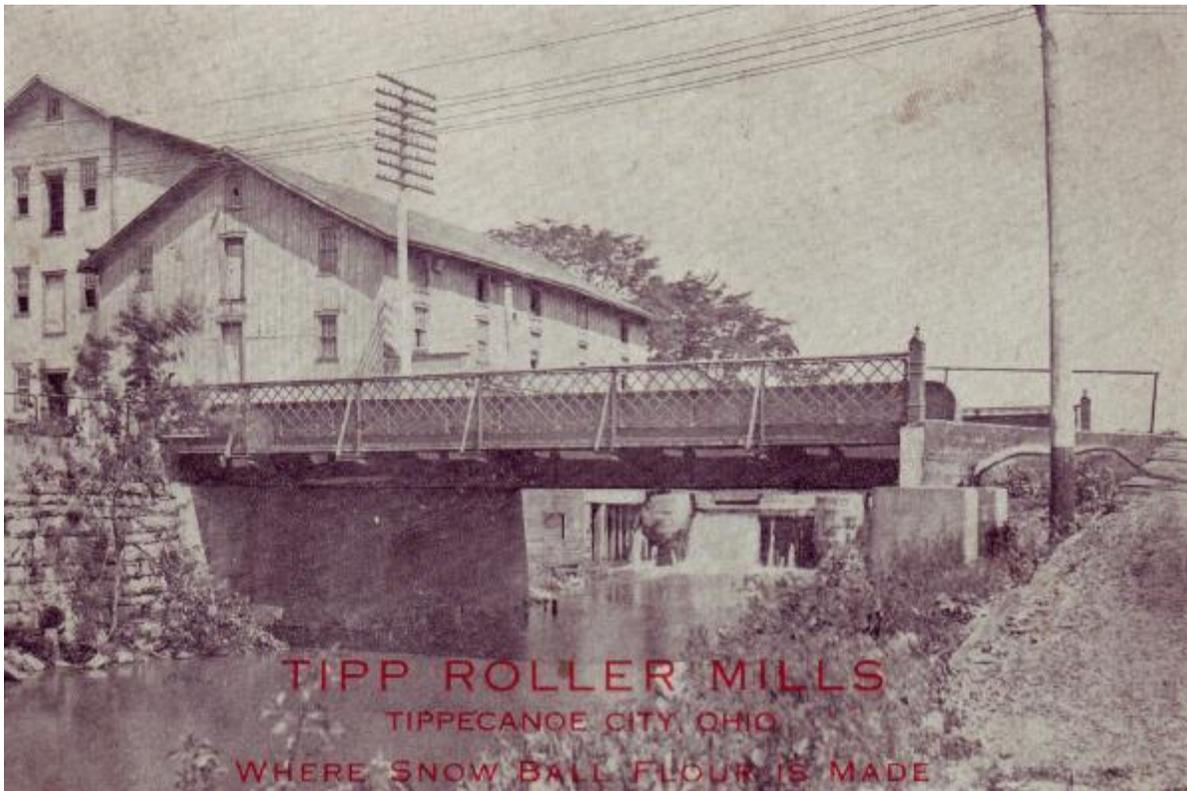


Current views of transportation-related historic resources in Tipp City.

Industrial Development in Tipp City

“Tipp City is located in one of the richest agricultural sections of the county. Having had the raw product at hand, excellent water facilities, and the best of transportation means, it naturally became an industrial center.” (Miller, 1990, p. 25)

Industrial development in Tipp City dates back to its founding. In fact, the earliest industry, predates the founding of the community -- a gristmill was built in 1839 on the west side of the canal near the original plat of Tippecanoe (known historically by various names, including Tipp Roller Mill, Paragon Mill and Falls Milling Co.). It was expanded a number of times and is still standing on East Main Street, on the eastern edge of Tipp City, next to Canal Lock Park. Other early industries that located along the canal included a sawmill in 1840; another grist and linseed oil mill a few years later; and a distillery in 1852, although none of these buildings has survived.



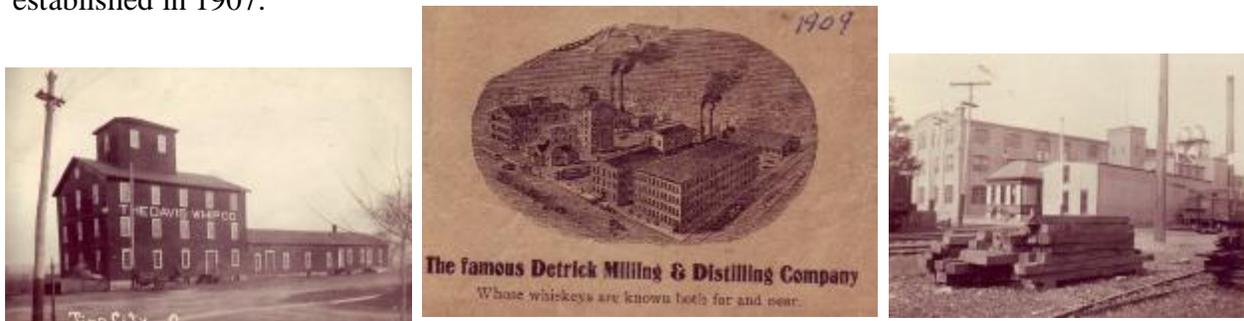
Historic view of Tipp Roller Mills on East Main at the canal.

The Buggy Whip factory was erected in 1889, on the site of one of the earlier mills, and it relied on water from the Miami and Erie Canal race for its power supply. It too, is located along East Main Street, on the eastern edge of town, along the route of the canal.

Although it may not have had a direct relationship to the canal, the Ford Wheel Works Co., was located along North Second Street near Park Avenue, approximately 200 yards from the canal bed. Established in 1869, it manufactured oak buggy wheels and adapting to the decline of wagons and carriages in the early 20th century, it was converted into a furniture company, later used by the Tipp Furniture Company. Other former industrial buildings are located south of Main, along the canal, however, most have been altered.

As the canal diminished in importance and was replaced by the railroad as the preferred means of transportation for industry, Tipp City's industrial corridor shifted west to the area along the railroad tracks during the 19th and early 20th centuries. Some of these industrial buildings survive.

Among the industries to locate along the railroad were the Tippecanoe Milling Company located on West Main Street (demolished in 1940); the Malleable Iron and Foundry Company, established in 1872 and located on West Broadway, west of the railroad; the Tipp Strawboard Company (later Piqua Strawboard), on South First Street, east of the railroad, which was established in 1882; the Saunders & Son Seed Co., established in 1922 at Broadway, east of the railroad, in a 1906 building previously occupied by a tobacco warehouse; and the Tippecanoe Underwear Factory (also known as the Tippecanoe Knitting Mill) on North Fourth Street, established in 1907.



Historic views of Tipp City industries, including Davis Whip Co. (left), the Detrick Milling and Distilling Company (center) and the original Dolly Toy Co. (right).

Industrial growth continued to be strong in the early- to mid-20th century, with the population expanding from 1,703 in 1900 to 4,267 in 1960. During that time a number of businesses were established or moved from other locations to Tipp City. Among these were Spring Hill Nurseries, which moved from Dayton to Tipp City in 1909; Strickler Brothers Canning Company (later the Tip Top Canning Company), established on South First Street in 1912; Amole Soap Company, which moved to South First Street in Tipp City from Illinois in 1920; the Tipp Fireworks Company was established in 1921 with a building on North Fourth Street; Whirl-away Motors, Inc. established in 1946 at the corner of Main and Fourth Streets, and later built a factory at 531 North Fourth Street; Tipp Machine and Tool Company, established in 1947 and located on First Street; and Tipp City Manufacturing Company, established in 1949 and located at the corner of North Fourth and Franklin Streets; among others.

Many of Tipp City's buildings are constructed in brick, much if it produced locally. The city had several active brickyards at one time. "One was located between Second and Third Streets,

from South to German Street. Others were at the north end of North Second Street, east side; and south of where a Paper Mill and Ice Plant were located, -- south end of First and Second Streets.” (Miller, 1990, p.26)

Tipp City’s industrial heritage continues today, although at a reduced level, which is typical of most Ohio communities. Some of the historic industrial buildings are in use for manufacturing purposes, others have been converted to new uses and some are awaiting creative re-use. Tipp City recently undertook a study of the community’s industrial heritage corridor along the railroad, to explore possible new uses for some of these underutilized structures.

Property Types

Property types associated with this theme include buildings used for manufacturing and production, warehouses, office buildings, storage and maintenance facilities. Two of the earliest industrial buildings – Tipp Roller Mills and the Buggy Whip Factory are wood frame construction with double-hung multiple-paned windows and are vernacular in design. The vast majority of the late 19th and early 20th century industrial buildings are also vernacular in design, but tend to be constructed in brick and are two to four stories in height. Natural light and ventilation were important so operable windows are common features. The buildings from all periods tend to have large open interior spaces, which were designed to be flexible and utilitarian.



Excellent examples of Tipp City’s industrial heritage survive today, including the Buggy Whip Company building (left), Dolly Toy Co. (right), and Tipp Roller Mill building (bottom).

Residential Development

Tipp City has a large number of homes dating from the mid-19th to the mid-20th centuries, representing a variety of architectural styles that were popular during this period. The historic homes are located north, south and west of downtown with the greatest concentration of historic homes on Main Street, in the Old Tippecanoe Historic District.

Tipp City's growth was steady and gradual throughout the 19th century – with a population of 949 in 1860 and 1,703 in 1900 – not quite doubling in a forty-year period. The rate of growth increased in the early to mid-20th century, with the greatest growth in recent years. The population of Tipp City grew from slightly over 2,000 in 1910 to over 5,000 in 1970. Since 1990, however, the population has increased significantly from 6,638 to an estimated population of 9,751 in 2005. Most of this recent growth is in outlying areas – some of it on the other side of I-75 on the far west side of town.



Historic views of late 19th and early 20th century houses in Tipp City.

Main Street, from west of Seventh Street to the edge of downtown, is an outstanding collection of historic homes. This area is included in both the National Register and locally designated Old Tippecanoe Historic District. Examples of the variety of architectural styles in the district include: Greek Revival/Italianate transitional (309 West Main); Second Empire (121 and 413 West Main); Queen Anne (104, 105, 109, 115, 230 and 317 West Main); Prairie/Arts & Crafts (206 West Main); Bungalow (326 and 439 West Main); Colonial Revival (212 West Main); and Dutch Colonial Revival (305 West Main). The streetscape retains its historic character with uniform setbacks, small front yards, and mature street trees. A number of the homes along Main Street still have historic carriage houses and garages.

The areas north and south of downtown also have large numbers of historic homes. Some of the properties appear to date from the mid-19th century. There are vernacular homes (123 North Second, 229 South Second), as well as Greek Revival (124 South Second) Italianate (10 West Dow, 103 South Third); Gothic Revival (303 North Second, 131 South Third); Second Empire (275 South Hyatt, 218 West Walnut); and Queen Anne (203 North Third) examples in these areas. The earlier houses – mid-late 19th century – tend to be located east of the railroad, which is not surprising since the earliest settlement in Tipp City was close to the canal at the east end of town. West of the railroad to Hyatt Street (former location of Hyattsville), was generally settled in the late 19th and early 20th centuries.

Broadway is unique in Tipp City, as it is much wider than any other streets in the community. The streetscape between Hyatt Street and Roher Drive is distinctive for its landscaped island down the center of Broadway and its streetscape composed of early-mid-20th century homes.

There are several examples of Sears houses (310 and 405 West Main) and at least one Lustron home (419 North Third) in the community. A historic farm complex at 780 South Hyatt is now located within the city limits.

Property Types

Tipp City’s residential architecture is generally characterized by single-family homes on narrow city lots with small front yards along streets with sidewalks and mature street trees. Both wood and brick were common building materials and there are fine examples of residential architecture in these materials. The houses exhibit a wide variety of architectural styles as discussed in the description above, with the highest concentration of homes with high levels of architectural integrity located within the designated historic district. Historic carriage houses and garages are also found throughout the city.



Tipp City’s neighborhoods are filled with distinctive homes from all periods of its history.

Religious, Educational and Cultural Development in Tipp City

Tipp City's growth and development in the areas of transportation, commerce and industry led to its growth in population, as well. Along with a growing resident population, churches, schools and cultural institutions were established.

Churches

Zion Evangelical Lutheran Church predates the formation of Tippecanoe by fourteen years. Established in Monroe Township in 1826, the congregation held its services in a log building, near the area known historically as Hyattsville. It later erected a brick church on Main Street (1847) and replaced it with a new church in 1894. That church, located at the western edge of downtown, was expanded several times to meet the needs of the growing congregation and completed a major expansion in 2006.

An early Methodist congregation also worshipped near Hyattsville before building a new brick church at the corner of Third and Dow Streets, serving both Hyattsville and Tippecanoe.

Three congregations were established in the 1850s. The Baptist congregation formed in 1852 and met in a variety of locations before building its new church in 1879 at the corner of Fourth and Walnut Streets. The building was enlarged in 1911. A German Lutheran Church was founded in 1856, but used the "English" Lutheran Church for services before building a frame church on Third Street in the late 1870s. St. John the Baptist Catholic Church, organized and built a brick church in 1857. The church, located at the southeast corner of South Third Street and Broadway, was completed in 1911.

A Presbyterian congregation held its services in a chapel in the Chaffee Block downtown in the 1870s but never built a permanent church in Tipp City. Assembly of God members also held services in the Chaffee Block before construction of the Bethel Tabernacle in 1929 at the northwest corner of Plum and Fourth Streets. The Church of the Nazarene was formed in 1937 and purchased the former German Lutheran Church on South Third Street.

Schools

The first school in the area also predates the founding of Tippecanoe. A log school building, dating from the 1830s, was located along the State Route near Hyattsville, and served a district of approximately five square miles. As Tipp City began to grow, the school district was divided and a new frame building was constructed east of the canal. Another school was soon needed and a larger Tippecanoe Union School was constructed in 1854 at the corner of Dow and Third Streets. A larger school was built in 1869 at Dow and Seventh Streets, only to be replaced with a much larger three story building in 1893. The first high school building was erected in 1917. Little school construction took place in the period between World War I and II, but a new building on West Broadway was completed in 1952 to accommodate the post war baby boom generation. A new elementary school was constructed on the north side in 1957, a new high school in 1964, and a new middle school in 1975. The current high school, constructed in 2003, is located at the northwest corner of Kessler-Cowlesville Road and North Hyatt Street.



Historic view of Tipp City Union School, constructed in 1893.

Cultural Institutions

The social and cultural life of the community also developed from the time Tipp City was founded. The Chaffee Block Opera House, constructed in the 1860s, became a major center for cultural activities in the community for many decades. Fraternal organizations were also important as they provided both a social outlet for its members, as well as benefits such as insurance and other types of help when it was needed. These organizations frequently built their own structures with storefronts on the first level and a lodge hall upstairs. The Masons were formed in 1851 and the Odd Fellows in 1854. The Masonic Temple and Fraternal Order of Eagles are both located in buildings dating from the mid-19th century, with the Masons located at 108-110 East Main Street and the Eagles in a former home at 202 East Main Street. The International Order of Odd Fellows (I.O.O.F.) built their lodge hall c. 1890s on the south side of West Main Street near Fourth Street. The Tipp City Rotary Club was established in the 1920s and continues to meet in the Monroe Township Building.

Other cultural institutions were established and met in a variety of locations in the community – these included musical, theater and literary groups and a number of womens’ organizations including the Daughters of America (1903) and the Women’s Civic Club (1920). The Thistle Club (a mens’ card and social club) was located in the upper floor of the 35 E. Main Street for many years.

Government Institutions

As Tipp City grew, the role of government became more complex. A new city building was constructed at the northeast corner of Main and Third Streets in 1874. The building served a variety of public purposes throughout its history, including the city hall, police and fire stations,

as well as the post office and the community's first library. The government functions have been relocated, but the building is still owned by the city and is known as the Old Municipal Building.

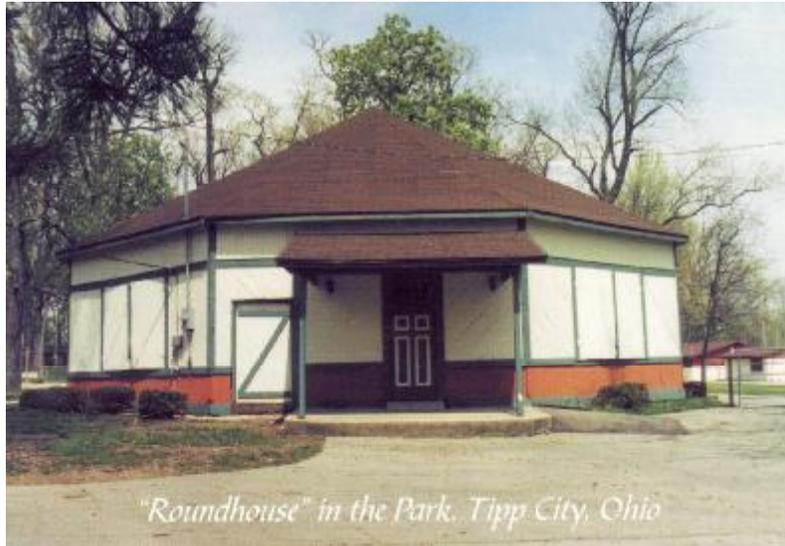
The Monroe Township trustees occupied a building constructed in 1916, which also contained the town's first theater. It was located directly across the street from the old Municipal Building.



Historic view of the Tippecanoe Municipal Building.

The Women's Civic Club formed the library in 1923, and it became a public library in 1926. It has always been located in the downtown area. It is currently housed in a building constructed by the library in 1962, immediately east of the former Municipal Building.

Recreation is an important aspect of life in a community, and Tipp City provided for the needs of its residents. The 26-acre City Park was established on the north side of town in 1884. A wooden pavilion, known as the "round house" was erected in 1887. It was designed to have a large open space without any center supports for the roof. Other additions to the park included picnic shelters, ball fields and in 1955 a swimming pool and pool house were added.



Postcard view of the “Roundhouse” in Tipp City Park.

The U.S. Post Office constructed a building on West Main at Fourth Street in 1938. It contained a large mural in the lobby (painted by Herman Zimmerman), which was not uncommon for public buildings constructed during this period. It has been replaced by a larger, new post office on the North Hyatt Street in 1991.



Historic view of the Post Office on Main Street.

Cemeteries

Tipp City has three historic cemeteries: Maple Hill Cemetery, located on Hyatt Street at Evans-ton Road (established c. 1870s) English Cemetery, also along South Hyatt Street and Hyatts-ville Cemetery on North Hyatt Street. Maple Hill Cemetery is the largest with approximately 40 acres and 6,000 burials, but all have historic tombstones and landscaped open space, which create park-like settings in their respective areas.

Property Types

A variety of property types are associated with this theme. A number of historic church buildings have survived, as have some of the parsonages. The church buildings are generally substantial brick structures, designed in a popular architectural style, with attention to craftsmanship and details such as stained glass windows, carved stone and wood trim and bell towers which serve as visual landmarks. Tipp City churches were built in different styles with the Romanesque Revival most common. Gothic Revival and Mission Revival are also represented. The parsonages are houses found in the same scale and materials as other residential buildings in the community.

The 19th century schools are gone but the 1917 and 1952 school buildings have survived, with additions and updates. The school property occupies a large lot in a residential neighborhood.

The downtown fraternal lodge buildings have survived, although there have been alterations to all of them. The Eagles building is perhaps the most altered, as the original house is barely visible from the exterior. The Opera House (Chaffee Block) is one of downtown's most prominent buildings and the former opera house space retains much of its original fabric.

The Municipal Building and Township Hall are still standing and both have had some alterations. The Italianate Municipal Building lost its tower and the early 20th century Township Hall had an incompatible metal canopy added to the first floor storefront. The former post office exhibits restrained classical influences. The WPA mural by Herman Zimmerman was moved from the lobby of this building to the new post office.

The roundhouse in the City Park is still standing and serving its original function; as is the public library downtown.



The Monroe Township Hall (left), 1917 school (above) and Opera House Block (left) are all significant historic properties in Tipp City.

Miami Conservancy District

The Great Miami River and its tributaries have had an impact on communities in Miami County, including Tipp City. The greatest impact was felt in March, 1913 with a devastating flood. Days of rain caused flooding throughout the entire state of Ohio and a tremendous amount of property damage and lost lives were left in its wake, although the impact on Tipp City was minimal.



View of 1913 flood on East Main Street. Some of the buildings in the background were moved to other areas within Tipp City.

The Ohio Legislature responded shortly after the flood by passing the Ohio Conservancy Act, said to be the first of its kind in the nation. It gave people living in the state's watersheds the authority to purchase land for flood control (for example, construction of dams, levees and lakes) and for conservation purposes.

The Miami Conservancy District was established in 1917 for these purposes in the area of the Great Miami River and its tributaries, which included Tipp City. The Conservancy was responsible for the construction of a mile long levee along the east side of the town, parallel to the route of the Miami & Erie Canal.

In 1918 the Conservancy also purchased a number of buildings, which made up about three blocks of development on the south side of Main Street, east of the canal. Some of the buildings were demolished, but fourteen were moved to areas on the west side of Tipp City. According to a local history, five were relocated to the south side of West Dow, west of Hyatt; four to the south side of West Walnut, west of Sixth; two to the south side of West Plum, west of Fourth; and three to the east side of North Hyatt. (Miller, p. 31)

The area formerly occupied by these buildings is now permanently dedicated open space. It is immediately east of the downtown area and it provides an attractive rural entrance into the historic district from the east.

Property Types

The most visible feature of the Conservancy presence is the levee along the east side of town. Canal Lock Park is located at Main Street in this area and a bike path has been constructed on Conservancy land, with plans for further expansion into a longer pathway system. The relocated houses are also related to the history of the flood and the creation of the Miami Conservancy District.



These houses were among those relocated, by the Miami Conservancy District, rather than being demolished. They are grouped along several streets in Tipp City.



Tipp City Historic Preservation Challenges and Opportunities

Communities are constantly evolving and changing as part of the natural cycle of growth and development. Historic preservation planning provides the opportunity to manage change so that community character is preserved and enhanced. Tipp City has a strong historic character that is closely associated with its image as a desirable place to live and work. Its growth in recent years is a testament to its desirability. Yet, with growth can come challenges and community awareness of Tipp City’s historic assets is important to ensure that these assets are preserved as the community grows and changes.

These challenges and opportunities were identified through a series of focus group interviews with public officials, city staff, owners of historic properties (both commercial and residential), real estate professionals, downtown business owners, tourism officials, Restoration Board members and other interested parties. A public workshop was held to ensure that other viewpoints were heard as well.

Tipp City does not face any overwhelming challenges – it is a city that is growing and has an expanding population; it has a vibrant downtown business area; it has attractive and well-maintained neighborhoods; and it has citizens who value the heritage and physical character of the city. Nevertheless, there are still opportunities to improve the environment for public and private preservation efforts to thrive. Challenges and opportunities are frequently related, as evidenced by the summary which follows.

Challenge #1

Tipp City has many fine historic properties – residential, commercial, industrial and public buildings. Although most are in good to excellent condition, it is always a challenge to rehabilitate and maintain historic properties. Some of the upper floors of commercial buildings are not fully utilized and economic incentives may be necessary to make it feasible to justify major investment in the future.

Opportunity #1

There are available incentives and strategies that can be employed to encourage investment in historic properties. The 20% Historic Rehabilitation Tax Credit, Article 34 of the Ohio Basic Building Code, and the Ohio Main Street Program for revitalization are three examples of incentives and strategies that have been successful elsewhere and could be utilized in Tipp City. They are discussed in detail in this plan.

Challenge #2

Tipp City has a number of industrial buildings that are either vacant or underutilized. They tend to be located along the city's railroad corridor. A number of these buildings contribute to the character of the community and their future uses will have an impact on the surrounding neighborhoods.

Opportunity #2

Tipp City has already taken positive steps to recognize the potential of this industrial corridor through the development of the *Legacy District Reuse Plan*. This plan presents creative ideas about potential reuse and development schemes and identifies at least four of the major historic structures for preservation and adaptive use.

Challenge #3

Tipp City has an extremely attractive and interesting historic downtown district. It has a variety of businesses and restaurants and the public library, which draw both residents and tourists. Although the downtown appears to be stable, it is important to recognize that historic downtowns sometimes face cycles of prosperity and decline.

Opportunity #3

Downtown Tipp City could benefit from the Main Street 4-point approach to revitalization. A comprehensive downtown program will help ensure that downtown Tipp City remains competitive, vibrant and economically viable. The Main Street Program has been successful in thousands of historic downtowns across the country.



Strategies for Historic Preservation in Tipp City

The strategies and recommendations contained in this section of the plan are tailored for Tipp City and build upon the community's past successes. There is a strong preservation ethic in the community, as evidenced by city policy to establish a local historic district with design review; to become a Certified Local Government by meeting standards established by the National Park Service and the Ohio Historic Preservation Office; and by the individual efforts of numerous property owners to preserve and maintain the city's historic resources.

These strategies and recommendations recognize those strengths and are intended to refine and focus efforts to have the greatest impact in the future. The strategies are grouped into the following categories: Public Policy, Economic Development, Heritage Tourism, Neighborhoods, Education/Public Awareness; and potential National Register properties.

A. Public Policy

The City has made significant commitment to historic preservation. The City Charter establishes historic preservation as a priority in the community; in 1974 the City Council established the Tipp City Restoration and Architectural Board of Review to oversee design review in the historic district; and Tipp City obtained Certified Local Government status in 2005.

The following recommendations build upon these successes.

1. Adopt a policy that places a priority on preservation of city-owned historic properties – canal locks, former City Hall, and city park buildings.

The creation and adoption of a public policy regarding the preservation of city-owned properties will demonstrate in a concrete and visible way the type of stewardship of resources that the City wants the private sector to emulate. No city-owned resources are threatened at this time, but public officials and city staff change over time and with the strong commitment to preservation shown by those currently in elected and staff positions, now would be an ideal time to set the standard for the future.

The policy can be as simple as a City Council resolution stating the commitment to carefully evaluate future activities that could have an impact on the preservation of historic resources under the control of the city to place a high priority on their preservation to a more formal process to work with the Tipp City Restoration and Architectural Board of Review on all future construction and development projects that impact these properties.

2. Continue to utilize resources provided by the Ohio Historic Preservation Office, especially the CLG funding program to implement recommendations contained in the plan.

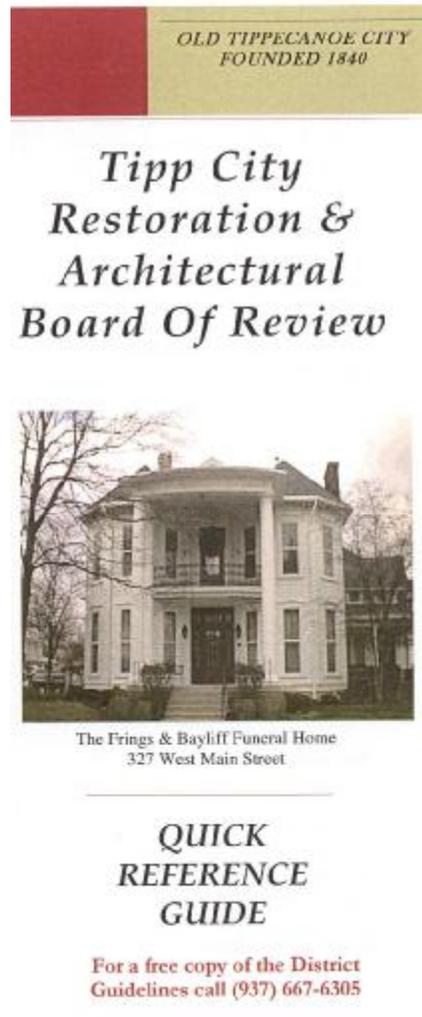
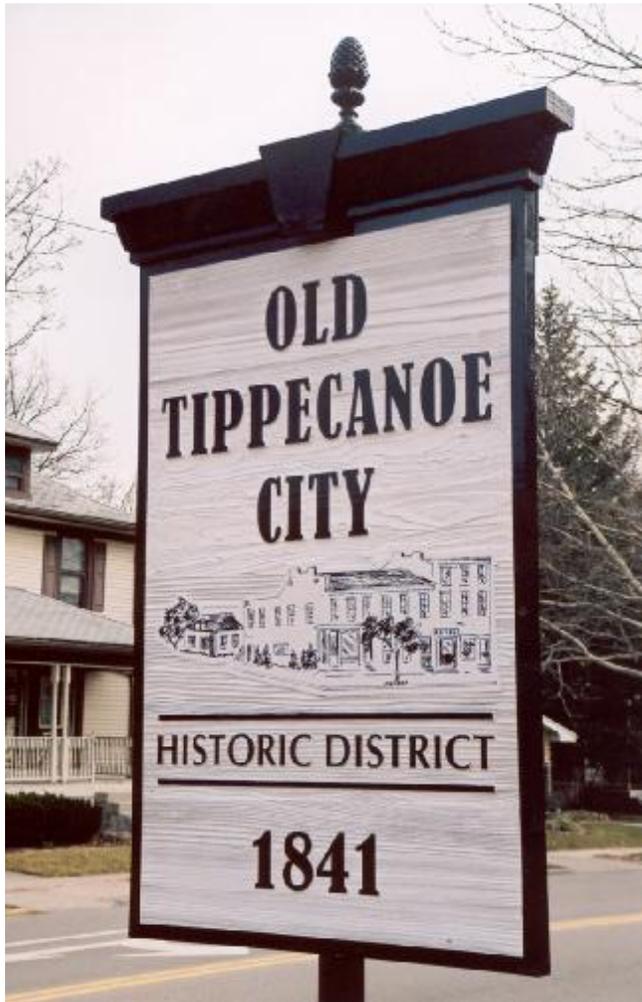
Each year a portion of the Ohio Historic Preservation Office's (OHPO) funding from the National Park Service is re-granted to Ohio's Certified Local Government programs (CLG) through a competitive grant process. The CLG program allows for funding in a number of categories including historic survey, National Register nominations, pre-development projects, planning projects and educational programs. A number of the recommendations contained in this plan would be eligible for funding through this program. It is a good way to leverage local resources as the federal share is 60% and the local matching share 40%. The Ohio Historic Preservation Office can also provide technical assistance on a number of issues and has an excellent website with links with other preservation organizations. (www.ohpo.org)

3. Provide an orientation program for new members of the Tipp City Restoration and Architectural Board of Review; and an annual training program for members to ensure that they have the expertise necessary to manage effectively the design review process in Tipp City's Historic District.

The Tipp City Restoration and Architectural Board of Review is made up of volunteers who agree to serve in this official capacity. Periodically, new members are appointed and the development of an orientation program for new members will ensure that all members understand the legal basis of design review; the responsibilities of serving on the Restoration and Architectural Board of Review; the guidelines that are used for review of alterations, additions and/or demolition of existing properties, as well as new construction within the designated district; and other important topics related to the work of the group.

For both new and experienced members, specialized training can also be helpful, especially on issues facing the board. For example, if additions to historic buildings are commonly requested, a special training session for how to interpret the guidelines and evaluate these proposals might

be helpful; or if artificial siding is a common request, a session on issues relating to allowing artificial siding could be held to help the Architectural Review Board establish specific guidelines dealing with this issue.



The Tipp City Restoration & Architectural Board of Review works diligently to manage change within the historic district without sacrificing the character of the area.



B. Economic Development

Historic Preservation is an important economic development tool and the City of Tipp City recognizes this fact. It has provided leadership in developing the *Legacy District Reuse Plan* and in the exploration of the feasibility of establishing a Main Street Program through a DART visit from Heritage Ohio. Specific recommendations contained in these reports, as well as some additional recommendations, will support private sector initiatives to maintain a healthy and vital downtown and find successful reuse opportunities for historic industrial buildings.

1. Continue to work with the downtown property owners and businesses to pursue the development of a comprehensive Main Street Program for Tipp City.

Heritage Ohio conducted a DART assessment in 2005 to evaluate the potential for establishing a Main Street program in Tipp City. It concluded that work needed to be undertaken to build a coalition of organizations and individuals to create the foundation for a Main Street Program. The Downtown Tipp City Partnership grew out of the Heritage Ohio review and has been meeting regularly to work toward the development of a comprehensive Main Street Program. The City has an important role to play and its participation in the partnership has been critical to its momentum. Positive steps are being taken with the hiring of a part-time Downtown Manager, which should significantly improve the chances of success. It is appropriate for the City to play a supportive role in an important public/private effort such as the Main Street program.

2. Consider establishing a façade improvement program in the downtown that would provide financial incentives to property owners or businesses that will enhance their historic facades.

Downtown Tipp City has an outstanding collection of historic properties. Most are in good condition but some could benefit from exterior rehabilitation – especially the removal of later

incompatible modifications and a return to more historically accurate designs. The City should consider establishing a façade improvement program that would provide either small grants or loans as an incentive for property owners or businesses to undertake this type of work. The grants should require at least an equal match by the owners or businesses and all designs should be approved by the Restoration and Architectural Board of Review. This program can have a dramatic impact on the visual quality of the downtown, while leveraging public dollars for private investment. This program should address actual rehabilitation work, not routine maintenance issues.

3. Initiate a Legacy District Multiple Property Documentation National Register Nomination.

The *Legacy District Reuse Plan* identified four historic industrial properties – the Saunders Seed Building and S&G Painting (both on Broadway), Dolly Toy Warehouse at Sixth and Plum, and the original Dolly Toy on Fourth Street -- that should be very high priorities for preservation and reuse. In fact, the plan recommended that these properties be nominated to the National Register of Historic Places so that the owners can take advantage of the 20% historic tax credit for rehabilitation. One approach to undertaking the National Register nominations is to group the buildings thematically in a Multiple Property Documentation (MPD) National Register form. This approach allows for a context to be developed and for all or a few of the nominations to be included in the initial context document, or to just establish the historic context to make it possible to streamline the preparation process for future nominations. The City should meet with current property owners to gauge their interest in being included at this time. If not interested now, future owners will have the advantage of having the background work completed and can go forward with nominations at a later time.



Industrial buildings that could be included in an industry-themed National Register nomination.

4. Develop signage for the Legacy District that ties it in with the downtown historic district.

The Legacy District intersects the historic district at Main Street, on the western edge of downtown. The Old Tippecanoe Historic District already enjoys a positive image as a distinctive place in the community. The *Legacy District Reuse Plan* has begun to create a separate and distinct identity for the industrial buildings located along the city’s railroad corridor. “Branding” and signage can help to establish the industrial area’s identity, while also promoting its close proximity to the existing historic district and downtown. Future reuse of buildings will probably include mixed uses – commercial and residential. This identity can help to create an image of the area that will be conducive to new uses.

5. Develop “pilot projects” for use of the 20% Historic Tax Credit and use of Article 34 of the Ohio Basic Building Code.

These tools have been used successfully by a number of property owners in Ohio, but have had little use in Tipp City. The City should consider providing initial funding for qualified professional experts to work with owners and businesses on a few highly-visible projects that can then be used as models for how these tools are applicable to Tipp City’s historic properties. This approach would be especially appropriate for one of the Legacy District buildings or the major rehabilitation of a downtown building that would include use of vacant upper floors.

6. Explore the possibility of establishing a Special Improvement District (SID) downtown.

Ohio has state enabling legislation that allows property owners to come together to form a Special Improvement District (SID). The district boundaries, assessment formula, and expenditures are all decided by the property owners. At least 60% of the property owners have to approve the formation of the district and the plan for expenditure of collected funds. The funds are collected as part of the property tax bill, but the funds are administered by a board composed of property owners in the district. There is no government involvement in the expenditure or management of the funds. Since the SID has to be renewed periodically (five years is most common), there is also a high degree of accountability because successful renewal will likely depend on the satisfaction of the property owners with the expenditures and impact of the SID. Funding generated through this technique can be used for a wide variety of purposes, including support of a Main Street Program, for marketing and promotion efforts, special events, and maintenance of capital improvements, among other activities.

7. Work with the owners of the Opera House to conduct a feasibility study for its restoration for use as a public space.

The Opera House in Tipp City was mentioned repeatedly as one of the most important buildings in the community. Its upper floor contains a large open space that was used for decades as the social and cultural gathering space for the community. A number of Ohio cities and towns – Nelsonville, McConnellsville and Shawnee, Cedarville and South Charleston – to name a few, are restoring their historic opera houses for public use. In some cases, the first floors remain in commercial use with the upper floor adapted to serve a variety of functions – meetings and

conferences, special events, and cultural performances. Funding through the Ohio Cultural Arts Facilities Commission (state capital funding) has been made available to many of these projects. Recognizing that the property is in private ownership, it is important to respect the owner’s control over the property and to seek common ground in how to pursue a use that benefits both the owner and the community. An architectural feasibility study should identify how the space could be used and an estimate of costs to make it conform to current building codes. The study should also feature “best practices” by other similar facilities and a funding plan for accomplishing the project.



**The restoration of Stuart’s Opera House (top) provided the catalyst
For the revitalization of the entire historic square in Nelsonville,
Ohio (bottom). The area is now knows as the “Historic Square Arts District.”**

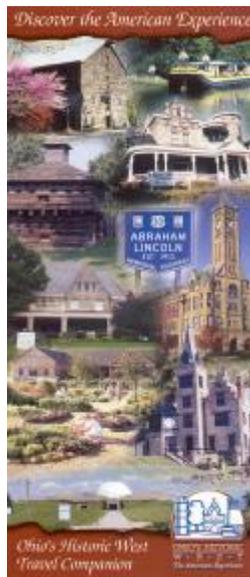
C. Heritage Tourism

Heritage Tourism is defined as “travel directed toward experiencing the arts, heritage and special character of place” (White House Conference on Travel and Tourism, 1995). Heritage Tourism is one of the fastest-growing segments of the tourism industry, which has a significant economic impact in Ohio. According to a study conducted by the Travel Industry Association in 2003, “81% of the 146.4 million U.S. adults who took a trip of 50 miles or more away from home in the past year can be considered cultural and heritage tourists. Compared to other travelers, cultural and heritage tourists: spend more: \$623 vs. \$457; use a hotel, motel or B&B: 62% vs. 55%; are more likely to spend \$1,000+: 19% vs. 12%; and travel longer: 5.2 nights vs. 3.4 nights.”

Tipp City, with its outstanding historic district, accessible location near I-75 and I-70; and destination businesses such as specialty shops, restaurants, and Spring Hill Nursery has tremendous potential to capitalize on heritage tourism.

1. Tipp City should be an active partner in Ohio’s Historic West, an officially designated state heritage area (www.ohioshistoricwest.com)

Ohio’s Historic West is a regional heritage area that is committed to promoting heritage tourism opportunities throughout the region. It has developed a map of the 8-county region and has suggested heritage themes and itineraries on its website. Tipp City is not as well represented on this website as other Miami County communities, although it has a great deal to offer the heritage tourist. The Old Tippecanoe Historic District, Canal Lock Park, City Park and other local historic attractions should be included in these itineraries and themes. Ohio’s Historic West will welcome greater participation from Tipp City, as it is through working together that heritage tourism can be best promoted to a larger audience in an efficient and effective way.



Ohio’s Historic West is one of Ohio’s officially designated heritage areas.

2. Contribute information about Tipp City events to the Tipp City, Ohio’s Historic West, and Ohio Division of Travel and Tourism websites.

Studies show that the majority of travelers now use websites to research travel opportunities and to make travel plans. Greater awareness of Tipp City’s attractions and special events can be achieved through inclusion on websites. By being proactive, the community can ensure that activities, events, and special places can be publicized to potential heritage tourists. Websites have the advantage of being able to reach a larger audience at less cost than printed materials. (website addresses are included in the appendix.)

3. Work with the Ohio Department of Transportation (ODOT) to install signage on I-75 indicating the exit for Old Tippecanoe Historic District.

A large number of potential tourists travel along I-75 but may be unaware of Tipp City’s historic district and downtown area. Signage indicating a historic downtown district along the interstate could encourage people to get off freeway and explore. It can be a challenge to have signage along the interstate approved and installed, but contact with ODOT should be initiated to explore what is involved and how it can support downtown revitalization efforts.



4. Develop a brochure on the economic impact of heritage tourism – excellent information is available through the Travel Industry of America, documenting how important heritage tourism can be as an economic development tool.

The economic impact of tourism is frequently underappreciated in communities because it is more difficult to measure than a business opening and creating a certain number of jobs. Tourism affects a wide variety of businesses – gas stations, restaurants, shops, motels and bed and breakfasts, to name a few. This brochure can be used to educate property owners, businesses, residents and public officials on the possible economic impact of making Tipp City receptive to heritage tourists.

5. Identify possible opportunities for development of B&Bs in historic homes or other interesting buildings to support a heritage tourism market.

Overnight visitors spend far more money (food, lodging, and other expenditures) than the visitor who stops for a couple of hours. Tipp City lacks lodging options, especially for the heritage tourist who is more likely to stay in a B&B or a hotel in an interesting historic building. The City should amend its zoning code to make it easier to create a B&B in a primary

residence and encourage owners of historic buildings to consider creating this type of locally-owned business. The City might also consider offering financial incentives (low interest loans, assistance with use of the historic tax credit, or assistance in developing a business plan) to support private sector initiatives and to serve as model projects.

6. Downtown businesses should work with Spring Hill Nursery and other destination businesses outside the downtown on joint promotion and advertising efforts.

For people outside the community, Spring Hill Nursery is one of the most widely known businesses in Tipp City and is a destination for visitors. Its location outside the downtown probably limits the number of people that visit both Spring Hill and downtown on walking visit. Those working on the Main Street Program downtown should try to identify opportunities to work with Spring Hill Nursery, Trophy Nut and other destination businesses outside downtown to maximize the business opportunities for all. Perhaps, special events or other promotions could be developed or expanded to include these businesses or downtown businesses may be able to display some of the products offered elsewhere in the community to encourage cross marketing opportunities.

7. Plan now to take advantage of the potential for tourism that will be created with the future development of a regional bike trail.

The bike trail, located on east side of downtown, provides the ideal opportunity to encourage recreational visitation of the historic district. In 2008-2009, the bike trail will be linked with Dayton and points beyond. Visitor amenities at Canal Lock Park, such as restrooms and visitor information, can help to encourage visitation. Bike rentals or supplies might also be located to service this special market. Xenia is an excellent example of how to locate restrooms, visitor information and services along a bike trail.



Canal Lock Park, with its extensive parking and close proximity to downtown, is an ideal place to promote as a trailhead and to entice visitors to leave the path to explore the downtown.



D. Neighborhoods

Tipp City is fortunate to have a large amount of well-maintained historic housing stock in close proximity to the downtown making it a pedestrian-friendly community, as well as amenities that make historic neighborhoods livable such as a downtown grocery store. As the community grows in population, incoming residents may need to be introduced to the city’s historic neighborhood areas and the advantages to living in them.

1. Market historic neighborhoods (especially the historic district) to current and new residents of the city.

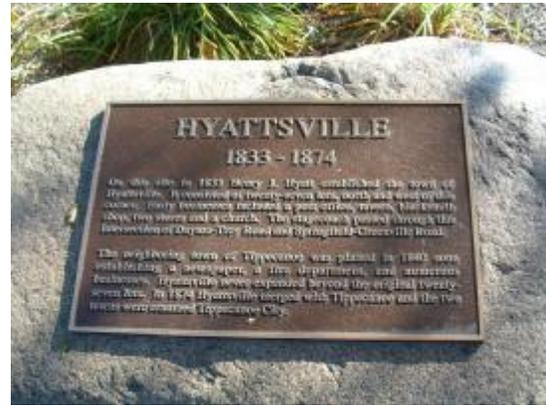
The neighborhoods have much to offer such as pedestrian access to downtown; nearby recreational opportunities such as the bike trail and City Park a new family aquatic center; and the historic architecture that creates a distinctive visual character. However, these advantages may not be obvious to potential home buyers. To remain competitive as the community grows with new housing being developed, older neighborhoods may need to be proactive about marketing their advantages. The historic neighborhoods of Columbus, Ohio developed an attractive marketing brochure for historic neighborhoods that was underwritten by realtors and used to market neighborhoods to potential buyers. Although Columbus is a much larger city, its brochure might serve as an inspiration for a similar marketing approach for Tipp City.

2. Develop a “welcome wagon” type of gift for new residents of the historic district.

The health and vitality of downtown and its surrounding neighborhoods depends on mutual support – downtown providing services for residents and the residents supporting their downtown businesses. Everyone benefits if both neighborhoods and downtown are successful. One way to encourage loyalty shoppers is to welcome new residents with a welcoming gift. Realtors and downtown merchants could work together to develop the package, which might include small samples, gifts or discounts to acquaint residents with downtown businesses.

3. Consider establishing a Conservation District for the Hyattsville area.

Hyattsville, defined as North Hyatt Street north of Main Street, is one of the oldest areas of Tipp City. Its earliest history was as a separate community and there are buildings that date from this period still standing. Since many of the buildings have had artificial siding or other alterations, it would be difficult at this point to suggest recognition as a historic district, however a conservation district could be a first step toward recognition, protection and preservation. A conservation district generally focuses on specific features of an area (such as front porches, materials, demolitions) to review rather than reviewing all exterior changes to a property, which is typical of historic district designation. By working with property owners in the area, a conservation district could be developed to encourage retention of the historic buildings and sensitive use of materials so that the area's buildings don't continue to lose integrity through loss of original fabric.



Hyattsville was a separate community at one time. There are still some early-late 19th century buildings located on Hyatt Street that are worthy of preservation.



E. Education/Public Awareness

Tipp City has an excellent track record in historic preservation, but it is important to have an ongoing education/public awareness effort to ensure that preservation remains a priority for community residents and especially to introduce new residents to the city's rich heritage.

1. Work with the Tipp City Public Library to continue to expand and promote the Preservation Resource Collection maintained by the library.

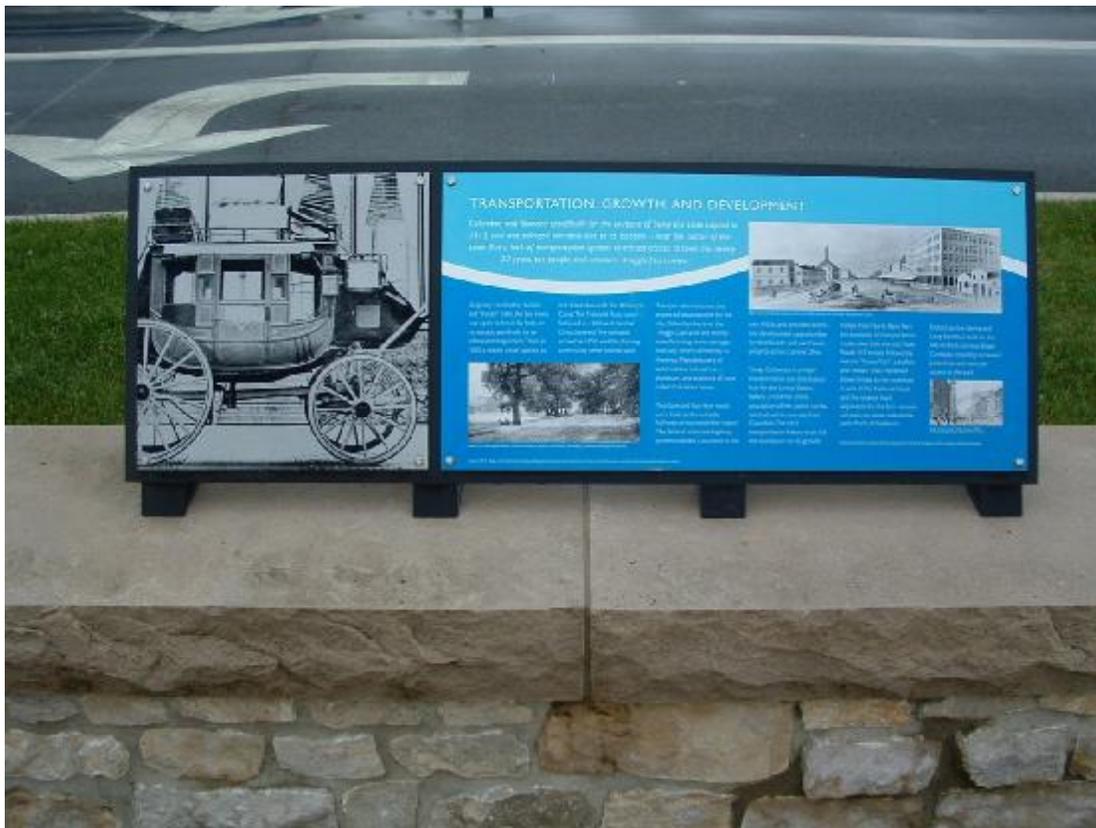
The Tipp City Public Library has assembled a special collection on historic preservation. It has books, magazines and other publications for those interested in learning more about historic preservation, rehabilitation and restoration techniques, and design. The Restoration and Architectural Board of Review has provided some funding to add to this collection annually. This is an excellent partnership and should be continued. A well-designed and printed bibliography could assist in raising awareness about this special library collection and its holdings.

2. The Tipp City Restoration & Architectural Board of Review should continue and consider expanding its annual award program.

Award programs are an easy and inexpensive way to recognize the good work that is being done by individuals, organizations and property owners. It reinforces the type of projects that enhance the community's character. The Tipp City Restoration & Architectural Board of Review gives an annual award. That program should certainly continue, but it could be expanded to include awards in different categories, such as best rehabilitation; outstanding contribution by an individual or organization to preservation efforts; or best special event or promotion. An award program might also include a keynote speaker on a special topic and a social event before or after to create a larger audience for the program and its recipients.

3. Develop a design and identify locations for interpretive signage in Tipp City.

Tipp City has a rich heritage and a pedestrian-friendly environment that is conducive to interpretive signage. Signage can be created in a wide variety of materials and formats, including those with images, which can make the history of the community accessible to both residents and visitors. Some key locations for interpretive signage include at the railroad station on Main Street, in Canal Lock Park, in City Park, and along the bike trail to name a few. A consistent design and format will reinforce the purpose of the signage and make it easier for people to identify multiple signs within the community.



This interpretive signage system was designed for North Bank Park in downtown Columbus, Ohio. It is fabricated in a manner that allows inclusion of photos and graphic images.

4. Encourage property owners within the National Register historic district to purchase historic plaques for their properties. These are available from a number of sources. Tipp City or the Historical Society could select one source and might be able to negotiate a discount for multiple plaques or subsidize the cost of the plaque for homeowners willing to display one. A plaque is a visual reminder of the significance of a property and demonstrates an owner's pride in the property. A wide variety of designs and price ranges are available.

National Register of Historic Places

Tipp City currently has a large historic district listed in the National Register of Historic Places. This district includes a large collection of residential and commercial architecture with a few public buildings, as well. These properties range in age from the mid-19th to the early 20th centuries and reflect the variety of architectural styles that were popular during this period of approximately eight decades.

There are some other properties, however, that appear to be eligible for listing in the National Register and the owners of these properties may wish to pursue the designation. This evaluation is based on previous survey work that was undertaken by the Regional Historic Preservation Office in 1978 and 1982 and on a visual survey conducted during the planning process. It is possible that in-depth research on individual properties may result in other potential listings at a future date.

Those properties that should be considered for nomination to the National Register include the following:

Four historic industrial buildings are located in the Legacy District planning area, which is along the city's railroad corridor, which runs north-south, just west of the downtown area. The buildings that have architectural character and retain a high level of integrity include the Saunders Seed Building at Broadway and Fourth Street, the S&G Painting Building at Broadway and Fifth Street, the Dolly Toy Warehouse at Sixth and Plum Streets, and the original Dolly Toy Building at North Fourth Street near Franklin. These properties are related thematically but not contiguous physically, so it is recommended that they be nominated as part of a Multiple Property Documentation Form (MPD), as described in the Economic Development recommendations in this plan. Although there are some other industrial buildings in the community (for example along the canal south of Broadway) most have been altered and have lost architectural integrity. If other properties are identified through the course of research on the MPD and they retain a high degree of architectural integrity, they could easily be added to the nomination.

The south side of Dow Street, between the First and the Fifth Streets were not included in the original Old Tippecanoe Main Street Historic District, listed in 1982. The south side of the street contains mainly mid-late 19th century residential structures that maintain a high level of integrity and contribute to the character of the streetscape.

The Greek Revival residence located on the northwest corner of First and Broadway is an excellent example of a mid-19th century house in Tipp City. It was built in the early days of the community and exhibits hallmarks of the style.

The Gothic Revival brick residence located at the 131 South Third Street is an excellent example of the Gothic Revival style and retains a high degree of integrity. It is representative of the prosperity of the early settlers of Tipp City.

The farm complex located at 780 South Hyatt Street, at the edge of town, is a well-preserved

complex, which includes a historic house and barn. The garage/carriage house was recently constructed but it does not detract from the character of the complex. The complex is located close to the road and is representative of the agricultural importance of this region. As recent development has begun to expand and consume formerly agricultural land, this complex stands as an important feature of that part of Tipp City's history.

Hyattsville, located along Hyattsville Road north of Main Street is one of the oldest areas of Tipp City. In fact, it existed as a separate community until it was incorporated as part of Tipp City in 1875. The buildings in Hyattsville date from the early 19th to the early 20th centuries. Although the area is significant historically, many of the buildings lack the architectural integrity to be eligible for the National Register. The most common alteration is the artificial siding. If, at some future date, artificial siding is removed from the majority of the buildings, and the historic building form, windows and other features are retained, this area should be re-considered for possible National Register designation.



Potential National Register properties include the Gothic Revival House at First and Broadway (above), Dow Street (right) and the farm complex at 780 Hyatt Street (below).





Appendices

- A. Bibliography**
- B. National Register of Historic Places**
- C. 20% Historic Tax Credit**
- D. 10% Non-Historic Tax Credit**
- E. State Tax Credit**
- F. Special Improvement District**
- G. Conservation District**
- H. Secretary of the Interior's Standards for Rehabilitation**
- I. Additional Sources of Information**
- J. List of Tipp City Properties included in Ohio Historic Inventory (OHI) and National Register of Historic Places**

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B. National Register of Historic Places

The National Register of Historic Places is the nation's list of properties worthy of preservation. These properties are recognized by the National Park Service (U.S. Department of the Interior) as worthy of preservation for their local, state or national significance in the areas of American history, architecture, archaeology, engineering or culture. The program in Ohio is administered by the Ohio Historic Preservation Office (a division of the Ohio Historical Society).

In general, properties eligible for the National Register, should be at least 50 years old, retain its historic integrity and meet at least one of the four National Register criteria.

Criteria For Listing in the National Register of Historic Places

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- *that are associated with the lives of persons significant in our past; or*
- *that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- *that have yielded, or may be likely to yield, information important in history or pre-history.*

Benefits of listing in the National Register include recognition of its significance, which can lead to greater awareness and appreciation for the property; eligibility for use of the 20% Historic Rehabilitation Tax Credit for the certified rehabilitation of income-producing properties; a certain level of protection through reviews of federally-funded or assisted projects that might have an adverse impact on the property. Additionally, many funding programs use the National Register listing as a prerequisite for funding.

The National Register does not prevent the owner of the listed property from maintaining, repairing, altering, selling or even demolishing the property with other than federal funds. It does not obligate the owner to make repairs or improvements to the property, nor does it automatically make it subject to local design review.

For more information about the National Register program, see the Ohio Historic Preservation Office website (www.ohpo.org).

(This information about the National Register of Historic Places has been adapted from a fact sheet prepared by the Ohio Historic Preservation Office.)

C. The 20% Historic Rehabilitation Tax Credit

Federal tax legislation in 1981 and 1986 created a Historic Tax Credit to encourage investment in historic structures. The credit is available for historic buildings listed in the National Register of Historic Places, either individually or as part of a registered historic district. To use the credit, a building must be “income-producing” – used for industrial, commercial, office, or residential rental purposes; the rehabilitation must be “substantial” – that is, the rehabilitation must cost at least as much as the adjusted basis in the property or \$5,000, whichever is greater; and the rehabilitation work must be certified as complying with the *Secretary of the Interior’s Standards for Rehabilitation*.

The Historic Tax Credit has been a major investment incentive for over two decades and has resulted in the rehabilitation of tens of thousands of historic properties. The several billion dollars invested in these properties have revitalized many neighborhoods, commercial districts and entire communities. Ohio communities, large and small, have used the historic tax credit in a wide variety of projects ranging from rehabilitation of single-family homes for rental to large downtown buildings in Ohio’s major cities.

The Historic Tax Credit is a credit of 20% of the cost of the building’s rehabilitation and is taken as a credit against federal income taxes owed by the building’s owner. Because the tax credit is a dollar-for-dollar reduction of tax liability, the effect of the tax credit is the same as a 20% discount on the cost of rehabilitation. The acquisition cost of the building cannot be counted as part of the amount on which the credit is taken, nor may the cost of additions or enlargements to buildings. When rehabilitation is complete, the depreciable basis of the property must be reduced by the amount of the credit.

To ensure that rehabilitation projects meet the required standards, each project must be “certified” as appropriate to the historic character of the building. There is a two-step application process in which a proposed rehabilitation is reviewed first by the staff of each state’s Historic Preservation Office, and then by the staff at the National Park Service in Washington, D.C. Applicants are encouraged to apply for certification well in advance of beginning any rehabilitation work.

Because building owners’ tax situations can vary, anyone considering using the Historic Tax Credit should consult his or her tax adviser before proceeding. Staff members at the Ohio Historic Preservation Office are available to answer questions regarding the certification process.

For more information about the Historic Tax Credit see the National Park Service and the Ohio Historic Preservation Office websites (www.cr.nps.gov/hps/tps/brochure2.htm and www.ohpo.org).

(This information about the Historic Tax Credit has been adapted from a fact sheet prepared by the Ohio Historic Preservation Office.)

D. The 10% Non-historic Tax Credit

In 1986, Congress amended the legislation enacted in 1981 that created the historic rehabilitation tax credit. At the same time, they established a non-historic tax credit of 10%. This credit is available to anyone rehabilitating a property, **not listed in the National Register of Historic Places**, that was placed in service prior to 1936 and intends to use it for an income-producing commercial or industrial use. Like the historic tax credit, the rehabilitation must be considered “substantial” – that is, the rehabilitation must cost at least as much as the adjusted basis in the property or \$5,000, whichever is greater. Unlike the historic tax credit, the non-historic tax credit does not apply to income-producing residential buildings. Although use of the non-historic tax credit does not require review of the proposed design by the Ohio Historic Preservation Office or the National Park Service, if a property is located in a locally-designated historic district or design review area, the use of this credit does not exempt them from following the local design review process.

For more information about the Non-historic Tax Credit see the National Park Service website (www.cr.nps.gov/hps/tps/brochure2.htm).

E. State Historic Rehabilitation Tax Credit

The Ohio Legislature established a new state rehabilitation tax credit in December, 2006. The rules for the program are being established for the program to begin in July, 2007. For more information, contact the Assistant Deputy Director, Community Development Division, Ohio Department of Development, 77 S. High Street, Columbus, Ohio 43216, (614) 466-4394.

F. Special Improvement Districts

Chapter 1710 of the *Ohio Revised Code* is enabling legislation for communities to establish Special Improvement Districts (SID) within a defined geographic area, to generate funding to accomplish a wide variety of activities. The SID must have support from at least 60% of the property owners to be established and it must be renewed periodically. A number of Ohio communities are using this program successfully for preservation and revitalization efforts.

G. Conservation Districts

Many cities have established conservation districts, which differ from historic districts in several ways. Typically, in a conservation district, the community determines the features that they want to protect – such as demolition and new construction, setbacks and front yards, scale and height of buildings – rather than all exterior features and details which are protected in a historic district. Conservation districts also work in older areas that have some historic character but don’t qualify as historic districts because of the number or level of alterations. In such a case, like Hyattsville, the conservation district could be utilized as a first step in raising awareness about the significance of the area and encouraging changes and alterations that are more compatible with the historic character of the buildings. Over time, it is possible that the later alterations (such as artificial siding) may be removed and the area may regain a higher level of integrity, which could make it eligible for listing in the National Register of Historic Places.

H. The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For further information about the Secretary of the Interior's Standards for Rehabilitation, see the Ohio Historic Preservation Office website (www.ohpo.org).

I. Additional Sources of Information

A number of other sources of information are readily available to those interested in historic architecture and the care and maintenance of older buildings. A listing of useful sites is included below.

Organizations

Tipp City has an official **Restoration and Architectural Board of Review** that is responsible for reviewing and approving all exterior changes, additions, alterations of demolitions in the Old Tipp City Restoration and Architectural District. It was created by City Council in 1974. Owners of properties within the district need to apply for and receive a Certificate of Appropriateness before beginning any work that requires architectural review. More information can be found on the city's website at www.tippcityohio.gov.

The **Tippecanoe Historical Society** maintains a library and museum in the downtown area. It is a non-profit membership organization that is staffed by volunteers. The organization provides programs and resources for research on local history.

Tippecanoe Historical Society
20 North Third Street
Tipp City, Ohio 45371
(937) 667-4092

The **Tipp City Public Library** maintains an excellent collection of books on historic preservation topics. These resources are located together to make it easy for people to locate the information. The Tipp City Restoration and Architectural Board of Review has assisted in purchase of some of the materials and works with the library to keep the collection current.

Tipp City Public Library
11 East Main Street
Tipp City, Ohio 45371
(937) 667-3826
(937) 667-7968 (F)
www.onthesquare.com/tipplib/

For assistance on historic preservation matters generally, you may contact the **Ohio Historic Preservation Office**, Ohio's official state preservation agency, which is part of the Ohio Historical Society.

Ohio Historic Preservation Office
567 East Hudson Street
Columbus, Ohio 43211-1030
(614) 298-2000
www.ohiohistory.org

At the national level, the **National Trust for Historic Preservation** is a non-profit preservation organization that conducts conferences and has published numerous books and pamphlets about preservation issues. The Trust's publications on tax incentives and the economic aspects of preserving old buildings are especially helpful.

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036
(202) 673-4000

or

National Trust for Historic Preservation
Midwest Regional Office
53 West Jackson Boulevard, Suite 350
Chicago, IL 60604
(312) 939-5547
www.nationaltrust.org

For information about downtown and commercial district revitalization, **Heritage Ohio** manages Ohio's Main Street program, offers educational and training programs for those involved with downtown revitalization and provides technical assistance to communities as they plan for the future. It also offers statewide programs and technical assistance regarding historic preservation issues. Heritage Ohio is a non-profit membership organization.

Heritage Ohio
846 ½ East Main Street
Columbus, Ohio 43215
(614) 258-6200
www.heritageohio.org

Preservation Ohio is a non-profit statewide preservation organization. It sponsors the Turner Institute for Historic Preservation, which offers programs, lectures and training on issues important to preservationists; and has established a preservation easement program to accept donations of façade and preservation easements to ensure the long-term preservation of important Ohio properties.

Preservation Ohio
31 East High Street
4th Floor, Suite 400
Springfield, Ohio 45502
937-325-6299
www.ohiopreservation.org

The **Ohio Cultural Arts Commission** is responsible for overseeing the implementation of the state's capital budget for physical facilities that house cultural activities. In the last 18 years, nearly \$430 million dollars has been appropriated for more than 200 projects in 63 of the state's 88 counties. Projects such as art centers, theaters and opera houses, historical museums and other types of cultural facilities have been funded through this program.

Ohio Cultural Arts Facilities Commission
20 East Broad St., Suite 200
Columbus, Ohio 43215-3416
(614) 752-2770, fax: (614) 752-2775
www.culture.ohio.gov

Websites

www.ohioshistoricwest.com. This website for Ohio's Historic West Heritage Area promotes the cultural heritage of an 8-county region in west-central Ohio.

www.visittippcity.org. This website was developed to promote tourism through the Tipp City Visitor's Bureau.

www.ohiohistory.org/resource/histpres This Website includes information about the Ohio Historic Preservation Office, the National Register program and a list of National Register properties in Ohio. By clicking on Preservation Toolbox, and then Old Building Owner's Links, the user can download copies of the National Park Service's *Preservation Briefs*. A list of the briefs is included elsewhere in this appendix.

www2.cr.nps.gov/freepubs.htm This National Park Service site provides a list of free Heritage Preservation Services publications that can be ordered online.

www2.cr.nps.gov/ This site is about the Heritage Preservation Services offered by the National Park Service including information about programs such as the Investment Tax Credit for the Rehabilitation of Historic Buildings; training and conferences; preservation legislation; and a preservation bookstore. It also has an interactive class on the use of the *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* designed for use by historic building owners, architects, contractors, developers and members of design review boards.

J. Ohio Historic Inventory List of Properties for Tipp City

The originals of these 141 individual Ohio Historic Inventory forms are on file at the Ohio Historic Preservation Office, 567 East Hudson Street, Columbus, Ohio 43211. Photocopies are on file in the Community & Economic Development Office, 260 South Garber Drive, Tipp City, Ohio 45371. Electronic copies of the form can be ordered by contacting the Ohio Historic Preservation Office (614-298-2000) and providing the OHI number and the address.

Property Address

OHI Number

Downtown Properties

12-14 E. Main St.	MIA-417-02
19 E. Main St.	MIA-830-2
20 E. Main St.	MIA-849-2
27 E. Main St.	MIA-829-2
28-34 E. Main St., 7-17 S. Second St.	MIA-415-2
29 E. Main St.	MIA-828-2
35 E. Main St.	MIA-397-2
103 E. Main St.	MIA-387-2
104 E. Main St. (rear)	MIA-369-02
106 E. Main St.	MIA-371-02
109 E. Main St.	MIA-386-02
108-110 E. Main St.	MIA-370-02
111-113 E. Main St.	MIA-385-02
112 E. Main St.	MIA-450-02
115 E. Main St.	MIA-410-02
116 E. Main St.	MIA-470-2
117 E. Main St.	MIA-826-2
118 E. Main St.	MIA-474-02
119-125 E. Main St.	MIA-421-02
120 E. Main St.	MIA-411-2
121 E. Main St.	MIA-825-2
126 E. Main St.	MIA-475-02
128 E. Main St.	MIA-468-02
130 E. Main St.	MIA444-02
132 E. Main St.	MIA-853-2
134 E. Main St.	MIA-854-2
209 E. Main St.	MIA-823-2
210-212 E. Main St.	MIA-855-2
213 E. Main St.	MIA-822-2
10 S. Second St.	MIA-852-2

Property Address**OHI Number****Transportation Properties**

NE corner of Dow and Fifth St.	MIA-368-02
E. end of Monroe-Concord Rd.	MIA-1135-2
S.R. 571 and Miami-Erie Canal	MIA-821-2

Industrial Properties

NE corner of Fifth and German St.	MIA-460-02
230 S. Fifth St.	MIA-472-02
NW corner Broadway and Fourth St.	MIA-401-02
320 N. Fourth St.	MIA-418-02
505 Elm St.	MIA-454-02
E. Main at canal, north side of street	MIA-366-02
214 E. Main St.	MIA-438-2
216 E. Main St.	MIA-446-02
225 E. Main St.	MIA-366-02
325 E. Main St.	MIA-473-02
N. Second, north of Ford St.	MIA-412-02
201 W. Walnut St.	MIA-413-02

Churches, Schools, Cultural and Public Buildings

SE corner Broadway and S. Third St.	MIA-435-02
Broadway School	MIA-462-02
SW corner Fourth and Walnut St.	MIA-434-02
3 E. Main St.	MIA-429-2
4-8 E. Main St.	MIA-422-2
202 E. Main St.	MIA-464-02
5 W. Main St.	MIA-461-02
24 W. Main St.	MIA-848-2
29 W. Main St.	MIA-832-2
NW corner Third and Dow St.	MIA-373-02
235 S. Third St.	MIA-431-02

Residential Properties

NW corner Broadway and First St.	MIA-403-02
SW corner Broadway and First St.	MIA-469-02
204 W. Broadway	MIA-402-02
212 W. Broadway	MIA-451-02
NE corner Dow and First St.	MIA-378-02
7 E. Dow St.	MIA-414-02
13 E. Dow St.	MIA-448-02

Property Address**OHI Number**

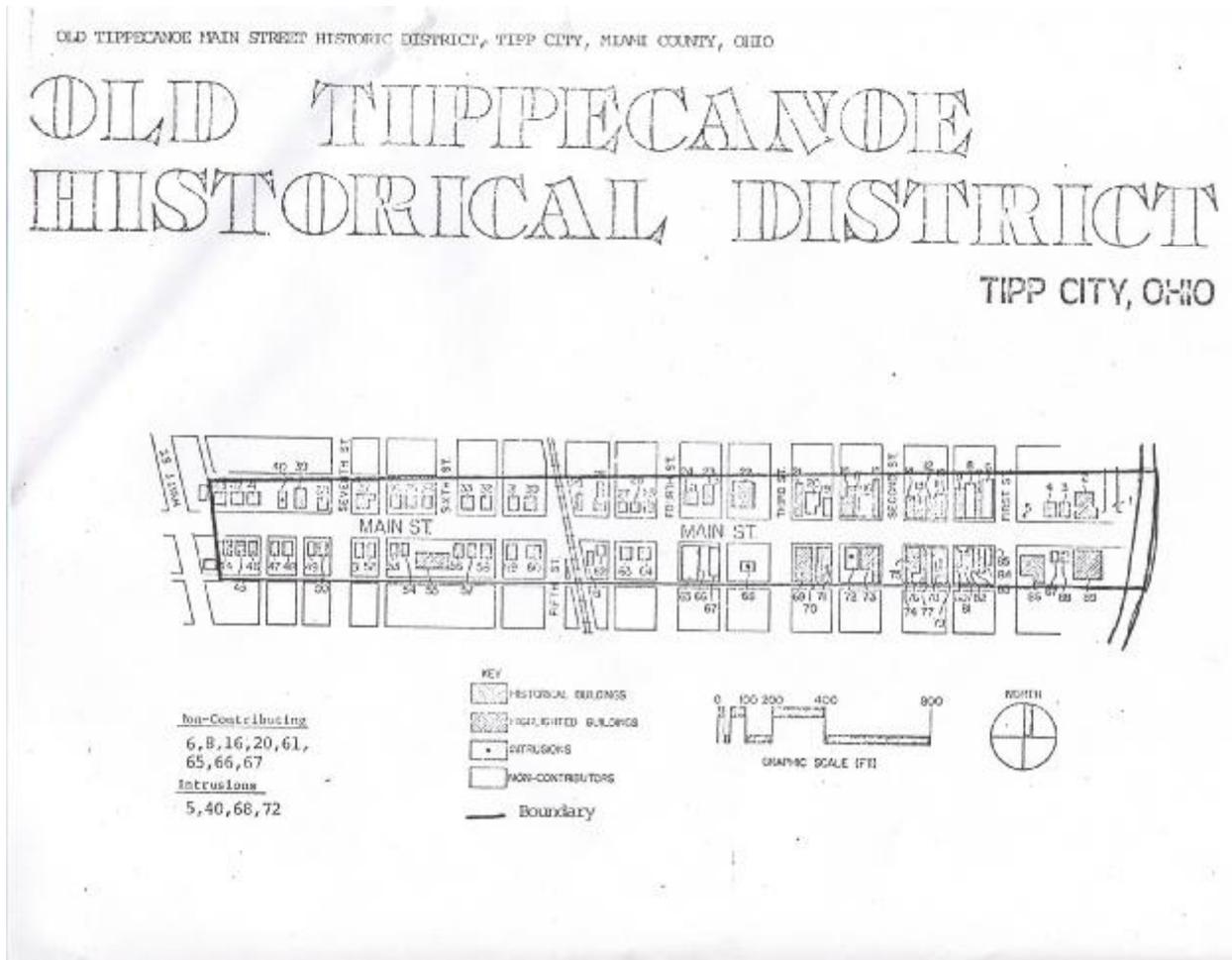
26 E. Dow St.	MIA-426-02
104 E. Dow St.	MIA-430-02
211 E. Dow St.	MIA-379-02
10 W. Dow St.	MIA-455-02
26 W. Dow St.	MIA-391-02
119 S. First St.	MIA-466-02
109 N. Fourth St.	MIA-389-02
136 German St.	MIA-400-02
138 German St.	MIA-399-02
108 N. Hyatt St.	MIA-423-02
119 N. Hyatt St.	MIA-443-02
201 N. Hyatt St.	MIA-408-02
209 N. Hyatt St.	MIA-424-02
215 N. Hyatt St.	MIA-407-02
275 S. Hyatt St.	MIA-382-02
15 E. Main St.	MIA-831-2
23 W. Main St.	MIA-440-02
104 W. Main St.	MIA-433-02
105 W. Main St.	MIA-441-02
109 W. Main St.	MIA-396-02
114 W. Main St.	MIA-381-02
115 W. Main St.	MIA-437-02
120 W. Main St.	MIA-847-2
121 W. Main St.	MIA-372-02
121 W. Main St. (rear)	MIA-409-02
131 W. Main St.	MIA-833-2
203 W. Main St.	MIA-388-02
206 W. Main St.	MIA-465-02
212 W. Main St.	MIA-406-2
213-215 W. Main St.	MIA-444-02
218-220 W. Main St.	MIA-846-2
223-225 W. Main St.	MIA-340-02
226 W. Main St.	MIA-442-02
230 W. Main St.	MIA-471-02
231 W. Main St.	MIA-834-2
300 W. Main St.	MIA-845-2
305 W. Main St.	MIA-835-2
309 W. Main St.	MIA-428-2
310 W. Main St.	MIA-844-2
314 W. Main St.	MIA-405-2
317 W. Main St.	MIA-436-2
320 W. Main St.	MIA-843-2
326 W. Main St.	MIA-383-2
327 W. Main St.	MIA-432-2

Property Address	OHI Number
402 W. Main St.	MIA-463-02
405 W. Main St.	MIA-836-2
408 W. Main St.	MIA-842-2
413 W. Main St.(also listed as 415)	MIA-36-02
414 W. Main St.	MIA-841-2
415 W. Main St.	MIA-36-2
420 W. Main St.	MIA-840-2
427 W. Main St.	MIA-837-2
433 W. Main St.	MIA-838-2
439 W. Main St.	MIA-839-2
113 N. Second St.	MIA-416-02
120 N. Second St.	MIA-469-02
123 N. Second St.	MIA-345-02
303 N. Second St.	MIA-367-02
124 S. Second St.	MIA-377-02
131 S. Second St.	MIA-427-02
229 S. Second St.	MIA-380-02
SE corner Sixth and Walnut	MIA-392-02
11 N. Third St.	MIA-452-02
203 N. Third St.	MIA-384-02
243 N. Third St.	MIA-420-02
325 N. Third St.	MIA-459-02
339 N. Third St.	MIA-394-02
108 S. Third St.	MIA-419-02
119 S. Third St.	MIA-447-02
131 S. Third St.	MIA-374-02
315 S. Third St.	MIA-439-02
503 S. Third St.	MIA-393-02
525 S. Third St.	MIA-404-02
527 S. Third St.	MIA-398-02
31 E. Walnut St.	MIA-456-02
103 E. Walnut St.	MIA-453-02
NE corner Walnut and Fourth St.	MIA-445-02
218 W. Walnut St.	MIA-425-02

In addition to the OHI forms maintained by the Ohio Historic Preservation Office, a study of the Hyattsville area was conducted for the city in 1999. This study included inventory forms on 23 properties along Hyatt Road.

National Register listed Properties in Tipp City

Old Tippecanoe Historic District (5-439 W. Main Street and 3-225 E. Main Street)



Map from National Register of Historic Places nomination for the Old Tippecanoe Historic District.