OHIO HISTORIC INVENTORY

No. Mia-474-2
10927-00023E

2. County
Miami

3. Location of Negatives
City Managers Office

6. Specific Location
118 E. Main Lot #23

7. City or Town
Tipp City
If Rural, Township & Vicinity

8. Site Plan with North Arrow

9. Coordinates
Lat. 000000
Long. 000000
U.T.M. Reference

11. On National Register? Yes ☑
No ☐

12. Is it Eligible? Yes ☑
No ☐

13. Part of Estab. Yes ☑
No ☐
Hist. Dist. Yes ☑
No ☐

14. District No ☑
Potent? ☑

15. Name of Established District
Old Tippecanoe Main St. Hist. Dist.

16. Thematic Category
C

17. Date(s) or Period
1871

18. Style or Design
High Victorian Italianate

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
Commercial

22. Present Use
Commercial

23. Ownership
Public ☑
Private ☐

24. Owner's Name & Address,
if known
William Jones
2321 Old Springfield Rd

25. Open to Public? Yes ☑
No ☐

26. Local Contact Person or Organization
City Managers Office

27. Other Surveys in Which Included
NATIONAL REGISTER
none known

28. No. of Stories
2

29. Basement? Yes ☑
No ☐

30. Foundation Material
Stone

31. Wall Construction
Frame

32. Roof Type & Material
Boom, town, flat

33. No. of Bay
Front 3 Side 4

34. Wall Treatment
Varied

35. Plan Shape
Rectangular

36. Changes
Addition ☐

37. Condition
Interior excellent
Exterior excellent

38. Preservation
Underway? Yes ☐
No ☑

39. Endangered?
By What? Yes ☐
No ☑

40. Visible from Public Road?
Yes ☑
No ☐

41. Distance from and Frontage on Road
12' back 23' wide

42. Further Description of Important Features
Three bay commercial structure with 6-paneled windows that are fixed right and left. Recessed door with double arched panes and large lights on either side. Stained glass light with street number. Cornice across from with large dentils. Decorative wooden trim below windows. Second floor has 3 windows, 2/2 dhs, with canvas awnings. Decorative entablature at roof line with brackets. Side windows 6/6, dhs.

43. History and Significance
Outstanding example of early "boomtown" front.
This building has been recently restored and is an excellent example of the architecture of the period. The interior is being restored and has an outstanding tin ceiling.

44. Description of Environment and Outbuildings
Other fine example of restoration by the owner. Is adjacent on the west to another historical structure.

45. Sources of Information

46. Prepared by
P. Logan J. Gillesland

47. Organization
City Managers Office

48. Date
7/79

49. Revision Date(s)
7/79
7/79
A four bay Vernacular structure with stone water table. Recessed door side left with blind transom and wooden surround. Large window side right. Flat wooden hood with brackets over door and window. All other windows have stone lintels and sills and the lights have been replaced. Projecting eaves on gabled roof. Chimney side left and three interior chimneys side right. Fire escape added.

History and Significance: Wonderful example of early store with residence attached. This commercial building housed a bakery, a creamery, a plumbing shop, and a beauty shop. It became a restaurant during the depression of the present owners.

Description of Environment and Outbuildings
In a block of commercial buildings on Main Street. An alley runs beside the building on the t side.

Sources of Information
Ohio Historic Inventory

No. Mia-475-2
10927-00024M

County
Miami

3. Location of Negatives
City Managers Office

4. Present Name(s)
Carousel Enterprises tenant

5. Other Name(s)
Jackson Home Renie's Closet

6. Specific Location
126 E. Main

7. City or Town
Tipp City

8. Site Plan with North Arrow

9. Coordinates

Lat. ____________ Long. ____________

U.T.M. Reference

16 7 4 1 8 1 0

11. On National Register? Yes ☑ No ☐

13. Part of Estab. Yes ☑ No ☐

14. District Potent? Yes ☑ No ☐

15. Name of Established District
Old Tippecanoe Main St. Hist. Dist.

12. Is It Eligible? Yes ☑ No ☐

14. District Potent? Yes ☑ No ☐

16. Thematic Category
C

17. Date(s) or Period
C. 1880

18. Style or Design
High Victorian Influence

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent commercial

22. Present Use commercial

23. Ownership Public ☑ Private ☐

24. Owner's Name & Address, if known
Irene Sheffaire
1020 Shoop Rd. Tipp City

25. Open to Public? Yes ☑ No ☐

26. Local Contact Person or Organization
City Managers Office

27. Other Surveys in Which Included
National Register
none known

28. No. of Stories
2

29. Basement? Yes ☑ No ☐

30. Foundation Material
stone

31. Wall Construction
frame

32. Roof Type & Material
Flat/asphalt

33. No. of Bays Front 3 Side 3

34. Wall Treatment
shiplap

35. Plan Shape rectangular

36. Changes
Addition ☑ Altered ☐ in #42 Moved ☑

37. Condition
Interior excellent
Exterior excellent

38. Preservation
Underway? Yes ☑ No ☐

39. Endangered? Yes ☑ No ☐

40. Visible from Public Road? Yes ☑ No ☐

41. Distance from and Frontage on Road
29' back 40' wide

42. Further Description of Important Features
This three bay 2/2 dhs building has full entablature with brackets over windows and doors. Two lower bays which each contain three windows. There are plain lintels over door and windows. Projecting eaves and chimneys side right and left, corner boards side right. The stone step and sidewalk are original.

43. History and Significance
Excellent example of early frame store with attached residence. One of the most important buildings in the recent restoration of downtown Tipp City. It helps to reflect the commercial architecture of the late 1800's.

44. Description of Environment and Outbuildings
Located in a block of commercial buildings in downtown, the structure has been attached to the building at the east. Nicely landscaped front yard.

45. Sources of Information

46. Prepared by
P. Logan J. Cilleland

47. Organization
City Managers Office

48. Date 5/78
49. Revision Date(s) 7/82
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

OHIO HISTORIC INVENTORY

No. Hia-468-2
10927-00024E

1. Location of Negatives
City Managers Office

2. Specific Location
128 E. Main

3. City or Town
Tipp City

4. Present Name(s)
Carolyn's Corner - tenant

5. Other Name(s)

6. Site Plan with North Arrow

7. Coordinates

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<td>741820</td>
<td>44270610</td>
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8. U.T.M. Reference

9. National Register

10. Is It Eligible? Yes ☐ No ☑

11. On National Register? Yes ☑ No ☐

12. Part of Estab. Yes ☐ No ☑

13. Hist. Dist.? Yes ☑ No ☐

14. District Potent? Yes ☑ No ☐

15. Name of Established District
Old Tippecanoe Main St., Hist., Dist.

16. Thematic Category

17. Date(s) or Period
1870

18. Style or Design
Late Federal

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
Residence

22. Present Use

23. Ownership
Public ☑ Private ☐

24. Owner's Name & Address, if known
Irene Shehard 1020 Shoop Rd. Tipp City

25. Open to Public? Yes ☑ No ☐

26. Local Contact Person or Organization
City Managers Office

27. Other Surveys in Which Included
None known

28. No. of Stories
2

29. Basement? Yes ☑ No ☐

30. Foundation Material
Stone

31. Wall Construction
Frame

32. Roof Type & Material
gable/shingle

33. No. of Bays
Front 3 Side 2

34. Wall Treatment
Clapboard

35. Plan Shape
rectangular

36. Changes
Addition ☑ Altered ☐ Moved ☐

37. Condition
Interior excellent
Exterior excellent

38. Preservation
Underway? Yes ☑ No ☐

39. Endangered? Yes ☑ No ☐

40. Visible from Public Road? Yes ☑ No ☐

41. Distance from and Frontage on Road
12' back 48' wide

42. Further Description of Important Features
This two story, three bay frame facade has two large windows with wooden paneling below and wooden pilasters. The double doorway is in center. Decorative board with dentils and brackets separate ranges. Second range has 5/1 dws windows with shutters. Rear and side windows 4/4 dhs. Polygonal window on west side. Projecting eaves on roof. Now attached to buildings on either side.

43. History and Significance
Good example of early frame store, still in use. This was originally a home with a delicatessen. Adds to the quality of the commercial block.

44. Description of Environment and Outbuildings
Located amid a group of well cared for buildings on Main St. Presently under restoration.

45. Sources of Information

46. Prepared by
P. Logan J. Gilleland

47. Organization
City Managers Office

48. Date
6/78
49. Revision Date(s)
7/82
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

Ohio HISTORIC INVENTORY

No. Mia-449-2 10927-00025
County Miami
3. Location of Negatives City Manager's Office

6. Specific Location
130 E. Main Lot # 25

7. City or Town If Rural, Township & Vicinity Tipp City

8. Site Plan with North Arrow

9. Coordinates
Lat. Long.

UTM Reference
16741830 44270460

Easting

Northing

Site Structure Building

11. On National Register? Yes No

12. Is it Eligible? Yes No

13. Part of Estab. Yes No Hist. Dist.? Yes No

14. District Potent? Yes No

15. Name of Established District Old Tippecanoe Main St., Hist. Dist.

16. Thematic Category
C

17. Date(s) or Period c. 1840-1850

18. Style or Design Late Federal

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, If apparent residence

22. Present Use commercial

23. Ownership Public Private

24. Owner's Name & Address, if known Ed Martino 115 W. Main Tipp City

25. Open to Public? Yes No

26. Local Contact Person or Organization City Manager's Office

27. Other Surveys in Which Included

28. No. of Stories 2

29. Basement? Yes No

30. Foundation Material stone

31. Wall Construction Frame

32. Roof Type & Material gable/ shingle

33. No. of Baths Front 2 Side 5

34. Wall Treatment aluminum siding

35. Plan Shape rectangular

36. Changes Addition Yes No Altered Yes No Moved Yes No

37. Condition Interior good Exterior good

38. Preservation Underway? Yes No

39. Endangered? Yes No By What?

40. Visible from Public Road? Yes No

41. Distance from and Frontage on Road 12' back 25' wide

42. Further Description of Important Features
This two story, two bay commercial building sits on a high wood foundation. The facade has two large casement windows with small lights and blinds. The upper windows are l/l ds with plain architraves and blinds. The house has a side porch with two entries and a shingled addition with shed roof.

43. History and Significance Early gabled store still in commercial use. The building was originally a home owned by Francis Jackson and housed her millinery shop. In the 1940's, it was the firm of Mary Lowell Cosmetics who specialized in hand cream.

44. Description of Environment and Outbuildings
Located in the main business area of Tipp City in a section that is now being restored.

45. Sources of Information

46. Prepared by Pat Logan-J. Gilleland

47. Organization City Manager's Office

48. Date 6/78

49. Revision Date(s) 7/82
**Ohio Historic Inventory**

<table>
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<td>Miami</td>
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<td>City Managers Office</td>
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<td>6. Specific Location</td>
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<td>Tipp City</td>
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**Thematic Category**
- C

**Date(s) or Period**
- c.1855

**Style or Design**
- Vernacular

**Architect or Engineer**
- 1222 E. Main

**Contractor or Builder**
- Public

**Original Use, if apparent**
- Residence

**Present Use**
- Residence

**Ownership**
- Public

**Foundation Material**
- Limestone

**Wall Construction**
- Frame

**Roof Type & Material**
- Gable/asphalt

**No. of Bays**
- Front 3 Side

**Wall Treatment**
- Aluminum siding

**Plan Shape**
- Rectangular

**Changes**
- Addition

**Condition**
- Interior good

**Preservation Underway?**
- Yes

**Endangered?**
- By What?

**Visible from Public Road?**
- Yes

**Distance from and Frontage on Road**
- 10' back 51' wide

**Further Description of Important Features**

This two story, three bay frame structure has a front porch with wooden columns. The rear addition has a shed roof. Windows are 1/1 dhs.

**History and Significance** Splendid example of attached residence to the business building. The local residents remember this building as the Blue Bird Tea Room. This home was originally owned by Harv Herr the son of the Roller Mill owner.

**Description of Environment and Outbuildings**

This home is attached to the original business of the owner on the west side.

**Sources of Information**

Judy Gilliland
City Managers Office

Date: 7/82
**Ohio Historic Inventory**

**No.** Mia-854-2  
**County** Miami

**3. Location of Negatives**  
City Managers Office

**6. Specific Location**  
134 E. Main Street  
Lot #24

**7. City or Town**  
If Rural, Township & Vicinity  
Tipp City

**8. Site Plan with North Arrow**

**9. Coordinates**

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**10. U.T.M. Reference**

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**11. On National Register?** Yes ☐ No ☑  
**12. Is It Eligible?** Yes ☑ No ☐

**13. Part of Estab. Yes ☑ No ☐**

**14. District Potential?** Yes ☑ No ☐

**15. Name of Established District**

Old Tippecanoe Main St., Hist. Dist.

**42. Further Description of Important Features**

This 2 1/2 story, 3 bay commercial structure has a commercial facade at the street level with a recessed entrance. A commercial tower with a decorative brick frieze has been added at the roof line.

**43. History and Significance**

Example of commercial brick block on the Main Street, attached to home. This was "Blackie's Confectionary Store" in the 1920's. He was a Justice of the Peace and held court in the store; performing marriages and having town meetings.

Was a laundromat.

**44. Description of Environment and Outbuildings**

This building is attached to the original home of the man who built the business, which makes this street an interesting mixture of residential and commercial structures.

**45. Sources of Information**

46. Prepared by  
Judy Gilceland

47. Organization  
City Managers Office

48. Date  
7/82

49. Revision Date(s)
OHIO HISTORIC INVENTORY

No. Mia-464-02
2. County Miami
3. Location of Negatives City Managers Office

4. Present Name(s) Eagles Hall
5. Other Name(s)

6. Specific Location
   202 E. Main Street
   Outlot #44

7. City or Town Tipp City
8. Site Plan with North Arrow

9. Coordinates
   Lat. 41° 16' 40"
   Long. 81° 22' 40"

10. U.T.M. Reference
    E 741870 N 4141450

11. On National Register? Yes ☑
12. Is It Eligible? Yes ☑
13. Part of Estab. Hist. Dist.? No ☑
14. District Potent? No ☑
15. Name of Established District Old Tippecanoe Main St. Hist. Dist.

16. Thematic Category C
17. Date(s) or Period 1850
18. Style or Design Late Federal
19. Architect or Engineer John Clark
20. Contractor or Builder
21. Original Use, if apparent Residence
22. Present Use Fraternal Hall
23. Ownership Public ☑
24. Owner's Name & Address
   Fraternal Ord. of Eagles
   202 E. Main Street
25. Open to Public? Yes ☑
26. Local Contact Person or Organization City Managers Office
27. Other Surveys In Which Included None known

NATIONAL REGISTER

28. No. of Stories 2
29. Basement? Yes ☑
30. Foundation Material Stone
31. Wall Construction Brick
32. Roof Type & Material Gable and Flat
33. No. of Bays Front 4 Side 3
34. Wall Treatment 6 course Am. Bond
35. Plan Shape L Shape
36. Changes Addition ☑
   (Explain) Moved ☑
37. Condition Interior Good
   Exterior Good
38. Preservation Underway? Yes ☑
40. Visible from Public Road? Yes ☑
41. Distance from and Frontage on Road 29' back - 80' wide

42. Further Description of Important Features
   The two story, three bay late federal building has a front porch
   (with brick pillars and wrought iron added to the facade. The
   original windows on the second floor are 6/6 dhs. The center gable
   has three small windows with blinds as do the side windows. There
   is an addition side left and rear. The roof has parapets at the
   east and west sides.

43. History and Significance
   Although this building has been drastically altered, it is still
   important as the home of John Clark, who platted the town of Tipp City in 19840. The house was reputedly modeled
   after the Governor's Mansion in Baltimore, Maryland.

44. Description of Environment and Outbuildings
   Located on a corner lot one block from the Miami-Erie Canal Bed and one block from the
   business district.

45. Sources of Information

46. Prepared by
   Pat Logan-Judy Gillegood
47. Organization
   City Manager's Office
48. Date 6/78
49. Revision Date(s) 7/82
### OHIO HISTORIC INVENTORY

**No.** Mia-855-2

**County** Miami

**Specific Location**

- **210 and 212 East Main Street**
- **Outlot #45**

**City or Town** Tipp City

**Site Plan with North Arrow**

- **Main**

**Coordinates**

- Lat. 16 74 19 00
- Long. 44 27 06 0

**On National Register?** Yes

**Is It Eligible?** Yes

**District?** Yes

**Hist. Dist.?** Yes

**Name of Established District** Old Tippecanoe Main St., Hist. Dist.

**Further Description of Important Features**

A two story frame structure, which still has low pitched roof and modern greek revival details, but recent alterations obscure its original beauty. 5 bay facade has 2 front door which denote its use as a double. Internal end chimneys. Interior rearranged to accomodate 2 families.

**NOTE: 210 NO LONGER EXISTS.**

**History and Significance**

A reminder of the days when the store owners lived next to their shops on the main street. This is one of the earliest structures in Tippecanoe. It continues in use as a residence.

**Description of Environment and Outbuildings**

It is sided to the east by another residential structure located near the edge of the Historical Commercial District.

**Prepared by**

Judy Gilileland

**Organization**

City Managers Office

**Date** 7/82
Ohio Historic Inventory

214 E. Main Street

Thematic Category: C
Date(s) or Period: April 1870
Style or Design: Victorian Romanesque
Architect or Engineer: "None known"
Contractor or Builder: "None known"
Original Use, if apparent: "None known"
Present Use: "None known"
Ownership: Public

Owner's Name & Address, if known:
Mrs. William Senseman
216 E. Main Street
Tipp City, 0.

Open to Public?: Yes

No. of Stories: 1
Basement?: Yes
Foundation Material: Stone
Wall Construction: Brick
Roof Type & Material: Gable/Asbestos
Number of Bays: 7
Wall Treatment: Course bond

Plan Shape: Rectangular
Condition:
Interior: Good
Exterior: Good
Preservation: Yes
Underway?: No
Endangered?: Yes
By What?: No
Visible from Public Road?: Yes
Distance from and Frontage on Road: 20' wide - 13' back

Coordinates:

1. Name of Established District:
Old Tippecanoe Main St, Hist. Dist.

2. Further Description of Important Features:
This small one story brick structure has a two bay facade. The Victorian Romanesque windows have wooden transoms, cornerstones, and a double row of radiating voussoirs and stone lugsills. The low pitched gable peak roof has a barge board from an early period. The entrance is on the east side of the house, and the house has a front chimney.

3. History and Significance:
Excellent example of Victorian Romanesque. This building served as the office for the building next door which was originally a mill and buggy whip factory, and blacksmith shop. In the 1930's it became a private residence.

4. Description of Environment and Outbuildings:
Located adjacent to old Buggy Whip factory and across from old mill. This area along the Miami: Erie Canal bed has district potential.

5. Sources of Information:
William Senseman

Prepared by:
P. Logan-J. Gilleland
Organization:
City Managers Office
Date:
5/78
Revision Date(s):
7/82
OHIO HISTORIC INVENTORY

County: Miami

Specific Location:
216 E. Main Street
Outlot #45

City or Town:
Tipp City

Site Plan with North Arrow

Coordinates:
U.T.M. Reference

16. Thematic Category:
C & G

17. Date(s) or Period:
1889

18. Style or Design:
Vernacular

19. Architect or Engineer:

20. Contractor or Builder:

21. Original Use, if apparent:
Buggy Whip Factory

22. Present Use:
Antique shop

23. Ownership:
Public

24. Owner's Name & Address, if known:
Flora Senseman
216 E. Main Street
Tipp City, Ohio

25. Open to Public?
Yes

26. Local Contact Person or Organization:
City Managers Office

27. Other Surveys in Which Included:
None known

28. No. of Stories:
2

29. Basement?
Yes

30. Foundation Material:
Brick

31. Wall Construction:
Frame

32. Roof Type & Material:
Gable

33. No. of Bays:
Front 11 Side 4

34. Wall Treatment:
Ship-lap

35. Plan Shape Rectangular

36. Changes:
Addition
(Explain)

37. Condition:
Interior Fair

38. Preservation Underway?
No

39. Endangered?
By What?

40. Visible from Public Road?
Yes

41. Distance from and Frontage on Road:
10' back 200' wide

42. Further Description of Important Features:
This large commercial building with multiple 4/4 DHS windows and shaped lintels has the front door at side left with a hood. The gable portion of the roof on the left side has projecting eaves and a small window in the peak. The right side has a flat roof.

43. History and Significance:
Excellent mill building which is still in commercial use for the town. The Tipp Whip Company used water from the Miami Erie Canal race for power. In 1919 the U.S. Whip Company purchased the building and they manufactured whips until 1935 when it became a blacksmith and antique shop. It is included in any discussion of the history of Tipp City.

44. Description of Environment and Outbuildings:
It is located at the edge of the business district on the main street and in an area which has district potential.

45. Sources of Information:
Flora Senseman

46. Prepared by:
Pat Logan-J. Gillesland

47. Organization:
City Managers Office

48. Date:
5/78

49. Revision Date(s):
7/82
Pages 123-181 include other Tipp City Properties of Historic Significance
OHIO HISTORIC INVENTORY

1. No. MHA-369-02
   10927-00119N

2. County
   Miami

3. Location of Negatives
   Regional Office SHA

4. Present Name(s)
   Down A Country Lane Miles House Carriage House

5. Other Name(s)
   Thornton's Hitchcock Shop

6. Specific Location
   MOVED
   4 North Second St.

7. City or Town
   If Rural, Township & Vicinity
   Tipp City
   Monroe

8. Site Plan with North Arrow
   [Diagram]

9. Coordinates
   Lat. Long.
   U.T.M. Reference
   16 7 4 1 0 0 L L 2 7 2 0 0

10. On National Register
    Yes No

    Yes No

12. Is It Eligible?
    Yes No

13. District Potential?
    Yes No

14. Thematic Category
    Domestic

15. Date(s) or Period
    1910

16. Style or Design
    Vernacular

17. Original Use, if apparent
    Carriage House

18. Present Use
    Furniture Store

19. Architect or Engineer
    Steve Watson

20. Owner's Name & Address
    Tippecanoe Historical Property

21. Foundation Material
    Stone

22. Wall Construction
    Frame

23. Roof Type & Material
    Asbestos Shingle

24. No. of Bays
    Front 3 Side 2

25. Wall Treatment
    Weatherboard

26. Open to Public?
    Yes No

27. Local Contact Person or Organization
    Regional Office SHA

28. No. of Stories
    1

29. Basement?
    Yes No

30. Changes
    Addition

31. Condition
    Interior Excellent
    Exterior Excellent

32. Preservation
    Yes No

33. Endangered?
    Yes No

34. Visible from Public Road?
    Yes No

35. Distance from and Frontage on Road
    50' back 15' wide

36. Description of Environment and Outbuildings
    Presently the building serves as a furniture store and the front yard is
    used for parking. Located at the edge of the Tipp City business district.
    Excellent landscaping.

37. Sources of Information
    Rex Spencer

WAS FORMERLY LOCATED BEHIND 104 E. MAIN ST. MOVED TO PRESENT LOCATION...4 North Second

40. Prepared by
    F. Logan

41. Organization
    Regional Office SHA

42. Date
    4/73

43. History and Significance
    Carriage house for Miles House, the home of Capt. Ahijah W. Miles, Civil War
    veteran and civic leader of Tipp City.
### Ohio Historic Inventory

#### 211 E. Dow Street

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<tr>
<td>City or Town</td>
<td>Tipp City</td>
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<tr>
<td>Township &amp; Vicinity</td>
<td>Monroe</td>
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#### Further Description of Important Features

Window side left and side right with small window in center of facade, replacing original entry. Entry now on west side with porch added. All windows 1/1 dhs with stone lintels and sills. Projecting eaves with dentils. New exterior chimney at east side and interior chimney side left. Frame addition at rear.

#### History and Significance

One of the early homes of Tipp City, the house is located next door to one of identical architectural style. They are situated next to the canal bed in an area of possible historic district potential. This house was probably built for John Clark's children.

#### Description of Environment and Outbuildings

The house is located on a small lot with a garage at rear. It is adjacent to the levee of the old Miami-Erie Canal bed.

#### Sources of Information

Grace Kinney's files

#### Prepared by

P. Logan

#### Revision Date(s)

5/78
**Ohio Historic Inventory**

1. **No.** 10927-000780
2. **County** Miami
3. **Location of Negatives** Regional Office 5 HA
4. **Present Name(s)** Northeast corner of Dow and First Streets
5. **Other Name(s)** AT ONE TIME, THE MAIN ENTRANCE TO THIS RESIDENCE WAS ON THE DOW ST SIDE. ADDRESS WAS 28 E. Dow.
6. **Specific Location**
   - 28 S. First St.
   - Northeast corner of Dow at First Street
7. **City or Town** Tipp City
   - **Neighborhood** Monroe
8. **Site Plan with North Arrow**
9. **Coordinates**
   - **Lat.**
   - **Long.**
   - **U.T.M. Reference**

10. **Zone**
11. **Easting**
12. **Northing**
13. **Site**
14. **Structure**
15. **Building**
16. **Object**

16. **Thematic Category** C
17. **Date(s) or Period** 1850
18. **Style or Design** Vernacular
19. **Architect or Engineer**
20. **Contractor or Builder**
21. **Original Use, if apparent** Residence
22. **Present Use**
23. **Ownership**
   - Public
   - Private

24. **Owner's Name & Address,** if known
   - Richard Snell
   - 5725 Bradley Dr., Tipp City

25. **Open to Public?** Yes
26. **Local Contact Person or Organization** Regional Office 5 HA
27. **Other Surveys in Which Included**

28. **No. of Stories** 2
29. **Basement?** Partial
30. **Foundation Material** Stone
31. **Wall Construction** Brick
32. **Roof Type & Material** Cable/Asphalt
33. **No. of Bays** Front 3 Side 2
34. **Wall Treatment**
35. **Plan Shape** L Shape
36. **Changes**
   - Addition
   - Altered
   - Moved
37. **Condition**
   - Interior Excellent
   - Exterior Excellent
38. **Preservation**
   - Underway
39. **Endangered?** Yes
   - By What?
40. **Visible from Public Road?** Yes
41. **Distance from and Frontage on Road**
   - 15' back, 40' wide

**Further Description of Important Features**

Central entry with new hood. Windows side right and left with stone lintels and lugsills. Second story windows same. Eights are now 1/1 darks. Projecting eaves with dentil trim. Addition on back with small porch with bracketed roof and fishscale shingles. Small frame garage at rear.

**History and Significance**

Earliest of two house of identical architectural style located beside the levee of the old Miami-Erie Canal bed. Has potential as an historic district. At edge of the main business district of Tipp City.

**Description of Environment and Outbuildings**

Corner lot in an area made up of both residences and businesses.

**Sources of Information**

46. **Prepared by** P. Logan
47. **Organization** Regional Office 5 HA
48. **Date** 5/78
49. **Revision Date(s)**
Ohio Historic Inventory

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**Ohio Historic Inventory**

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**Porch with posts across facade. Addition at side left with double window with wood transom and radiating voussours and a roof dormer. Recessed entry, double doors, single door, and elongated window across facade. Windows have stone sills and 2/2 dh's. Two rows of radiating voussours around all voids. Two dormer windows in front gable, 6/6 dh's. Two roof dormers on east side. Center chimney.**

**Formerly and Significance**

Formerly served the town of Tipp City as power plant. Remodeled in 1917 and became a private residence when new plant was built. Enlarged in 1952.

**Description of Environment and Outbuildings**

Large garage at rear and large shaded lot. Near the city limits and the Miami-Erie Canal bed.

**Sources of Information**

45. Prepared by
P. Logan

47. Organization
Regional Office 5 HA

48. Date
7/78

49. Revision Date(s)
Ohio Historic Inventory

1. No. 10927-002220

4. Present Name(s) Broadway School

5. Other Name(s)

6. Specific Location Broadway School - southwest corner of Broadway and Fifth

7. City or Town Tipp City

8. Site Plan with North Arrow

9. Coordinates

10. U.T.M. Reference Easting 16 W 11160 Northing 4 4 2 7 0

11. On National Register? Yes No

12. Is It Eligible? Yes No

13. Part of Estab. Yes No

14. District Yes No

15. Name of Established District

16. Thematic Category G

17. Date(s) or Period 1917

18. Style or Design Jacobethan

19. Architect or Engineer Frank L. Packard (Columbus)

20. Contractor or Builder Miller Kemper Co.

21. Original Use, if apparent School

22. Present Use School

23. Ownership Public Private

24. Owner's Name & Address, if known Tipp City Public Schools

25. Open to Public Yes No

26. Local Contact Person or Organization Regional Office 5 HA

27. Other Surveys in Which Included

28. No. of Stories 2

29. Basement Yes No

30. Foundation Material Brick

31. Wall Construction Brick

32. Roof Type & Material Flat

33. No. of Bays 5

34. Wall Treatment Stretch Bond

35. Plan Shape Irregular

36. Changes

37. Condition Interior Excellent

Exterior Excellent

38. Preservation

39. Endangered Yes No

40. Visible from Public Road Yes No

41. Distance from and Frontage on Road 300' back, 100' wide

42. Further Description of Important Features Stone water table. Advancing central pavilion with central entry. Recessed double doors with semi-circular stone arch and stone quoins. Platform steps to the entry. Decorative stone trim above door, features scrollwork and statuary. All windows on first and second story defined by stone quoins, stone lintels and sills. Some window panes have been covered.

43. History and Significance

The oldest remaining school in Tipp City, this building formerly served as Tippecanoe High School. An addition was completed in 1953.

44. Description of Environment and Outbuildings

Well maintained building and lawn in a residential neighborhood near the railroad tracks. A few blocks from the central business district.

45. Sources of Information Tipp Herald 5/30/78

46. Prepared by P. Logan

47. Organization Regional Office 5 HA

48. Date 6/78

49. Revision Date(s)
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**16. Thematic Category:** C

**17. Date(s) or Period:** 1882-1883

**18. Style or Design:** High Victorian Italianate

**19. Architect or Engineer:** Benjamin Studebaker

**20. Contractor or Builder:** Benjamin Studebaker

**21. Original Use, if apparent Residence:**

**22. Present Use Residence:**

**23. Ownership:** Public ☑ Private ☐

**24. Owner's Name & Address:** Charles Allen *(See back)*

**25. Open to Public?** Yes ☑ No ☐

**26. Local Contact Person or Organization:** Regional Office 5HA

**27. Other Surveys in Which Included:**

**11. On National Register?** Yes ☑ No ☐

**12. Is It Eligible?** Yes ☑ No ☐

**13. Part of Estab, Yes ☑ No ☐

**14. District Potent?** Yes ☑ No ☐

**28. No. of Stories:** 2

**29. Basement?** Yes ☑ No ☐

**30. Foundation Material Stone:**

**31. Wall Construction Brick:**

**32. Roof Type & Material Multi-Gables/Slate:**

**33. No. of Bays Front 6 Side:**

**34. Wall Treatment Stretcher and 7 course Am. bond:**

**35. Plan Shape Irregular:**

**36. Changes**

**37. Condition**

**38. Preservation**

**39. Endangered?**

**40. Visible from Public Road?** Yes ☑ No ☐

**41. Distance from and Frontage on Road 30' back, 100' wide**

**42. Further Description of Important Features:**

Raised foundation with water table. Brick porch at side left with brick pillars and bracketed cornice. Balustrade on porch roof and balcony. Windows are 1/1 dhs. Central projecting pavilion with gable with chimney. Polygonal bay on east side of house with full entablature and heavy brackets. Separate springhouse has been connected. Chimneys at rear, centre, and side right.

**43. History and Significance**

Unique contributor to Tipp City's Historic character.

**44. Description of Environment and Outbuildings**

Located on a large corner lot in a neighborhood of well maintained mature homes. Across the street from a school. The original carriage house for this home is now a part of the property next door.

**45. Sources of Information**

Mrs. Charles Allen

**46. Prepared by**

P. Logan

**47. Organization**

Regional Office 5HA

**48. Date**

5/78

**49. Revision Date(s)**
**OHIO HISTORIC INVENTORY**

1. No. 10927-002459
2. Present Name(s) 212 W. Broadway
3. County Miami
4. Location of Negative Regional Office 5 HA
5. Specific Location 212 W. Broadway
6. City or Town Tipp City
7.如果乡村，镇，区
8. Site Plan with North Arrow
9. Coordinates Lat. ______ Long. ______
10. U.T.M. Reference Zone 16 Easting 471140 Northing 442640
11. On National Register? Yes No
12. Is It Eligible? Yes No
13. Part of Estab. Yes No
14. District Yes No
15. Name of Established District
16. Thematic Category C
17. Date(s) or Period cl890
18. Style or Design Queen Anne Influence
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent Residence
22. Present Use Residence
23. Ownership Public Private
24. Owner's Name & Address, if known Wayne & Jennifer Kauffman 212 W. Broadway, Tipp City
25. Open to Public Yes No
26. Local Contact Person or Organization Regional Office 5 HA
27. Other Surveys in Which Included
28. No. of Stories 2
29. Basement? Yes No
30. Foundation Material Stone
31. Wall Construction Frame
32. Roof Type & Material Multi-gable
33. No. of Bays Front 3 Side 4
34. Wall Treatment Aluminum Siding
35. Plan Shape Irregular
36. Changes Addition No Moved
37. Condition Interior Excellent Exterior Excellent
38. Preservation Underway? No Yes
39. Endangered? Yes No
40. Visible from Public Road Yes No
41. Distance from and Frontage on Road 25' back, 75' wide
42. Further Description of Important Features Porch side left and center culminating at side right in a round portico with columns, dentill trim and conical roof. Large bay at side right. The main feature is the beautiful leaded glass sidelights on the door in the center of the facade. A large window side left with leaded glass transom, Windows 1/4ths. Second floor—triple window above porch with dentill trim. Steep pitch roof at side left with mullioned window. Art
43. History and Significance Glass window at rear.

*This house with its interesting porch and beautiful windows adds to the street scene.*

44. Description of Environment and Outbuildings Excellent carriage house, formerly belonging to the property at the east, is located at the rear of the house. Neighboring houses are well attended and varying types of architecture. Across from a school in a residential area.

45. Sources of Information

46. Prepared by P. Logan
47. Organization Regional Office 5 HA
48. Date 6/73
49. Revision Date(s)
7 East Dow Street

Tipp City, Monroe

7. City or Town: Tipp City
     If Rural, Township & Vicinity: Monroe

8. Site Plan with North Arrow

9. Coordinates
     Lat. _____________________________ Long. _____________________________

U.T.M. Reference: Zone 16, Easting 741140, Northing 414274

10. Is National Register? Yes ☐ No ☐
     Is It Eligible? Yes ☒ No ☐

11. Is Part of Estab. Yes ☒ No ☐
     Historical District? Yes ☒ No ☐

12. Is It Potentially Eligible? Yes ☒ No ☐

16. Thematic Category: C

17. Date(s) or Period: 1881

18. Style or Design: Georgian Revival

19. Architect or Engineer: 

20. Contractor or Builder: 

21. Original Use, if apparent: Residence

22. Present Use: Residence

23. Ownership: Public ☐ Private ☒

24. Owner's Name & Address, if known: Harold Brill, 7 Dow Street

25. Open to Public? Yes ☒ No ☐

26. Local Contact Person or Organization: Regional Office 54A

27. Other Surveys in Which Included: 

28. No. of Stories: 2

29. Basement? Yes ☒ No ☐

30. Foundation Material: Stone

31. Wall Construction: Brick

32. Roof Type & Material: Gable & Hip/Asphalt

33. No. of Bays: Front 4 Side 4

34. Wall Treatment: 7 course and stretcher

35. Plan Shape: Irregular

36. Changes: Addition ☐ Altered ☒ Moved ☐

37. Condition:
     Interior: Excellent
     Exterior: Excellent

38. Preservation: Yes ☒ No ☐
     Underway? No ☐

39. Endangered? Yes ☒ No ☐
     By What? No ☐

40. Visible from Public Road? Yes ☒ No ☐

41. Distance from and Frontage on Road: 20' back 100' wide

42. Further Description of Important Features: Raised foundation with stone water table. Front door has leaded side-lights, triangular hood mold, and fanshaped lunette above door. Windows are 1/1 dhs and have stone lintels. Front and side windows have stone hood and transom. Porch is arced with brick pillars and tile floor. Ornate dormers front and side with pediment with dentils and rosette trim.

43. History and Significance
    Built by well-known farmer and distiller, Jacob Rohrer, and became one of the most prestigious homes in Tipp City.

44. Description of Environment and Outbuildings
    At edge of business district among well maintained block of homes. Nicely landscaped with wrought iron fence. Excellent carriage house at rear.

45. Sources of Information
    Harold Brill

46. Prepared by P. Logan

47. Organization
    Regional Office 54A

48. Date 5/20/79

49. Revision Date(s) 5/20/79
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**42. Further Description of Important Features**

Porch across facade with plain posts and wooden brackets. Three elongated windows (to floor) are 6/6 dhs. Door at side right. Windows are 6/6 dhs on second floor. Porch on the east side. Roof has projecting eaves with plain cornice. Center chimney and outside chimney side left.

**43. History and Significance**

Dr. W.W. Crane, prominent businessman in Tipp City, purchased the structure when it was located on Main Street and had it moved to the present address in latter half of 1830's. The equipment broke and the house sat in the middle of Main St. several days and the Crane family had a "Sunday covered dish dinner" there while located in the center of 3rd & Main Sts.

**44. Description of Environment and Outbuildings**

Garage at rear. Heavily shrubed lot. In a block of mature homes one block from the central business district of Tipp City.

**46. Prepared by**

P. Logan

Regional Office 5 HA

**48. Date**

6/73

**5. Sources of Information**

Grace Kinney
**OHIO HISTORIC INVENTORY**

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</table>

**18. Thematic Category**  C

**19. Architect or Engineer**  Queen Anne Influence

**20. Contractor or Builder**  James Clinefelter

**21. Original Use, if apparent**  Residence

**22. Present Use**  Residence (Multi)

**23. Ownership**  Public ☑ Private

**24. Owner's Name & Address, if known**  Frederick Seibert

26 E. Dow Street

**25. Open to Public?**  Yes ☑ No ☑

**26. Local Contact Person or Organization**  Tipp City

**27. Other Surveys In Which Included**  

**42. Further Description of Important Features** Sprawling house with wrap-around front porch with columns with stone bases and spindle balusters. Dentil trim on porch roof. Curvilinear steps to porch. There are numerous entries, the house having been duplexed. All windows 1/1 dhs & stone lintels. Advancing front bay with 2 recessed mullioned windows in curvilinear gable. Similar bay on north side. Two rectangular on side porch. Fishscale trim on gables. Stained glass window at rear.

**43. History and Significance** An interesting structure that adds to the historic character of Tipp City.

**44. Description of Environment and Outbuildings**

Located at edge of business district among mature homes. The lot is nicely landscaped. There is a mansard-type carriage house at the rear.

**Sources of Information**

**48. Prepared by**

P. Logan

**47. Organization**

Regional Office 5

**49. Revision Date(s)**

7/78
1. No. 10927-000650

4. Present Name(s) 104 E. Dow Street

5. Other Name(s) Harvey Herr House

3. Location of Negatives Regional Office 5 HA

6. Specific Location 104 E. Dow Street

7. City or Town if Rural, Township & Vicinity Tipp City Monroe

8. Site Plan with North Arrow

9. Coordinates

Lat. Long.

U.T.M. Reference 16711500 1127060

10. Zone Easting Northing

Site Building Object

... On National Register Yes No

12. Is it Eligible Yes

13. Part of Estab. Yes No

14. District Yes No

15. Name of Established District

16. Thematic Category C

17. Date(s) or Period 1879

18. Style or Design Vernacular Italianate

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent Residence

22. Present Use Residence

23. Ownership Public Private

24. Owner's Name & Address, if known James Gagnet

25. Open to Public Yes

26. Local Contact Person or Organization Regional Office 5 HA

27. Other Surveys in Which Included

28. No. of Stories 2

29. Basement Yes No

30. Foundation Material Stone

31. Wall Construction Frame

32. Roof Type & Material Gable & Hip/Asbestos

33. No. of Eaves Front Side

34. Wall Treatment Asbestos Shingles

35. Plan Shape Irregular

36. Changes Addition (Explain Moved in #42)

37. Condition Interior Excellent Exterior Excellent

38. Preservation Underway Yes No

39. Endangered Yes No

40. Visible from Public Road Yes No

41. Distance from and Frontage on Road 25' back, 100' wide

42. Further Description of Important Features

Central entry with round arched light in door and shaped door surround. Shaped wooden architraves on all windows. Windows are 1/1 dhs. Porch on facade with wooden columns, dentil trim and balcony above. Door with blinds on the balcony. Left bay and right polygonal turret. Wide cornerboards throughout. Balustrated deck on roof. Two center chimneys. Porch on north side with balcony.

43. History and Significance

This house has been given tender loving care and it adds greatly to the historic character of Tipp City. It has been carefully restored by the owner.

44. Description of Environment and Outbuildings

Beautifully landscaped yard with picket fence. Nicely maintained garage and gazebo to the rear. Located among mature homes at the edge of the business district.

45. Prepared by P. Logan

47. Organization Regional Office 5 HA

48. Date 5/8

49. Revision Date(s)
## Porches on front of the house with wooden columns forming flat arches. Decorative panels at top of each column and brackets on porch roof. Wrought iron railing. Oriel window at side left and right entry. Second range has elongated windows with segmental arches and blinds. Corner boards throughout. Garage at rear.

## Location on a side street of well maintained houses.

## Description of Environment and Outbuildings

## History and Significance

The house was built for Jacob Rohrer, prominent businessman, who deeded it to his daughter in 1877. In 1881 it was sold to the Benham family, the heirs of whom still own the property.
**Ohio Historic Inventory**

**1. No.** 10927-00178M

**2. Location of Negatives** Regional Office 5HA

**3. Specific Location**

26 W. Dow St.

7. City or Town: If Rural, Township & Vicinity
   Tipp City, Monroe

8. Site Plan with North Arrow

9. Coordinates

Lat. Long.

10. U.M.M. Reference

15 74 11 00 14 27 10

11. Zone

12. On National Register? Yes [X]

13. Part of Established District? Yes [X]

14. District Name

15. Name of Established District

16. Thematic Category

17. Date(s) or Period
   1870

18. Style or Design
   Vernacular

19. Architect or Engineer

20. Contractor or Builder
   Charles Trupp & Co.

21. Original Use, if apparent
   Residence

22. Present Use
   Residence

23. Ownership
   Public [X]

24. Owner's Name & Address, if known
   Ronald R.
   26 W. Dow Street

25. Open to Public?
   Yes [X]

26. Local Contact Person or Organization
   Regional Office 5HA

27. Other Surveys in Which Included

28. No. of Stories
   2

29. Basement?
   Yes [X]

30. Foundation Material
   Stone

31. Wall Construction
   Brick

32. Roof Type & Material
   Gable/Asphalt

33. No. of Bays
   3

34. Wall Treatment
   7 course Am. bond

35. Plan Shape Rectangular

36. Changes
   Addition [X]
   (Explain in #42)

37. Condition
   Interior Excellent
   Exterior Excellent

38. Preservation Underway?
   Yes [X]

39. Endangered?
   Yes [X]
   By What?
   No [X]

40. Visible from Public Road?
   Yes [X]

41. Distance from and Frontage on Road
   20' back, 50' wide

42. Further Description of Important Features

Right portico with plain pillars and balcony on top. The entry has a panel door with wooden surround. Windows on both stories are 6/6 dhs with stone lintels and lugsills and blinds. Interesting oriel window on east side. Projecting eaves on gable roof. Center and rear chimneys.

43. History and Significance

In the middle of two other homes of similar architecture of the 19th century. This house adds to the interest of the street scene. This house, plus the one at either side, was built from brick from the old school house at the site.

44. Description of Environment and Outbuildings

Nicely landscaped and shaded, this structure is one of a group of fine homes at the edge of the business district. An alley runs behind the house.

45. Sources of Information

Grace Kinney

46. Prepared by

P. Logan

47. Organization

Regional Office 5HA

48. Date

5/78

49. Revision Date (s)
**Ohio Historic Inventory**

4. Present Name(s)  
505 Elm Street  
(Van-Ler Homes)

5. Other Name(s)  
Paper Mill or Piqua Strawboard Co.

16. Thematic Category  
C

17. Date(s) or Period  
1882

18. Style or Design  
Industrial

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent  
Paper Mill

22. Present Use  
Commercial

23. Ownership  
Public ☑

24. Owner's Name & Address, if known  
Nelson Borchers  
25 Michaels Rd.  
Tipp City

25. Open to Public?  
Yes ☑

26. Local Contact Person or Organization  
Regional Office 5 HA

27. Other Surveys in Which Included

28. No. of Stories  
2

29. Basement?  
Yes ☑

30. Foundation Material  
Stone

31. Wall Construction  
Brick

32. Roof Type & Material  
Gable/Asbestos

33. No. of Bays  
Front: 13  
Side: 28

34. Wall Treatment  
6 & 7 course Am.Bond

35. Plan Shape  
Irregular

36. Changes  
Addition ☑

37. Condition  
Interior:  
Exterior: Fair

38. Preservation  
Yes ☑

39. Endangered?  
By What?  
No ☑

40. Visible from Public Road?  
Yes ☑

41. Distance from and Frontage on Road  
10' back, 300' wide

42. Further Description of Important Features  
Large loading dock across facade. Windows boarded; triple row of brick radiating voussoirs and wooden transoms. Window in gable peak in center of roof 24/24 and wooden siding on the gable. Entrance now at rear of building. Several additions throughout.

43. History and Significance  
The building is important to the early commercial development of Tipp City. Although very functional in nature, it has some of the characteristics in its windows and doors of other architecture of the period.

44. Description of Environment and Outbuildings  
Located in a large, brushy lot near the railroad tracks. A few blocks from the center of town, it is adjacent to residences.

45. Sources of Information  
A History of Miami Co. 1807-1953

46. Prepared by  
P. Logan

47. Organization  
Regional Office 5 HA

48. Date  6/78
OHIO HISTORIC INVENTORY

1. No. MIA-365-02
2. Negative No. 16196-00193
3. Location of Negatives
   Regional Office #17

4. Present Name(s)
   Freight Station

5. Other Name(s)

6. Specific Location
   Northeast corner of Dow & Fitch Sts.

7. City or Town
   Tipp City
   If Rural, Township & Vicinity
   Monroe

8. Site Plan with North Arrow
   [Diagram showing Dow St.]

9. Coordinates
   U.T.M. Reference
   Lat. Long.
   16 71 18 0
   14 27 10 0

10. On National Register? Yes No
11. Part of Estab. Yes No
12. Is It Eligible? Yes No
13. Hist. Dist.? Yes No
14. District Yes No
15. Name of Established District

16. Thematic Category
   C. 24/7

17. Date(s) or Period
   c1890

18. Style or Design
   Vernacular

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
   Railroad freight station

22. Present Use
   Vacant

23. Ownership
   Public No
   Private Yes

24. Owner's Name & Address, if known
   City of Tipp City

25. Open to Public?
   Yes No

26. Local Contact Person or Organization
   City of Tipp City

27. Other Surveys in Which Included

28. No. of Stories
   1

29. Basement?
   Yes No

30. Foundation Material

31. Wall Construction
   Frame

32. Roof Type & Material
   Shingle

33. No. of Bays
   Front 7 Side 2

34. Wall Treatment
   Aluminum Siding

35. Plan Shape
   Rectangle

36. Changes
   Addition
   Alteration
   Moved

37. Condition
   Interior
   Exterior
   Fair

38. Preservation
   Yes No

39. Underway?
   Yes No

40. Visible from Public Road?
   Yes No

41. Distance from and Frontage on Road
   10' back 20' wide

42. Further Description of Important Features
   The front of the station faces the railroad tracks and a door is located side left. The original loading ramp is located in the center. Windows are 6/6 dhs with plain wooden surround. Roof has projecting eaves with exposed wooden rafters.

43. History and Significance
   This building served as the freight station for the Dayton-Michigan Railroad and the Baltimore and Ohio Railroad. No longer in use, the city is presently looking for a civic organization to be housed in the freight station.

44. Description of Environment and Outbuildings
   Located on a nicely landscaped lot near the business district of Tipp City.

45. Sources of Information
   Tipp City Herald - June 11, 1989

46. Prepared by
   P. Logan

47. Organization
   Regional Office 5HA

48. Date
   1/78

49. Revision Date(s)
   4/82
### OHIO HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>1. No.</th>
<th>10927-0L36E</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Miami</td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>Regional Office 5 HA</td>
</tr>
<tr>
<td>4. Present Name(s)</td>
<td>Van-Ler Homes, Inc.</td>
</tr>
<tr>
<td>5. Other Name(s)</td>
<td>Tipp City Welding &amp; Machine</td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>At rear of property at north-east corner of Fifth &amp; German</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>Tipp City</td>
</tr>
<tr>
<td>8. Site Plan with North Arrow</td>
<td>![North Arrow Diagram]</td>
</tr>
<tr>
<td>9. Coordinates</td>
<td>Lat. 74°10'30&quot;N  Long. 82°5'46&quot;W</td>
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<td>10. U.T.M. Reference</td>
<td>Zone 16, Easting 411,180, Northing 442,780</td>
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<td>11. On National Register?</td>
<td>Yes</td>
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<td>12. Is It Eligible?</td>
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<td>Potentil?</td>
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<td>17. Date(s) or Period</td>
<td>1872</td>
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<td>20. Contractor or Builder</td>
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<td>Commercial</td>
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<tr>
<td>23. Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address, if known</td>
<td>Nelson Borchers 25 Michaels Rd. Tipp City</td>
</tr>
<tr>
<td>25. Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
<td>Regional Office 5 HA</td>
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<tr>
<td>27. Other Surveys in Which Included</td>
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<td>28. No. of Stories</td>
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<td>29. Basement?</td>
<td>Yes</td>
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<td>30. Foundation Material</td>
<td>Stone</td>
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<td>31. Wall Construction</td>
<td>Brick</td>
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<td>32. Roof Type &amp; Material</td>
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<td>33. No. of Bays</td>
<td>Front 2 Side 9</td>
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<td>34. Wall Treatment</td>
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<td>35. Plan Shape</td>
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<td>36. Changes</td>
<td>Addition</td>
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<td>37. Condition</td>
<td>Interior</td>
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<tr>
<td>38. Preservation Underway?</td>
<td>Yes</td>
</tr>
<tr>
<td>39. Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>By What?</td>
<td>No</td>
</tr>
<tr>
<td>40. Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>41. Distance from and Frontage on Road</td>
<td>150' back, 60' side</td>
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<tr>
<td>42. Further Description of Important Features</td>
<td>Two large loading doors on facade and brick pilasters at corners. Some new siding at front. Large windows on the sides with many small panes and triple radiating brick voussoirs. Brick piers on sides. Now used as a storage building for construction company.</td>
</tr>
<tr>
<td>43. History and Significance</td>
<td>A good, old industrial building that is still in use. It was built by the Dhein Brothers, founders of the Malleable Iron and Foundery Co.</td>
</tr>
<tr>
<td>44. Description of Environment and Outbuildings</td>
<td>Located amid other industrial buildings at the edge of Tipp City.</td>
</tr>
<tr>
<td>45. Sources of Information</td>
<td>Grace Kinney's files</td>
</tr>
<tr>
<td>46. Prepared by</td>
<td>P/L Logan</td>
</tr>
<tr>
<td>47. Organization</td>
<td>Reg. Off. 5 HA</td>
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<td>48. Date</td>
<td>4/79</td>
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<tr>
<td>49. Revision Date(s)</td>
<td>4/79</td>
</tr>
</tbody>
</table>
Large multi-paned windows and brick pilasters side left. Addition at center of facade and entry side right. Windows have wood transoms and 2 rows of brick radiating voussoirs and lugsills. The west side of the building has 6/6 dws windows with double row of radiating voussoirs and some have wood transoms. Large glass addition at west side.

Important to the industrial growth of Tipp City. Although built as a functional building, the architecture reflects the style often used in residences in the period.

Located in a group of other industrial buildings near a residential section. A few blocks from downtown Tipp City.
42. Further Description of Important Features

Basement at ground level. Main entry on brick porch at left corner of facade with curvilinear steps. Porch pillars with dentils, terminating in conical roof. Recessed door with sidelights & transom. Basement entry in center of facade with stained glass window above. Stuccoed roof dormer with 2 windows with quarrels in upper light. Wide eaves with decorative brick frieze. East side - roof dormer with pyramidal roof & ionic columns.

43. History and Significance

This house is a curiosity, as it is a mixture of many styles of architecture.

44. Description of Environment and Outbuildings

The house has been attached to the business at the south side. There is a vacant lot and an alley at the rear. Located a block from the main street of Tipp City.

45. Sources of Information
**Ohio Historic Inventory**

**No.** 10927-00070M

**County** Miami

**Location of Negatives** Regional Office 5 HA

**Specific Location**
Northwest corner First and Broadway Streets

**City or Town** Tipp City

**Style or Design** Federal

**Thematic Category** C

**Date(s) or Period** 1851

**Original Use, if apparent** Residence

**Present Use** Residence

**Ownership** Public

**Change** Addition

**Condition** Interior Excellent

**Endangered** By What?

**Open to Public?** Yes

**Visible from Public Road?** Yes

**Distance from and Frontage on Road** 15' back, 100' wide

**Further Description of Important Features**
High stone foundation with water table. Main entry recessed off decorative frontispiece with plain cornice and frame pilasters. Door has small light, sidelight, art glass transom. Some windows 4/4 and 6/6, all with stone lintels & lugsills. Side porch with decorative wrought iron trim. Multi-paned bay south side of house with heavy brackets. Interior chimneys side right and side left. Original sidewalk and wrought iron fence.

**History and Significance**
This fine home contributes to the historical character of Tipp City. It was built for Levi Booher, first mayor of Tipp City.

**Sources of Information**

---

42. Description of Environment and Outbuildings
Beautiful heavily wooded corner lot. Excellent carriage house at rear. Located in a neighborhood of mixed architectural styles at edge of business district.

43. History and Significance

---

44. Description of Environment and Outbuildings

---

45. Sources of Information

---

46. Prepared by

---

47. Organization

---

48. Date 5/73

---

49. Revision Date(s)
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<th>Field</th>
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<td>City or Town</td>
<td>Tipp City, Monroe</td>
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<td>Site Plan with North Arrow</td>
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<td>U.T.M. Reference</td>
<td>16 7 16 20 44 27 05 0</td>
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<td>Part of Establishment Hist. Dist.?</td>
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<td>Thematic Category</td>
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<td>Date or Period</td>
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<td>Contractor or Builder</td>
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<td>Original Use, if apparent Residence</td>
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<td>Present Use Residence</td>
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<td>Ownership</td>
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<td>Owner's Name &amp; Address, if known</td>
<td>W.I. Bradley 119 S. First Street</td>
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<td>Open to Public?</td>
<td>Yes</td>
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<td>Preservation Underway?</td>
<td>No</td>
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<td>Endangered?</td>
<td>Yes</td>
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<tr>
<td>Distance from and Frontage on Road</td>
<td>15' back, 30' wide</td>
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<tr>
<td>Name of Established District</td>
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</table>

Door with transom at center of facade and windows side right and left with blinds. Front porch with pillars has been added. All windows are 1/1dns. Shingles on the house on the south side. New brick addition at the rear.

Very typical of many small old cottages of this type in Tipp City. This one is particularly well maintained. Although it has had some additions, it is still a good example of its style.

Garage at rear. Very attractive yard. In a block of very well maintained homes one block from the business district.
109 N 4th St.

City or Town: Tipp City
County: Monroe

Thematic Category: C
Date(s) or Period: c 1840
Style or Design: Vernacular

Original Use, if apparent:
Servant's Quarters

Owner's Name & Address:
Bertha Harleman
109 N. Fourth St.

Condition:
Interior: Good
Exterior: Good

Recent Preservation Underway?
No

Endangered?
Yes
By What?

Visible from Public Road?
Yes

Distance from and Frontage on Road:
100', back 150', wide

Further Description of Important Features:
Window at side left has been bricked in and has no lights. Brick surround and radiating voussoir's with keystone. Windows have recessed lunettes and are 6/6 dhs. Door at side right has a hood added. Some brick sills remaining. Central window in front gable peak. Left outside chimney.

History and Significance:
Reported to be servant's quarters for the house to the west. Contributes to the historic flavor of Tipp City.

Description of Environment and Outbuildings:
Located on a large lot in an old established neighborhood on a side street.

Sources of Information:
Grace Kinney

Prepared by:
F. Logan

Date:
5/73
Ohio Historic Inventory

No. 10927-00117
County Miami

Regional Office 5 HA

320 N. Fourth Street
City or Town Tipp City

Tipp City Monroe

Site Plan with North Arrow

Franklin St

Coordinates

Lat. 41°31'0"N
Long. 84°41'72"W

15 6 7 4 1 3 0 0

11. On National Register? No
12. Is it Eligible? No
13. Part of Estab. Yes
14. District Potent? No

16. Thematic Category C
17. Date(s) or Period
18. Style or Design Industrial
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent Commercial
22. Present Use Commercial
23. Ownership Public
24. Owner's Name & Address, if known Dolly Toy, Inc.
320 N. Fourth Street
25. Open to Public? Yes
26. Local Contact Person or Organization Regional Office 5 HA
27. Other Surveys in Which Included

28. No. of Stories 2
29. Basement? Yes
30. Foundation Material Concrete
31. Wall Construction Brick
32. Roof Type & Material Flat/Metal
33. No. of Bays Front 5 Side 16
34. Wall Treatment
35. Plan Shape Rectangular
36. Changes in #42
37. Condition Exterior Good
38. Preservation Underway? Yes
39. Endangered? No
40. Visible from Public Road? Yes
41. Distance from and Frontage on Road 15' back, 50' wide

Further Description of Important Features

Ground level basement with fan shaped wooden transom and 3 rows radiating brick voussoirs over windows. Central entry with new door, fan shaped wooden transom with small glass panes. Windows on first range have wood transom, triple row of radiating voussoirs and 1/4 dhs. Windows on second range 1/4 dhs. Windows have brick sills. Brick arcing across facade. Sides have projecting eaves with exposed rafters. Addition in 1947.

History and Significance

This was an important industrial building, having served as the Tippecanoe Underwear Factory and the Tippecanoe Knitting Mill.

Description of Environment and Outbuildings

Located in a neighborhood of both commercial and residential buildings. Loading dock is at the rear, parking lot at the right and office building the left.

Sources of Information

Tipp Herald 6/11/1959

Prepared by P. Logan

Organization Regional Office 5 HA

Date 5/78

Revision Date(s)
**OHIO HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>10927-007420</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Present Name(s)</td>
<td>136 German St.</td>
</tr>
<tr>
<td>5. Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>Regional Office 5 HA</td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>Tipp City, Monroe</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>Tipp City</td>
</tr>
<tr>
<td>8. Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>9. Coordinates</td>
<td></td>
</tr>
<tr>
<td>10. U.T.M. Reference</td>
<td></td>
</tr>
<tr>
<td>11. On National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>12. Is It Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>13. Part of Estab. Hist. Dist.?</td>
<td>No</td>
</tr>
<tr>
<td>14. District Potential?</td>
<td>No</td>
</tr>
<tr>
<td>15. Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16. Thematic Category</td>
<td>C</td>
</tr>
<tr>
<td>17. Date(s) or Period</td>
<td>c1890</td>
</tr>
<tr>
<td>18. Style or Design</td>
<td>Vernacular</td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
<td></td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
<td>Residence</td>
</tr>
<tr>
<td>22. Present Use</td>
<td>Residence</td>
</tr>
<tr>
<td>23. Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address, if known</td>
<td>Patrick &amp; Melinda Turner 136 German St.</td>
</tr>
<tr>
<td>25. Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
<td>Regional Office 5 HA</td>
</tr>
<tr>
<td>27. Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28. No. of Stories</td>
<td>1</td>
</tr>
<tr>
<td>29. Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30. Foundation Material</td>
<td>Stone</td>
</tr>
<tr>
<td>31. Wall Construction</td>
<td>Frame</td>
</tr>
<tr>
<td>32. Roof Type &amp; Material</td>
<td>Gable &amp; Hip/Asphalt</td>
</tr>
<tr>
<td>33. No. of Bays</td>
<td>Side 3</td>
</tr>
<tr>
<td>34. Wall Treatment</td>
<td></td>
</tr>
<tr>
<td>35. Plan Shape</td>
<td>L Shape</td>
</tr>
<tr>
<td>36. Changes</td>
<td>Addition</td>
</tr>
<tr>
<td>37. Condition</td>
<td>Interior Excellent</td>
</tr>
<tr>
<td>38. Preservation Underway?</td>
<td>Yes</td>
</tr>
<tr>
<td>39. Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>40. Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>41. Distance from and Frontage on Road</td>
<td></td>
</tr>
<tr>
<td>42. Further Description of Important Features</td>
<td>Small cottage with window side left and porch side right. Porch has plain wooden pillars and two entries. All windows are 1/1 dhs with wooden architraves and blinds. Fishscale shingles at peak of porch. Wide cornerboards throughout. Addition at rear.</td>
</tr>
<tr>
<td>43. History and Significance</td>
<td>This excellent little house contributes to the historic character of Tipp City.</td>
</tr>
<tr>
<td>44. Description of Environment and Outbuildings</td>
<td>The exterior of the house and the lot have been given excellent care. Located in a block with other residences and industrial buildings across the street.</td>
</tr>
<tr>
<td>45. Sources of Information</td>
<td></td>
</tr>
<tr>
<td>46. Prepared by</td>
<td>P. Logan</td>
</tr>
<tr>
<td>47. Organization</td>
<td>Regional Office 5 HA</td>
</tr>
<tr>
<td>48. Date</td>
<td>5/78</td>
</tr>
<tr>
<td>49. Revision Data(s)</td>
<td></td>
</tr>
</tbody>
</table>
**138 German Street**

- **Location:** Tipp City, Monroe
- **Thematic Category:** C
- **Date or Period:** c1890
- **Style or Design:** Vernacular
- **Original Use:** Residence
- **Owner's Name & Address:** Ralph J. Brown
- **Condition:** Interior - Excellent
- **Preservation:** Yes
- **Endangered:** No
- **Visible from Road:** No
- **Description:**
  - Window side left with blinds. Screened porch side right with fishscale shingle trim on gable. All windows 1/1 dhs with wooden architraves and blinds. Cornerboards throughout. Gables at east and west sides. New addition at rear.

**History and Significance**

Very well preserved house adds to the historical character of Tipp City.

**Description of Environment and Outbuildings**

The house and yard is in excellent condition. It is located in a block with other residences and industrial buildings across the street.