Old Tippecanoe Main Street Historic District

CONTINUATION SHEET  ITEM NUMBER  7  PAGE 7

(64) An 1887 Queen Anne and stick style home with 2 1/2 stories and 3 bays. Front porch has classic pillars, double door with pilasters, and art glass transom. One of the more notable structures in the district.

The next three buildings are essentially non-contributing:

(65) One story 1940's building situated on a corner.

(66) This modest brick structure has an added boom town front that has been covered with aluminum siding.

(67) This two story functional building is situated next to the gas station.

(68) A gas station on the corner of Main and Third Streets in the center of the commercial district. A typical structure of the Sohio Company on a well kept lot. It is considered an intrusion. NO LONGER EXISTS—PARKING LOT OWNED BY METHODIST CHURCH.

(69) Built in 1915, this unique two Jacobethan structure dominates the corner of Third and Main. Known as the Monroe Township Building, it now houses a variety of business and public meetings.

(70) One-third of the building has buff brick and round porthole windows on the second floor. It is reported that this section was erected at a later date and the roof line made to match it's neighbor.

(71) Although this French Second Empire building looks like one unit, the Eastern two-thirds was built around the 1870s. It features three bull's eye windows. The third story has a bracketed projecting roofline and seven elaborate second story windows.

(72) A contemporary one story bank that does not detract from the district, but is not historically significant. NO REGISTRATION SHEET

(73) On the corner is a three story, seven bay, 1860's Romanesque Revival, known as the Opera House. One of the key buildings in Tipp City. The Opera House lies on the upper two levels, and plans are underway to re-establish its early use.

(74) A significant commercial building constructed soon after the canal reached the village. It serves as a restaurant with a remodeled first floor. TWO REGISTRATION SHEETS

(75) This miniature 2 story brick house has the look of an early German Vernacular structure. NO LONGER EXISTS. HAD A SECOND STREET ADDRESS. WAS LOCATED NEXT TO THE CURRENT D.J. PIZZA BUILDING.

(76) This 3 story, commercial structure spans 1/2 of the block, and once contributed significantly to this main street. An early building from the 1850's, alterations have diminished its aesthetic appeal.
Old Tippecanoe Main Street Historic District

CONTINUATION SHEET ITEM NUMBER 7 PAGE 8

(77) This High Victorian Italianate structure with 2 stories and 3 bays, was built in the 1880's. The paneled frieze has diamond insets and ornamental brackets under a projecting cornice. The second story, with its trio of elaborate hooded windows contrasts with the altered first floor.

(78) Built in the 1860's, 1 story, 3 bay, Greek Revival structure, has an addition to the east with a shed roof. The structures provide a relief from the dominant 2 story linear pattern.

(79) A 2 story, 3 bay, High Victorian Italianate 1871 commercial building with an attractive Boom Town front.

(80) Moving west on Main Street, stands a 2 story, 4 bay, brick Vernacular structure. Originally built as a home, it now is a restaurant and is adjacent to an alley on the west.

(81) This aesthetically pleasing frame commercial building has 2 stories and 3 bays, built in the 1880's, and of Victorian influence. It has a beautifully landscaped front yard.

(82) & (83) Two Vernacular structures with Late Federal influence, having pleasing proportions. Their gabled facades are evidence of their early construction when villages were basically frame towns.

(84) This frame residential structure was built in 1855, with 2 stories and 3 bays, and of Early Victorian influence. It shares a common wall with #85, which housed the business of this resident. Burned 1992

(85) Located on the corner of First and Main Streets, this structure has 2 stories and 3 bays, and was built in the 1880's of Victorian influence. This building now used by the VFW is adjacent on the east to the preceding building.

(86) A 2 story, 4 bay brick 1850's Late Federal structure. A front porch with brick pillars and an addition to the east were added when the building was remodeled. Original structure was a copy of the Governor of Maryland's mansion.

(87) This 2 story, 5 bay, 1840 Greek Revival, frame, residential structure is significant as one of the earliest buildings in Tipp City.

(88) This diminutive 1 story, 2 bay, brick 1870 Vernacular structure was used as an office for the Buggy Whip Factory, and is now converted into a home.

(89) This last structure included in the Historical District is a 2 story, 11 bay, frame Industrial Vernacular structure built in 1889 as a mill, later changed to The Buggy Whip Factory. It is one of the most historically significant buildings in Old Tippecanoe, simple in detail, and spanning the banks of the Miami-Erie canal banks on its east side.
### OHIO HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Mia---821-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Miami</td>
</tr>
<tr>
<td>Location of Negatives</td>
<td>City Manager's Office</td>
</tr>
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</table>

#### 6. Specific Location
The east edge of Tipp City on S. R. 571 & The Miami-Erie Canal intersection.

#### 7. City or Town
Tipp City

#### 8. Site Plan
North Arrow

#### 9. Coordinates

<table>
<thead>
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<th>Lat.</th>
<th>Long.</th>
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<table>
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<td>16 74 19 70 44</td>
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#### 10. Site, Building, Structure

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#### 11. On National Register

<table>
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#### 12. Is It Eligible?

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#### 13. Part of Estab. Yes No

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#### 14. District

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#### 15. Name of Established District
none known

#### 16. Thematic Category

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<td>(Y/N)</td>
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#### 17. Date(s) or Period
1833-1837

#### 18. Style or Design

<table>
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<th>Engineering Structure</th>
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#### 19. Architect or Engineer

#### 20. Contractor or Builder

#### 21. Original Use, If apparent
Canal Lock

#### 22. Present Use
abandoned

#### 23. Ownership
Public Private

#### 24. Owner's Name & Address, if known
State of Ohio

#### 25. Open to Public?
Yes No

#### 26. Local Contact Person or Organization

#### 27. Other Surveys In Which Included
none known

#### 28. No. of Stories

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#### 29. Basement?
Yes No

#### 30. Foundation Material

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#### 31. Wall Construction

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#### 32. Roof Type & Material

#### 33. No. of Bays

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<th>Side</th>
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#### 34. Wall Treatment

#### 35. Plan Shape

#### 36. Changes

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<th>Alterations</th>
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#### 37. Condition

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<th>Interior</th>
<th>Exterior</th>
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<tr>
<td>Yes</td>
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#### 38. Preservation

<table>
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#### 39. Endangered?

<table>
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#### 40. Visible from Public Road?

<table>
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<tr>
<td>No</td>
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#### 41. Distance from and Frontage on Road

<table>
<thead>
<tr>
<th>50' back, 50' wide</th>
</tr>
</thead>
</table>

#### 42. Further Description of Important Features
The canal lock walls are made of large blocks of limestone and a lime cement. They are approximately five feet thick. The locks are about ninety feet long and fifteen feet wide. In addition there is a towpath along the bank that is overgrown with weeds and brush. The gates no longer exist.

#### 43. History and Significance
The Miami-Erie Canal was of great importance to Tipp City. A grist mill operated at the location of this lock and a distillery, tannery, copper shop, brick yard, and wheel works shipped on the canal during the last half of the 19th century. The area has outstanding possibilities as a historical district.

#### 44. Description of Environment and Outbuildings
Located beside old Tipp Roller Mills and across from the Buggy Whip Co. Canal bed is dry and overgrown with weeds & brush. Can be seen from State Road 571 which becomes Main St. in Tipp City.

#### 45. Sources of Information
A History of Miami County, Ohio (1807-1953)-Leonard Hill

#### 46. Prepared by
Pat Logan

#### 47. Organization
City Manager's Office

#### 48. Date
7/82
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
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<tbody>
<tr>
<td>Old Tippecanoe Mill</td>
<td>Located in an area that would make an excellent historic district. It is located at the edge of the Tippecanoe City business district.</td>
</tr>
</tbody>
</table>

**Historic Significance:**
- One of the most historically significant buildings in Tippecanoe City. It is adjacent to the locks of the Miami-Erie Canal, which were once a major transportation route.
- The mill was built in 1812 and continued to operate until 1865, making it one of the oldest surviving structures in the area.

**National Register of Historic Places:**
- The mill is listed on the National Register of Historic Places due to its architectural and historical significance.

**Property Information:**
- **Address:** Old Tippecanoe Mill, 55 Main St., Tippecanoe City, OH 45680
- **Architect or Engineer:** Unknown
- **Construction Date:** 1812
- **Material:** Stone

**Floor Plan:**
- The mill has a rectangular floor plan with a central chimney and two wings on either side.
- The ground floor is used for storage, while the upper floor was used for processing grain.

**Condition:**
- **Exterior:** Good
- **Interior:** Good

**Preservation:**
- The mill is in good condition and is actively maintained by the local historical society.
# Ohio Historic Inventory

**1. No.** Mia-822-2  
**3. Location of Negatives** City Manager's Office  
**5. Other Name(s)**  
**6. Specific Location** 213 E. Main - Lot #491  
**7. City or Town** Tipp City  
**8. Site Plan with North Arrow** Main  
**9. Coordinates**  
**16. Thematic Category** D  
**17. Date(s) or Period** c. 1980  
**18. Style or Design** Bungalow  
**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** David & Bernice Avery (Aug 85) 213 E. Main St., Tipp City, OH  
**25. Open to Public?** Yes [ ] No [ ]  
**26. Local Contact Person or Organization** City Manager's Office  
**30. Foundation Material** Cement block  
**31. Wall Construction** Frame  
**32. Roof Type & Material** Gable/asphalt  
**33. No. of Bays** Front 3 Side 4  
**34. Wall Treatment** Beveled siding  
**35. Plan Shape** Rectangular  
**36. Changes** Addition [ ] Alteration [ ] Moved [ ]  
**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** 16' back, 43' wide  

## National Register

**42. Further Description of Important Features** A small one story structure with a 3 bay facade has large front porch with gable and imbricated wood shingles. Entablature window, door heads, 1/1 DHS, Decorative dentils & woodwork on front porch; with an addition to the rear with shed roof.  

## History and Significance

A popular style of home during the 1920's and typical of the time period when employees lived near the business, provides an interesting blend of residential & commercial structures in downtown Tipp City.  

## Description of Environment and Outbuildings

Located next to the Roller Mill building, on the North Side of S.R. 571, has a garage to the rear, along with an addition

## Sources of Information

Site visit  

---

**45. Prepared by** Judy Gillespie  
**47. Organization** City Manager's Office  
**48. Date** 7/82  
**49. Revision Date(s)**
OHIO HISTORIC INVENTORY

No.  Mia-823-2

4. Present Name(s)  209 E. Main St.  Pampered Paws

County  Miami

3. Location of Negatives  City Manager's Office

6. Specific Location  209 E. Main - Lot #491

7. City or Town  Tipp City

If Rural, Township & Vicinity

8. Site Plan with North Arrow

Main

9. Coordinates

Lati. Longi.

U.T.M. Reference 16 741 900 144 27 100

Easting 4 Northing

Site Structure Object

Building

10. On National Register? Yes No

11. Is It Eligible? Yes No

12. Part of Estab. Yes No

13. Hist. Dist.? Yes No

14. Potentl? Yes No

15. Name of Established District

Old Tippecanoe Main St, Hist. Dist.

16. Thematic Category  D

17. Date(s) or Period  c. 1920

18. Style or Design  Bungalow

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent  residence

22. Present Use  Dog grooming

23. Ownership  Public Private

24. Owner's Name & Address, if known

Julie Kubler

Same address

25. Open to Public? Yes No

26. Local Contact Person or Organization

City Manager's Office

27. Other Surveys in Which Included

NATIONAL REGISTER

none known

28. No. of Stories  1

29. Basement? Yes No

30. Foundation Material  cement block

31. Wall Construction  frame

32. Roof Type & Material  gable/asphalt

33. No. of Bays  3

Front Side 1

34. Wall Treatment  wooden shingles

35. Plan Shape  rectangular

36. Changes  Addition Yes No

(Explain Altered Yes

in #42) Moved No

37. Condition  Interior good

Exterior good

38. Preservation  Underway? Yes No

39. Endangered? Yes No

By What? No

40. Visible from  Yes No

Public Road?

41. Distance from and Frontage on Road 16' back, 37' wide

42. Further Description of Important Features

A small one story structure with a 3 bay facade that has a large front porch with gable, 1/1 DHS with wooden entablature window & door heads. The building has one exterior window and a shed roof addition to the rear. The original porch posts have been replaced.

43. History and Significance

A popular style of home during the 1920's and typical of the time period when employees lived near business. It provides an interesting blend of residential & commercial structures in downtown Tipp City.

44. Description of Environment and Outbuildings

Located in the same block as the RollerMill, next to a parking lot on the corner of 1st Street, has a garage at the rear.

45. Sources of Information

- site visit

46. Prepared by

Judy Gilleland

47. Organization

City Manager's Office

48. Date  7/82

49. Revision Date(s)
Eagles Parking Lot -
Huffman's Creamery -
1945 - ?
Also, Saunders Dairy -
200 E. Main -?
**OHIO HISTORIC INVENTORY**

**No.** 10927-000160  
**County** Miami  
**Present Name(s)** Northwest corner of First and Main Streets  
**Other Name(s)** Tower Office Productsistern  
**Location of Negatives** Regional Office 5 HA  
**Specific Location** Northwest corner of 1st and Main Streets  
135 E. Main Street  
**City or Town** Tipp City  
**Municipality** Monroe  
**Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>1. Date(s) or Period</th>
<th>2. Theme(s) Category</th>
<th>3. Date(s) of Stories</th>
<th>4. Baseline? Yes</th>
<th>5. Foundation Material</th>
<th>6. Wall Construction</th>
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<tbody>
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<td>C pre-Civil War</td>
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<td>No</td>
<td>Stone</td>
<td>Brick</td>
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<td></td>
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<td>6 course Am. bond</td>
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</table>

**Ownership** Public  
**Owner's Name & Address, 3EM Property Management, Mark Nagley, et. al.**  
**Local Contact Person or Organization** Regional Office 5 HA  
**Other Surveys in Which Included**  

**Further Description of Important Features**

Raised foundation with a stone water table. Double set of straight, side steps. Recessed door at side left with flush panel on its left side. Recessed door in center of facade. Each door has a transom with flush light. Windows have stone lintels and lugsills. All are 1/1 dhs with lights having been replaced. Parapet with chimneys side right and left. Boxed cornice with decorated frieze.

**History and Significance**

This building was built by a German named John Lank to be used as a saloon. He sold it to return to Germany in the Franco-Prussian War. Sold to Washington Cushwa, who ran a bakery there.

**Description of Environment and Outbuildings**

Located in the main business district with a vacant lot on the east side and commercial buildings on the west side.

**Sources of Information**

Grace Kinney's files

**Prepared by** P Logan  
**Organization** Regional Office 5 HA  
**Date** 5/78  
**Revision Date(s)**
OHIO HISTORIC INVENTORY

No. 682-24

1. County
Miami

2. Location of Negatives
City Manager's Office

4. Present Name(s)
119 - 125 E. Main

5. Other Name(s)

6. Specific Location
119 - 125 E. Main, Lot #16

7. City or Town or Township & Vicinity
Tipp City

8. Site Plan with North Arrow

9. Coordinates

<table>
<thead>
<tr>
<th>Lat.</th>
<th>Long.</th>
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U.T.M. Reference

16. Thematic Category
C

17. Date(s) or Period
1850

18. Style or Design
Late Federal

19. Architect or Engineer
John Lank

20. Contractor or Builder

21. Original Use, if apparent
saloon

22. Present Use
multiple residence

23. Ownership
Public □ Private □

24. Owner's Name & Address,
If known
Bruce & Nona Batten SEE BACK
1059 Bosco Dr., New owner
Vandalia, OH 45377

25. Open to the Public?
Yes □ No □

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

27. Other Surveys in Which Included
none known

NATIONAL REGISTER

28. No. of Stories
2

29. Basement?
Yes □ No □

30. Foundation Material
stone

31. Wall Construction
brick

32. Roof Type & Material
gable/asphalt

33. No. of Bays
Front 4 Side 0

34. Wall Treatment
6-7 course Am. brick

35. Plan Shape
rectangular

36. Changes
Addition □ (Explain Altered □ No □
in #42) Moved □

37. Condition
Interior good
Exterior good

38. Preservation
Underway □ Yes □ No □

39. Endangered?
By What?

40. Visible from Public Road?
Yes □ No □

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

42. Further Description of Important Features
This is a two story residential building, with 4 front bays, twin stepped chimneys side left and right. The windows have stone flat lintels and roof line has brackets with dentil detailing. A stone water table is the foundation.

43. History and Significance
This building is a good example of Late Federal style. This building was built by John Lank to be used as a saloon. He sold the building upon his return home from fighting in the Franco-Prussian War. A delicatessen was later in business here.

44. Description of Environment and Outbuildings
Located between two non contributing buildings, showing the mixture of recent architecture with that of earlier periods.

45. Sources of Information
Interview with Grace Kinney.

46. Prepared by
Judy Gilliland

47. Organization
City Manager's Office

48. Date
7/82

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

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<th>29. No. of Stories</th>
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<td>Public</td>
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<th>21. Original Use, if apparent</th>
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<tr>
<td>City Manager's Office</td>
<td>Late Federal</td>
<td>Blacksmith &amp; Wagon Shop</td>
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<th>22. Present Use</th>
<th>31. Wall Construction</th>
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<td>I.B.E.W. Local 1977</td>
<td>Meeting Hall</td>
<td>brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Specific Location</th>
<th>24. Owner's Name &amp; Address, if known</th>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>121 E. Main, Lot #17</td>
<td>VFW #4615 121 E. Main, Tipp City, OH</td>
<td>gabled asphalt</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town</th>
<th>25. Open to Public?</th>
<th>33. No. of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tipp City</td>
<td>Yes</td>
<td>Front 3</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>8. Site Plan with North Arrow</th>
<th>26. Local Contact Person or Organization</th>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
<td>City Manager's Office</td>
<td>6-7course Am. Brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Coordinates</th>
<th>27. Other Surveys in Which Included</th>
<th>35. Plan Shape</th>
</tr>
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<tbody>
<tr>
<td>Lat. ___________</td>
<td>none known</td>
<td>rectangle</td>
</tr>
<tr>
<td>Long. ___________</td>
<td>NATIONAL REGISTER</td>
<td></td>
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<table>
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<tr>
<th></th>
<th></th>
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</tr>
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<tbody>
<tr>
<td>16 7 41 800</td>
<td>(Explain in #42)</td>
<td>Interior</td>
</tr>
<tr>
<td>4 4 2 7 1 00</td>
<td>Altered</td>
<td>good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. Is It Eligible?</th>
<th>40. Visible from Public Road?</th>
<th>41. Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>14' back, 30' wide</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Part of Estab.</th>
<th>42. Further Description of Important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>This is a 2½ story building of Late Federal style w/3 front bays. The facade has been much altered concealing the original beauty. The structure has a recessed entry; the street level bays are bricked over. The windows are 6/1 DHS or 1/1 DHS and it has a pedimented roof.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Good example of vernacular with Late Federal details. Charles Sultzbaugh started a blacksmith shop in 1842. In 1866 Daniel Agerbright made his special spring wagons in this location. In 1890, there was a carriage works shop and later a tin and plumbing shop was located here. Clayton and Helen Finch moved the Tipp City Herald offices here in 1941.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. Name of Established District</th>
<th>44. Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Tippecanoe Main St. Hist. Dist.</td>
<td>Adjacent to an alley in the middle of the business district.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45. Sources of Information</th>
<th>46. Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Tipp City Walking Tour Handbook</td>
<td>Judy Gilileand</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. Organization</th>
<th>48. Date</th>
</tr>
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<tbody>
<tr>
<td>City Manager's Office</td>
<td>7/90</td>
</tr>
</tbody>
</table>

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

1. **Location of Negatives**
   - City Manager's Office

2. **Specific Location**
   - 117 E. Main St. - Lot #18

3. **Coordinates**
   - Lat.:
   - Long.:
   - U.T.M. Reference:
     - Easting: 17 17 17 17
     - Northing: 44 21 7 1 1 1

4. **Present Name(s)**
   - C.

5. **Date(s) of Period**
   - Late 1860's

6. **Style or Design**
   - Boom Town

7. **City or Town**
   - Tipp City

8. **Site Plan with North Arrow**
   - Alley

9. **Ownership**
   - Public

10. **Owner's Name & Address**
    - Jack Weiss (9/93)
    - 21 S. Mulberry, Troy

11. **Open to Public?**
    - Yes

12. **Condition**
    - Interior: good
    - Exterior: good

13. **Endangered?**
    - Yes

14. **Visible from Public Road?**
    - Yes

15. **Access**
    - 14' back, 18' wide

16. **Thematic Category**
   - C.

17. **Original Use, if apparent**
   - H&B Welcome Inn/Tavern

18. **Present Use**
   - None known

19. **Other Surveys in Which Included**
   - National Register

20. **No. of Stories**
    - 1

21. **Foundation Material**
    - Stone

22. **Wall Construction**
    - Frame

23. **Roof Type & Material**
    - Flat/asphalt

24. **Wall Treatment**
    - Wooden shingles

25. **Plan Shape**
    - Rectangle

26. **Preservation Underway?**
    - Yes

27. **Endangered by What?**
    - No

28. **Visitation Notes**
    - Yes

29. **Contact Person or Organization**
    - City Manager's Office

30. **Sources of Information**
    - Judy Gilliland
    - City Manager's Office

31. **Prepared by**
    - Judy Gilliland

32. **Organization**
    - City Manager's Office

33. **Date**
    - 7/32

34. **Revision Date(s)**
    - 49
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

OHIO HISTORIC INVENTORY

1. No. Mia-827-2
2. County Miami
3. Location of Negatives City Manager's Office
4. Present Name(s) 
5. Other Name(s) 

6. Specific Location 115 E. Main, Lot #18
7. City or Town Tipp City
8. Site Plan with North Arrow 

9. Coordinates 

<table>
<thead>
<tr>
<th>Lat.</th>
<th>Long.</th>
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<tbody>
<tr>
<td>2nd</td>
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</table>

10. U.T.M. Reference

11. On National Register? Yes ☑
12. Is it Eligible? Yes ☑
13. Part of Estab. Yes ☑
14. District? Yes ☑
15. Name of Established District Old Tippecanoe Main St. Hist. Dist.

16. Thematic Category C
17. Date(s) or Period 1865
18. Style or Design Mid Victorian
19. Architect or Engineer 
20. Contractor or Builder 
21. Original Use, if apparent newspaper publishing
22. Present Use 
23. Ownership Public ☑ Private No ☑
24. Owner's Name & Address, Patrick Phelan (2/94) 220 W. Main St. Tipp City, OH
25. Open to Public? restricted Yes ☑
26. Local Contact Person or Organization City Manager's Office 
27. Other Surveys in Which Included none known

28. No. of Stories 2
29. Basement? Yes ☑ No No ☑
30. Foundation Material stone
31. Wall Construction frame
32. Roof Type & Material flat/asphalt
33. No. of Bays Front 3 Side 0
34. Wall Treatment brick
35. Plan Shape rectangle
36. Changes Addition ☑ Altered ☑ Moved No ☑
37. Condition Interior good Exterior good
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 14' back, 22' wide

42. Further Description of Important Features
This two story commercial building has a new boom town facade. The large side left window has a stone lintel with mullioned transom. The central recessed entryway has a recessed door with transom and side panels containing lights and blind. All windows are 1/1 DHS. It has a rear interior chimney and a frame addition at the rear.

43. History and Significance
In the early years the building served as a grocery and a saloon. Eldon Leonard published a weekly newspaper called the Tippite from here in 1912. Later Tom Lane operated a pool hall from this location.

44. Description of Environment and Outbuildings
Adjacent to one of the most important buildings on the east side, complimenting this structure.

45. Sources of Information
site visit Interview with Betty Herr, 1979
Walking Tour Booklet, 1979

46. Prepared by Pat Logan
47. Organization City Manager's Office
48. Date 7/82
49. Revision Date(s)
This 3-story commercial structure provides an excellent example of Queen Anne Architecture. New facade on first story. The main features are the large two-story bays with decorative belt course separating the stories. The bays have full entablature with carved decorative trim and a pair of gablets with sunburst. Shingle trim on second and third story facade. All windows 1/1 dhs. Pilaster at each end of building culminating in finial at the peak. Wide and sides.

The variety of color and texture adds to the interest of this building and it has good detail. It is a fine contributor to the historical interest of downtown Tipp City. Built by John Burwell, it served as a studio for his artist-photographer son, Ralph Burwell. One of the key historical buildings.

The building is located in a commercial block of downtown Tipp City. The area is currently under restoration.
### OHIO HISTORIC INVENTORY

**1. No.** 10927-00019M  
**County** Miami  
**Location of Negatives** Regional Office 5 HA  
**Specific Location** 109 E. Main St.  
**City or Town** Tipp City  
**Monroe**  
**Site Plan with North Arrow** ![Diagram](image)

### City Hotel

| 16. Thematic Category | C  
| 17. Date(s) or Period | 1851  
| 18. Style or Design | Vernacular  
| 19. Architect or Engineer |  
| 20. Contractor or Builder |  
| 21. Original Use, if apparent | Hotel  
| 22. Present Use | Commercial  
| 23. Ownership | Public  
| 24. Owner's Name & Address, if known | Tippecanoe Historical Properties, Steve Watson  
| 12 E. Main St., Tipp City  
| 25. Open to Public? | Yes  
| 26. Local Contact Person or Organization | Regional Office 5 HA  
| 27. Other Surveys in Which Included |  

#### NATIONAL REGISTER

**42. Further Description of Important Features** High stone foundation with water table. Recessed entry side left with wooden pilasters. Architraval surround has art glass transom and flush wood panel on either side. Large central window with stone lintel. Door at side right has blind transom & stone lintel. Door at side left on second story and 2 windows which are 2/2  

#### Important to the early history of Tipp City. Served as a hotel for the busy Miami-Erie Canal traffic.

**43. History and Significance**

#### Building has a large addition on the west side which was built in 1859 and served as a part of the hotel. The location is in a block of commercial buildings in the downtown area of Tipp City.

### Sources of Information

**Paul Styles**  
**Tipp City Herald 5/30/59**
<table>
<thead>
<tr>
<th>1. No.</th>
<th>10927-00019W</th>
<th>4. Present Name(s)</th>
<th>103 E. Main Street</th>
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<tr>
<td>2. County</td>
<td>Miami</td>
<td>5. Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td>Regional Office 5 HA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>103 E. Main St.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. City or Town | Tipp City | Monroe  
8. Site Plan with North Arrow | ![North Arrow](image)

9. Coordinates
   Lat.  
   Long.  
   U.T.M. Reference  
   Zone  
   Easting  
   Northing  
   Site  
   Structure  
   Object  


15. Name of Established District | Old Tippecanoe Main St., Hist. Dist.  
16. Thematic Category | C  
17. Date(s) or Period | 1859  
18. Style or Design | Vernacular  
19. Architect or Engineer |  
20. Contractor or Builder |  
21. Original Use, If apparent | Hotel  
22. Present Use | Commercial  
23. Ownership | Public  
24. Owner's Name & Address, If known | Tippecanoe Historical Properties (Steve Watson)  
25. Open to Public? | Yes  
26. Local Contact Person or Organization | Regional Office 5 HA  
27. Other Surveys In Which Included | NATIONAL REGISTER  
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 5 Side 2  
34. Wall Treatment | 6 course Am. Bond  
35. Plan Shape |  
36. Changes Addition |  
   (Explain In #42)  
37. Condition Interior Good  
   Exterior Good  
38. Preservation Underway? Yes  
40. Visible from Public Road? Yes  
41. Distance from and Frontage on Road | 10' back, 150' wide  
42. Further Description of Important Features | High stone foundation with water table. Original double doors at side left with brass handles, pilasters, and large glass transom. Recessed door in center with sidelights & transom. 2 windows 1/1 dhs with stonesills & lintels. Door side right is recessed & has art glass side lights & transom. All windows on 2nd story 2/2 dhs with stone lintels & lugsills. Parapet gable at west end with chimneys. Rear section built at a later date.  
43. History and Significance | Along with the building at the east side (1851), this structure served as a hotel for the travelers on the Miami-Erie Canal and was an important part of the early growth of Tipp City.  
44. Description of Environment and Outbuildings | The building appears to be a part of the one next door but they were built separately. Now a part of the downtown commercial area.  
45. Source of Information | Paul Styles  
   Tipp Herald 5/30/69  
46. Prepared by | P. Logan  
47. Organization | Regional Office 5 HA  
48. Date | 5/78  
49. Revision Date(s) |
Present Name(s)  
Coldwater Cafe  
35 E. Main Street

County  
Miami

Location of Negatives  
Regional Office 5HA

Specific Location  
35 E. Main St.

City or Town  
Tipp City  
Monroe

Sitel Plan with North Arrow  

City or Town Map  

Coordinates  

Lat.  

Long.  

UTM Reference  

Easting: 16741450
Northing: 4427200

On National Register?  
Yes ☑

Is It Eligible?  
Yes ☑

Part of Estab.  
Yes ☑

Historical District?  
No ☑

Thematic Category  
C

Date(s) or Period  
1850

Style or Design  
Vernacular

Architect or Engineer  

Contractor or Builder  

Original Use, if apparent  
Commercial

Present Use  
Commercial

Ownership  
Public ☑

Foundation Material  
Stone

Wall Construction  
Brick

Roof Type & Material  
Gable/Asbestos

No. of Bays  
Front: 3  Side: 5

Wall Treatment  

Course Am. bond  

Plan Shape  
Rectangular

Changes  
Addition ☑

Exterior  
Fair

Preservation  
Yes ☑

Underway?  
No ☑

Endangered?  
Yes ☑

By What?  
Deterioration

Visible from Public Road?  
No ☑

Distance from and Frontage on Road  
10' back & 40' wide

Additional Description of Important Features  
Central recessed doorway. Door has beveled glass and blind transom. Windows side by side and left with wooden surround and wooden trim below. Belt course separating first and second stories. Windows on second floor are 1/1 dhs; those on third floor 6/6 dhs. All windows have plain stone lintels and gutters. Gable roof has wide projecting eaves with brackets. Wrought iron balcony removed from second story. It was erected by Col. Warran Nace to be used as a grocery store.

History and Significance  
One of the earliest buildings in Tipp City that remains. It once served as a lodge hall for the prominent businessmen of early days.

Houses Coldwater Cafe which opened in 1994.

Description of Environment and Outbuildings  
Located on the corner of a block of commercial buildings that have been irreversibly altered. Although little changed, the structure is badly in need of restoration.

Sources of Information  
Roland Vocke

Prepared by  
P. Logan

Organization  
Regional Office 5HA

Date  
5/78
**OHIO HISTORIC INVENTORY**

**No.** MIA-326-2

**County** Miami

**3. Location of Negatives**
City Manager's Office

**6. Specific Location**
20 East Main St.
Lot #20
31 East Main St.

**7. City or Town** Tipp City

**8. Site Plan with North Arrow**

**4. Present Name(s)**
Tipp City Jewelers and
Tipp City Auto Parts - NAPA

**5. Other Name(s)**
Rennie Wessler Home

**16. Thematic Category**
C

**17. Date(s) or Period**
c. 1850; 1940

**18. Style or Design**
Late Italianate

**19. Architect or Engineer**

**20. Contractor or Builder**

**21. Original Use, if apparent**
Millinery Shop, drug store

**22. Present Use**
Jewelry Shop & Flower Shop

**23. Ownership**
Public ☐
Private ☒

**24. Owner's Name & Address, if known**
Judy Snell
P.O. Box 523
Troy, OH 45373

**25. Open to Public?**
RESTRICTED ☒

**26. Local Contact Person or Organization**
City Manager's 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**
Gabled asphalt

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

**34. Wall Treatment**
Am. course brick

**35. Plan Shape**
Rectangle

**36. Changes**
Addition ☒
Moved ☒

**37. Condition**
Interior Good
Exterior Good

**38. Preservation Underway?**
No ☒

**39. Endangered?**
By What?

**40. Visible from Public Road?**
No ☒

**41. Distance from and Frontage on Road**
14' back 53' wide

**42. Further Description of Important Features**
The original two story Italianate structure has a gable roof with large brackets, decorative dentils and brick work. It now has a unique 1940's glazed brick addition to the facade.

**43. History and Significance**
Rennie Wessler lived in the home and operated a millinery shop in the 1860's. Joe Cramer moved his drug store here in 1939. The building also was a confectionery store.

**44. Description of Environment and Outbuildings**
Adjacent on both sides by multi-use commercial buildings.

**45. Sources of Information**
Tippecanoe Herald, 1869

**46. Prepared by**
Judy Gilliland

**47. Organization**
City Manager's Office

**48. Date**
7/32
OHIO HISTORIC INVENTORY

No. Mia--829-2

County

3. Location of Negatives
City Manager's Office

Specific Location
27 East Main St.
Lot #26

6. Specific Location

7. City or Town
Tim City

If Rural, Township & Vicinity

8. Site Plan with North Arrow

Main

2nd

9. Coordinates

Lat. Long.

U.T.M. Reference

16 7 4 1 7 1 0 4 4 2 7 0 9 0

10. Easting

11. Northing

12. Site

13. Structure

14. Building

On National Register? Yes No
Eligible? Yes No

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

16. Thematic Category

Tim Building

17. Date(s) or Period
C. 1900-1907

18. Style or Design
Neo-Classic & Beaux Arts

19. Architect or Engineer

20. Contractor or Builder
3rd & Pete Timper

21. Original Use, if apparent
Commercial

22. Present Use
Commercial

23. Ownership
Public Private

24. Owner's Name & Address, if known
Rita Angel
105 West Main St.
Tim City

25. Open to Public? Yes No
 restricted

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

32. Roof Type & Material
Flat Asphalt

33. No. of Bays
Front 4 Side

34. Wall Treatment
Am. course brick

35. Plan Shape Rectangle

36. Changes Addition Altered Moved

(Explain in #42)

37. Condition
Interior Good
Exterior Good

38. Preservation?

39. Endangered?

Underway?

By What?

40. Visible from Public Road?

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

42. Further Description of Important Features

It is a 2½ story Beaux Arts structure. It has decorative brackets, dentils, and cornice trim band. Also brick pilasters surrounding bays. Art glass belt course. Recessed entry. One half facade has commercial store front.

43. History and Significance

Handsome example of Beaux Arts style. Many businesses have operated from this building including a drug store, the Kroger Store, a dry goods store and a flower shop. Doctor's and Attorney's offices were located on the second floor. In 1962 the Miami Citizens National Bank moved into half of the building with an auto parts store occupying the other half.

44. Description of Environment and Outbuildings

The building has been sold and owners are making plans for an ice cream parlor and restoring its structure to its natural state.

45. Sources of Information

* CURRENT TAX BOOK INDICATES OWNER IS: HUGHES DEVELOPMENT CORP.
Walking Tour Booklet, 1979

46. Prepared by
Judy Gilliland

47. Organization
City Manager's Office

48. Date
49. Revision Date(s)
### Ohio Historic Inventory

<table>
<thead>
<tr>
<th>No.</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nia-830-2</td>
<td>Miami</td>
</tr>
</tbody>
</table>

| 3. Location of Negatives | Miami Citizens National Bank & Trust |

| 4. Present Name(s) | Fifth Third Bank |

| 5. Other Name(s) | Miami Citizens National Bank & Trust |

| 6. Specific Location | 19 East Main St., Lot 326 |

| 7. City or Town | Tipp City |

| 8. Site Plan with North Arrow |

| 22. Present Use | Bank |

| 23. Ownership | Public | Private |

| 24. Owner's Name & Address, if known | Fifth Third Bank |

| 25. Open to Public? | Yes | No |

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

| 27. Other Surveys in Which Included | NATIONAL REGISTER |

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<th>1.</th>
<th>Thematic Category</th>
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<table>
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<th>2.</th>
<th>Date(s) or Period</th>
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<td>c. 1910</td>
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<td>Neo-Classical</td>
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<th>4.</th>
<th>Architect or Engineer</th>
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<th>5.</th>
<th>Contractor or Builder</th>
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<th>6.</th>
<th>Original Use, if apparent</th>
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<tr>
<td>Bank</td>
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<tr>
<th>10.</th>
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<td>3</td>
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<table>
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</table>

<table>
<thead>
<tr>
<th>12.</th>
<th>Changes</th>
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<tr>
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<table>
<thead>
<tr>
<th>13.</th>
<th>Privacy</th>
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<table>
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<tr>
<th>14.</th>
<th>Condition</th>
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<tbody>
<tr>
<td>Interior Good</td>
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</tr>
</tbody>
</table>

| 15. | Exterior Good |

| 16. | 3. Main |

| 17. | 5. Main |

| 18. | 1. Main |

| 19. | 4. Main |

<table>
<thead>
<tr>
<th>20.</th>
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<tbody>
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<th>21.</th>
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<tbody>
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<table>
<thead>
<tr>
<th>22.</th>
<th>Easting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northing</td>
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| 23. | U.T.M. Reference |

<table>
<thead>
<tr>
<th>24.</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>25.</th>
<th>Part of Estab. Yes No</th>
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<tbody>
<tr>
<td>Potentl' No</td>
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| 26. | District |

| 27. | Hist. Dist. No |

<table>
<thead>
<tr>
<th>28.</th>
<th>No. of Stories</th>
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<tbody>
<tr>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>29.</th>
<th>Basement?</th>
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</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>30.</th>
<th>Foundation Material</th>
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<tbody>
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<table>
<thead>
<tr>
<th>31.</th>
<th>Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
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</table>

<table>
<thead>
<tr>
<th>32.</th>
<th>Roof Type &amp; Material</th>
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<tbody>
<tr>
<td>Limestone</td>
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<table>
<thead>
<tr>
<th>33.</th>
<th>No. of Bays Front Side</th>
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<tr>
<td>3</td>
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<table>
<thead>
<tr>
<th>34.</th>
<th>Wall Treatment</th>
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<tbody>
<tr>
<td>Brick</td>
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<table>
<thead>
<tr>
<th>35.</th>
<th>Plan Shape</th>
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<tbody>
<tr>
<td>Rectangle</td>
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</tr>
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<table>
<thead>
<tr>
<th>36.</th>
<th>Changes</th>
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</thead>
<tbody>
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</tr>
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<table>
<thead>
<tr>
<th>37.</th>
<th>Condition</th>
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</thead>
<tbody>
<tr>
<td>Interior Good</td>
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</tr>
</tbody>
</table>

| 38. | Exterior Good |

<table>
<thead>
<tr>
<th>39.</th>
<th>Preservation</th>
</tr>
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<tbody>
<tr>
<td>Underway</td>
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</table>

<table>
<thead>
<tr>
<th>40.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41.</th>
<th>By What?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
</tr>
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<table>
<thead>
<tr>
<th>42.</th>
<th>Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43.</th>
<th>Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>14'</td>
<td>53' wide</td>
</tr>
</tbody>
</table>

### History and Significance

This is a fine example of Neo-classical architecture. The structure is 2 stories and 3 bays. Street level facade has been altered to accommodate the growing business. Original facade has 16/1 DHS, cornice has three part entablature. Window in gable has flat arch head, extended center block. Typical of Neo-classical style.

### Description of Environment and Outbuildings

Adjacent to an alley giving access to the drive-in window located in the rear of the building.

### Sources of Information

- Prepared by: July Gilliland
- Organization: City Manager's Office
- Date: 1972
- Revision Date(s): 1972
## Ohio Historic Inventory

### No.:
Mia-831-2

### County:
Gregg

### Location of Negatives:
City Manager's Office

### Specific Location:
Lot #27

### City or Town:
Tipp City

### Site Plan with North Arrow:
Alley

### Coordinates:
- U.T.M. Reference:
  - Easting: 161,741
  - Northing: 163,044
  - Building: 270,09

### On National Register:
Yes

### Part of Establish District:
Yes

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

### Thematic Category:
D

### Date(s) or Period:
ca. 1900

### Style or Design:
Vernacular - Queen Anne Detail

### Architect or Engineer:

### Contractor or Builder:

### Original Use, If Apparent:
Residential/Offices

### Present Use:
Attorney's Office

### Ownership:
Public

### Owner's Name & Address:
Tipp City Exempted Village School District, Public Library, 11 East Main St.

### Open to Public?
Yes

### Condition:
Interior Good

### Preservation Underway?
No

### Endangered?
No

### Visible from Public Road?
Yes

### Distance from and Frontage on Road:
16' back, 40' wide

### Further Description of Important Features:
This is a typical 2 story residential structure with a gabled roof and entry, art glass windows, open brick front work on porch, doric porch columns, imbricated shingles over entry and on pediment. Y, DHS, 2 lower front bays, front & side right rear has flat roof.

### History and Significance:
Interesting reminder of the days when Main Street was primarily residential. This location was the home and office of Dr. Foster and Haymard J. Kiser for most of its existence. It was recently leased from the Library and an attorney's office is moving in. (The Kiser family sold the building to Dr. William Gal and for several years he had his office in the eastern portion of the building.)

HOUSE TORN DOWN IN 1992. LIBRARY NOW ON THIS LOCATION.

### Description of Environment and Outbuildings:
This is located adjacent to an alley and has a commercial structure to the east and the city library to the west.

### Sources of Information:
Visit Site

---

### Prepared by:
Judy Gilliland

### Organization:
City Manager's Office

### Date:
7/7/2
Recessed entry with stone entablature. Rectangular recessed windows on first range have stone lug sills and are 1/1 dhs. Large decorative wooden panels separate ranges. The outstanding features of the building are the window surrounds on the second range.-- elongated 1/1 dhs with wood transoms, label hood molds w/keystones & decorative label stops. Arcaded brickwork on facade. Heavy decorative brackets on roof.

The building is an important part of the history of Tipp City. There has been little alteration. The fire bell on the roof was removed to the Tipp City Park.

Sources of Information

Located on a corner lot in the center of town. A fire house has been added to the rear. A new library building is next door.

Prepared by
P. Logan

Date 5/75
Revision Date(s)
Ohio Historic Inventory

No. Mia-661-2
10927-000290

4. Present Name(s)
Zion Lutheran Church

5. Other Name(s)

6. Specific Location
5 West Main St.
Lot #29 & 30

7. City or Town
Tipp City

8. Site Plan with North Arrow
4th
3rd

9. Coordinates

11. On National Register?
Yes ☑
No ☐

12. Is It Eligible?
Yes ☑
No ☐

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

14. District Yes ☑
Potent? No ☐

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

16. Thematic Category
C; D; R:

17. Date(s) or Period
1894; 1920

18. Style or Design
Romanesque Revival

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, If apparent
Church

22. Present Use
Church

23. Ownership
Public ☑
Private ☐

24. Owner's Name & Address,
If known
Zion Evangelical Church
11 N. Third St.
Tipp City, Ohio

25. Open to Public?
Yes ☑
No ☐

28. No. of Stories
2

29. Basement?
Yes ☑
No ☐

30. Foundation Material
Stone

31. Wall Construction
Brick

32. Roof Type & Material
Gable/Ashphalt

33. No. of Bays
Front 4 Side 9

34. Wall Treatment
Am. Bond 7 course & common

35. Plan Shape
Irregular

36. Changes
Addition ☑
(Explain)
Altered ☐
Moved ☐

37. Condition
Interior Excellent
Exterior Excellent

38. Preservation
Underway? Yes ☑
No ☐

39. Endangered?
Yes ☑
By What? No ☐

40. Visible from Public Road?
Yes ☑
No ☐

41. Distance from and Frontage on Road
30' back 152' wide

42. Further Description of Important Features
The advancing structure is hidden within. There is a pavilion side left. A tower with pyramidal roof and tower of facade has entry with five arched opening with decorative label steps, stone columns and stained glass transom above double doors. Cornerstones above. Brick buttresses at each corner of tower. Center gable with decorative latticework & large stained glass window with radiating voussoirs. Stone belt course. Older section at rear has stained glass windows & radiating voussoirs and a ground level basement.

43. History and Significance
Good example of Romanesque Revival and typical of the period. This is the only church in the historical district and one of the early congregations in Tipp City. The church enjoys a prominent place in Tipp City's architectural picture. The building's face is unaltered, but it was enlarged in 1920.

44. Description of Environment and Outbuildings
Nice large lot with parsonage at rear. A corner lot in the center of the Tipp City business district.

45. Sources of Information
Tipp City Herald 5/20/50

46. Prepared by
Judy Gilliland

47. Organization
Manager's Office

48. Date
5/73

49. Revision Date(s)
7-32
### Ohio Historic Inventory

**No.** MIA-440-2

**County**

Miami

**Location of Negatives**

City Manager's Office

**Specific Location**

23 West Main Street

**Lot #** 31

**City or Town**

Tipp City

**Site Plan with North Arrow**

Main

**Building**

Detrick Building

**Detrick Building**

23 West Main Street

**Thematic Category**

C

**Date(s) or Period**

c. 1890

**Style or Design**

Queen Anne & Tudor Stick

**Architect or Engineer**


**Contractor or Builder**


**Original Use, if apparent**

Residence

**Multi Residence & Office**


**Ownership**

Public

Private

**Owner's Name & Address, if known**

Mrs. Robert Spencer

5209 S. St. Rte. 202

**Open to Public?**

Yes

No

**Local Contact Person or Organization**

City Manager

**Condition**

Exterior: Excellent

**Preservation**

Underway

No

**Endangered?**

Yes

No

**Visible from Public Road?**

Yes

No

**Distance from and Frontage on Road**

20' Back 76' Wide

---

**Further Description of Important Features**

A mixed commercial and residential Queen Anne Stick, Tudor style with a small window with quarrels and conical roof w/final, w/facades, a turret at side right. Entry at side left with recessed door and hood with strapwork. Second story has i/i dhs windows with stone lintels with stops and a portico w/a gable w/final. Central gable w/double window 9/12 dhs and final at peak. Entry at side right. Panels on house have strapwork and geometric patterns. Roof dormer at east. Balcony second story.

---

**History and Significance**

This striking house is important for history and architecture. Built by founder of Smith's Bridge Works in Toledo, Robert Smith. Sold to family of Jacob Detrick Distillers, prominent businessman of Tipp City.

---

**Description of Environment and Outbuildings**

Stucco carriage house at rear. Located next door to Post Office in downtown business district. A carriage house of the same style adjoins the residence.

---

**Sources of Information**

Spencer
### OHIO HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>24</th>
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<tbody>
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<td>Miami</td>
</tr>
<tr>
<td>Location of Negatives</td>
<td>Owner — See No. 24</td>
</tr>
<tr>
<td>Specific Location</td>
<td>29 West Main Street (at 4th Street)</td>
</tr>
<tr>
<td>City or Town</td>
<td>Tipp City, 45371</td>
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<tr>
<td>Site Plan with North Arrow</td>
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<tr>
<td>Long.</td>
<td>83°55'05&quot;W</td>
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<tr>
<td>U.T.M. Reference</td>
<td>167415.20 44270.09</td>
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<tr>
<td>Zone</td>
<td>Easting</td>
</tr>
<tr>
<td>Northing</td>
<td></td>
</tr>
<tr>
<td>Site</td>
<td>Structure</td>
</tr>
<tr>
<td>National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>Eligible?</td>
<td>Yes</td>
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<tr>
<td>Part of Estab.</td>
<td>Yes</td>
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<tr>
<td>Hist. Dist.?</td>
<td>Yes</td>
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<tr>
<td>District?</td>
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<tr>
<td>Potent?</td>
<td>Yes</td>
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<tr>
<td>Name of Established District</td>
<td>Old Tipppecanoe Main St., Hist. Dist.</td>
</tr>
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</table>

#### 16. Thematic Category

D

#### 17. Date(s) or Period

1937 (drawings) – 1938 (cornerstone)

#### 18. Style or Design

D

#### 19. Architect or Engineer

U.S. Treasury Department, Procurement Division

#### 20. Contractor or Builder

The C. R. Chappell Construction Company

#### 21. Original Use, if apparent

Post Office

#### 22. Present Use

Rented for meetings, receptions

#### 23. Ownership

Public

#### 24. Owner’s Name & Address, if known

Mike & Carol McKeever
102 Wunderwood, Tipp City

#### 25. Open to Public?

Yes

#### 26. Local Contact Person or Organization

Pat Logan

#### 27. Other Surveys in which Included

“Old Tipppecanoe” project (by “Townscape”) also reviewed by:
Tipp City Architectural Review and Restoration Board

#### 28. No. of Stories

1

#### 29. Basement?

Yes

#### 30. Foundation Material

Reinforced Concrete

#### 31. Wall Construction

Brick

#### 32. Roof Type & Material

Tile/hip & built-up/flat

#### 33. No. of Bays

Front: 5 Side: 4

#### 34. Wall Treatment

Common w/bonding every 3 courses

#### 35. Plan Shape Approx. Square

1

#### 36. Changes

Addition

#### 37. Condition

Interior: good
Exterior: good

#### 38. Preservation Underway?

Yes

#### 39. Endangered?

Yes

#### 40. Visible from Public Road?

Yes

#### 41. Distance from and Frontage on Road

32' (distance) / 89' (frontage)

### 42. Further Description of Important Features

The post office is very simple, containing few important details. The walls are simple, with recessed panels for windows and doors, and are laid in red brick with bonding every third course. Steps, sills, belt course and coping are stone. Windows are 8/8, D/H, wood. Part of the building has a hip roof (ceramic tile-green tones) which was an alternate in the construction drawings (base bid called for flat roof). The public lobby has an interesting quarry tile wainscot and a large mural (by “Herman Zimmerman, U.A.A. - Feb. 1940”).

Alterations include: mechanical systems, light fixtures, postal equipment, front doors, loading dock expansion and metal storm windows installed over the original sash.

### 43. History and Significance

The post office is built on the site of an old school, which was demolished to make way for the new structure. The north-west corner of the site has a 15' x 15' patch of grass under which is buried the horse of a local Civil War veteran. A deed restriction apparently prohibits any type of development on this area.

### 44. Description of Environment and Outbuildings

The area east of the post office is primarily commercial — mixed 19th and 20th century structures, some of which appear to be circa 1830’s. West of the post office is a residential area of elegant 19th-century homes. The post office is almost a dividing line, but fits in through use of scale and materials.

The surrounding area is currently under consideration as National Register Historic District.

#### Sources of Information

“Old Tipppecanoe” project area — Tipp City, Ohio (poster) by “Townscape” (Medina, Ohio)

Original Construction Drawings — 1937

Alterations — 1961 — GSA Region 5 - Chicago, Illinois

1 Louis A. Simon, Supervising Architect

Neal A. Mollie, Supervising Engineer

2 Hard-written on drawings

#### 46. Prepared by

R.D. Loversedge, Jr., AIA

#### 47. Organization

Schooley Caldwell Associates

#### 48. Date

5/80
Old Tippecanoe Main St., H. D.

1. General Information

a. Facility Name
Tipp City, Ohio

b. Historic/Original Name
United States Post Office

c. Finance/Subloc. No.
388232/G01

d. Site Size (Sq. Ft.)
10,256 sq. ft.

f. Property Address
29 Main Street
Tipp City, Ohio 45371

i. Is Building Open to Public?
Yes. Limited access to handicapped due to lack of ramps

j. Address of Office with Building Records (name and address of field office, region, etc., with official file)
Field Real Estate & Buildings Office
200 W. Broadway, Room 506
Louisville, KY 40202

k. Original Use
Main Post Office

l. Present Use
Zella Marketing - Used for meetings, private parties, receptions, etc.

2. Property Appearance

a. Description of General Area (Describe neighborhood, historic district, land use & direct or indirect effect upon other building of historic interest. If more space is needed, attach additional sheets.)
The subject property is located near the western edge of the central business district. Structures in this area are typically 2 and 3 story buildings erected around and prior to the turn of the century. A portion of the area has been set aside as a designated historical district. The district runs along Main Street and expands 1 block to the north and south. The west limit is Hyatt Street and the east limit is 1st Street. Recognized for architecture. Efforts are being made to restore its appearance to the original. The buildings demonstrate the following architectural styles: Late Federal - 1850; High Victorian - 1880; Romanesque - 1866-1867; Second Empire and Beaux Arts - 1890; and Jacobethan - 1915-1916.

c. Description of Floorplan (Attach drawings if available.)
The subject improvements exhibit typical Post Office layout with the main floor dominated by the workroom and customer service/lobby area. A site plan, basement plan and main floor plan have been attached to this report.

e. Description of unusual or unique subterranean features
None known.

b. General Condition of Property (Site and Building) The subject property was originally designed & used as a Post Office. It still continues in this use today. Overall observed condition is good with the improvements having enjoyed a high level of maintenance. Some minor redecorating in the form of painting is needed as some areas are beginning to scale. No major changes have been made to the original building design.

d. Description of Building Material (Roofs, walls, foundation, interior features, floor and ceiling, etc.) The subject building is of solid masonry construction. Foundation walls interior partitions, subfloor and floor supports are poured concrete. Exterior walls are solid brick with double hung wood windows. Front steps are granite and building trim is limestone. The front portion of the roof is a hip design and is covered with asphalt shingles. The remaining brick portion has built up tar and gravel. Gutters and downsputs are copper. The lobby has glazed tile floor and wainscott. Walls and ceiling are plaster with surface mount fluorescent fixtures. The workroom and support areas have hardwood floors, plaster walls and ceilings and suspended fluorescent lighting. Restrooms have ceramic tile floors and wainscott. The basement is basically unfinished and used as the location of mechanical equipment and miscellaneous storage.

PURCHASED BY MIKE & CAROL McKEEVER, ZELLA MARKETING, TIPP CITY, OHIO
OHIO HISTORIC INVENTORY

1. No. 10927-00135E

4. Present Name(s) 105 W. Main Street

5. Other Name(s)

Ellis Kerr House

6. Specific Location

105 W. Main Street

7. City or Town Tipp City

8. Site Plan with North Arrow

9. Coordinates

Lat. Long.

10. U.T.M. Reference

16 14 13 10

11. Zone Easting Northing

12. Site Structure Object

13. On National Register? Yes No


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

16. Thematic Category C

17. Date(s) or Period 1890

18. Style or Design Queen Anne

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 John & Rita Angel

25. Open to Public? Yes No

26. Local Contact Person or Organization Regional Office 5HA

27. Other Surveys in which Included NATIONAL REGISTER

28. No. of Stories 2½

29. Basement? Yes No

30. Foundation Material Stone

31. Wall Construction Frame

32. Roof Type & Material Multi-Gable/Asphalt

33. No. of Bays Front 4 Side 3

34. Wall Treatment Weatherboard

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 15' back 100' wid

42. Further Description of Important Features Wrap around front porch with classic pillars and curved left bay. New entranceway. Original door has crystal leaded sidelights surrouning it. Windows are 1½ dhs. Central balcony with french doors on second story. Palladian window with keystone in center gable. Wooden trim with returns on bracketed sages. Side of house has a stained glass and an oriel window cresting on roof.

43. History and Significance One of a group of five buildings on the main street of Tipp City which have district potential.

44. Description of Environment and Outbuildings Established residential neighborhood on the edge of the business district.

PURCHASED BY JOHN & RITA ANGEL IN OCT 86.

Sources of Information

46. Prepared by
P. Logan

47. Organization Regional Office 5HA

48. Date 5/23/78

49. Revision Date(s)
OHIO HISTORIC INVENTORY

No: 10927-00135W Mia-396-2
County
Miami
Location of Negatives
City Manager's Office
Specific Location
109 West Main St.
Loc 135, 136
City or Town
Tipp City
Site Plan with North Arrow

Main
N

Coordinates

Lat.
Long.

U.T.M. Reference

16 7 4 1 4 7 0 4 4 2 7 0 7 0

Zone
Easting
Northing

Site Structure Object

Building

On National Register
Yes ☐ No ☐

Eligible
Yes ☐ No ☐

Part of Estab. Yes ☐ No ☐

Hist. Dist.? Yes ☐ No ☐

District

National Register

None known

Thematic Category

2

Date(s) or Period
C 1890

Style or Design
Queen Anne

Architect or Engineer

Contractor or Builder

Original Use, if apparent
Residence

Present Use

Ownership

Public ☐ Private ☐

Owner's Name & Address

Marvin Cornett
109 West Main St.
Tipp City, Ohio

Open to Public

Yes ☐ No ☐

Local Contact Person or Organization

City Manager's Office

Condition

Interior Good
Exterior Good

Preservation

Underway

Endangered

By What?

Visible from Public Road

Yes ☐ No ☐

Distance from and Frontage on Road

10' back 50' wide

Further Description of Important Features

This is a fine Queen Anne structure of 2½ stories and 3 bays. Polygonal turret on right facade with fishscale shingles and a finial on the conical roof. Brick sunporch has been added to the facade. Center window on second story has keystones, dentils, and art glass. Pedimented attic dormer on side of house has fishscale shingles and a stained glass window. Left exterior chimney and roof creasing.

History and Significance

One of a group of Queen Annes on the Main Street of Tipp City's Historic District. Three blocks of the west end of the street include a number of frame elaborate structures which indicate a building boom from the 1890s to the 1920s.

Purchased by Marvin Cornett in Feb 1985 from Estate of Hugh Cramer.

Description of Environment and Outbuildings

Established residential neighborhood on the edge of the business district.

Sources of Information

Prepared by Pat Logan
July Gilliland
Organization
City Manager's Office
Date
5/23/73
Revision Date(s)
7/31
Ohio Historic Inventory

1. No. 10927-00136W
4. Present Name(s) 115 W. Main St.
5. Other Name(s)

2. County
3. Location of Negatives Regional Office 5HA
6. Specific Location 115 West Main Street
7. City or Town Tippecanoe Tipp City Monroe
8. Site Plan with North Arrow

10. U.T.M. Reference 15 741 1300 41427200
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 Old Tippecanoe Main St., Hist. Dist.
16. Thematic Category C
17. Date(s) or Period 1890
18. Style or Design Queen Anne
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 Ed & Bonnie Martino 115 West Main Street
25. Open to Public? Yes ☑ No ☒
26. Local Contact Person or Organization Regional Office 5HA
27. Other Surveys in Which Included NATIONAL REGISTER
28. No. of Stories 2½
29. Basement? Yes ☐ No ☑
30. Foundation Material Stone
31. Wall Construction Frame
32. Roof Type & Material Shake/Asbestos Shingle
33. No. of Bays Front 4 Side 3
34. Wall Treatment Weatherboard
35. Plan Shape Apsidal
36. Changes Addition ☑ Alteration ☐ Moved ☐
37. Condition Interior Exterior Good
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 100’ wide
42. Further Description of Important Features Wrap around front porch broken by central polygonal turret with finial. Door on left with art glass window. Small second story porch with classic pillars. Third story has Palladian window with keystone and dentils. Fish scale shingles on attic gable. Belt course separates stories. Right side of house has a fan-shaped and a rectangular art glass window, both having dentils. Center chimney and cresting on roof.

43. History and Significance
One of a group of five buildings on the main street of Tipp City which have district potential.

44. Description of Environment and Outbuildings
Established residential neighborhood on the edge of the business district.

Sources of Information

45. Prepared by P. Logan
47. Organization Regional Office 5HA
46. Date 5/23/78
48. Revision Date(s)
**Ohio Historic Inventory**

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<thead>
<tr>
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<td>Regional Office 5HA</td>
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<td>Specific Location</td>
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<td>Tipp City</td>
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<td>Site Plan with North Arrow</td>
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<td>Contractor or Builder</td>
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<td>Present Use</td>
<td>Garage</td>
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<td>Ownership</td>
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<td>Owner's Name &amp; Address, if known</td>
<td>Michael and Karen Huffman, 121 West Main St. (Jun 93)</td>
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<tr>
<td>Condition</td>
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<td>Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>Visible from Public Road?</td>
<td>Yes</td>
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</table>

42. Further Description of Important Features:
Right of facade has opening for carriages. Windows are 1/1 dhs with plain wooden surround. North side of the carriage house is stone. Chimney on left. The fireplace is still standing on the interior.

43. History and Significance:
The building was built as a carriage house and moved across the street. It served as a combination carriage house and office for Dr. William Crane, a foremost doctor in early Tipp City.

44. Description of Environment and Outbuildings:
The building is located behind the Crane House on an alley. It is greatly deteriorated. It's location is in a block of residential homes near the business district.

Sources of Information:
Roland Vocke

46. Prepared by:
P. Logan

47. Organization:
Regional Office 5HA

48. Date: 49. Revision Date(s): 5/78
OHIO HISTORIC INVENTORY

1. No. Mia-833-2
2. Present Name(s) Kilpatrick Heating & Cooling
3. Location of Negatives City Manager's Office
4. Specific Location 131 West Main St.
          Lot # 138
          Tipp City
5. Site Plan with North Arrow

N

9. Coordinates
   Lat. 44°
   Long. 40°

16. Thematic Category
   2

17. Date(s) or Period
   c. 1863

18. Style or Design
   Vernacular

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
   James Kilpatrick
   1050 Seven Lakes, North
   West End, NC 27376
   **

25. Open to Public? restricted
   Yes ☑
   No ☐

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

32. Roof Type & Material
   Stepped gable/aluminum

33. No. of Bays
   Front 3 Side 7

34. Wall Treatment
   6-7 course brick

35. Plan Shape/rectangular

36. Changes
   Addition ☐
   Alteration ☑
   in #42

37. Condition
   Interior Good
   Exterior Good

38. Preservation
   Underway? Yes ☑
   No ☐

39. Endangered?
   Yes ☑
   No ☐

40. Visible from Public Road? Yes ☑
   No ☐

41. Distance from and Frontage on Road
   60' wide

42. Further Description of Important Features
   This is a two story commercial
   structure of vernacular style with a cut stone water table. It has
   decorative dentil, lugsills and stone lintels. 6/6 dha, 1 interior
   chimney. Transom over door is blocked, original gas fixture on
   exterior. An addition to the rear to accomodate a growing business.
   Original gable roof, covered by stepped brick work.

43. History and Significance
   This was originally a coal yard owned by Detrick who operated a distillery in town.
   It was also a grain mill. This large brick building situated by the railroad tracks has an early
   important history with the town. Its original gabled front has been covered with a boomtown
   front of stepped brick.

44. Description of Environment and Outbuildings
   Located near the business district and adjacent to the railroad tracks on the west side.
   This is the last commercial building before the residential section on the North side of a street.

45. Sources of Information
   Site visit
   Interview with the owner, 8/82.

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

Prepared by Judy Gilliland
Organization City Manager's Office
Date 7/32
Revision Date(s) 49
**Ohio Historic Inventory**

### 1. No.
- Mia-388-2
- 10927-001350

### 2. County
- Miami

### 3. Location of Negatives
- City Managers Office

### 4. Present Name(s)
- 203 W. Main

### 5. Other Name(s)

### 6. Specific Location
- 203 W. Main
- Lot #139

### 7. City or Town
- Tipp City

### 8. Site Plan with North Arrow
- Alley

### 9. Coordinates
- Lat.
- Long.
- U.T.M. Reference
- 16 741370 4427060

### 10. On National Register
- Yes [X]

### 11. Eligible?
- Yes [X]

### 12. Is it Eligible?
- Yes [X]

### 13. Part of Estab.
- Yes [X]
- Hist. Dist.?
- No [X]

### 14. District
- Yes [X]
- Potent'?
- No [X]

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

### 16. Thematic Category
- NEO-C-CLASS RECTILINEAR

### 17. Date(s) or Period
- 1872; 1912

### 18. Style or Design
- NEO-C-CLASS RECTILINEAR

### 19. Architect or Engineer
- Henry Grimes

### 20. Contractor or Builder
- Bill & Cindy Butler Jones

### 21. Original Use
- Residence

### 22. Present Use
- Residence

### 23. Ownership
- Public [X]
- Private [X]

### 24. Owner's Name & Address
- Bill & Cindy Butler Jones
- 203 W. Main
- Tipp City

### 25. Open to Public?
- Yes [X]

### 26. Local Contact Person or Organization
- City Managers Office

### 27. Other Surveys in Which Included
- NATIONAL REGISTER
- none known

### 28. No. of Stories
- 2 1/2

### 29. Basement
- Yes [X]

### 30. Foundation Material
- Stone

### 31. Wall Construction
- Brick

### 32. Roof Type & Material
- Tile/hip

### 33. No. of Bays
- Side 5
- Front 2

### 34. Wall Treatment
- Stucco

### 35. Plan Shape
- Rectangular

### 36. Changes
- Addition
- (Explain)
- Moved [X]

### 37. Condition
- Interior good
- Exterior good

### 38. Preservation
- Yes [X]

### 39. Endangered?
- By What?
- No [X]

### 40. Visible from Public Road?
- Yes [X]

### 41. Distance from and Frontage on Road
- 10' back 76' wide

### 42. Further Description of Important Features
- A towering 2 1/2 story Neo-Classic Rectilinear residential structure. High stone foundation. Central doorway with beveled sidelights and transom on Neo-Classic entrance porch with center steps. Porch has Tuscan columns with plinth. Large window with beveled lights and Mullions. Other windows 1/1 dhs. Hip dormers with mullioned windows on all four sides of house. Right interior chimney.

### 43. History and Significance
- Unique contributor to the character of the neighborhood. The house was built in 1872 and greatly changed when it was remodeled in 1912. The first kindergarten in town was held here.

### 44. Description of Environment and Outbuildings
- Well attended lot and nicely maintained garage of architecture similar to the house. Located near the business district, and next to the railroad tracks.

### 45. Sources of Information
- Grace Kinney

### 46. Prepared by
- P. Logan J. Gilliland

### 47. Organization
- City Managers Office

### 48. Date
- 5/78

### 49. Revision Date(s)
- 7/82
OHIO HISTORIC INVENTORY

213 NO LONGER EXISTS. SINGLE FAMILY DWELLING

1. No. 2-001400 Mia-444-2
2. County Miami
3. Location of Negatives City Managers Office
4. Present Name(s) 213-215 W. Main St.
5. Other Name(s)
6. Specific Location 213-215 W. Main St.
    Lot # 140
7. City or Town
   If Rural, Township & Vicinity Tipp City
8. Site Plan with North Arrow Alley
   6th
   Main
   5th
9. Coordinates
   Lat. Long. U.T.M. Reference
   1 6 7 4 1 3 5 0 4 4 2 7 0 6 0
Zone Easting Northing
Site Structure Building
10. On National Register? Yes No
11. Is It Eligible? Yes No
12. Part of Estab. Yes No
13. Hist. Dist.? Yes 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 1890
18. Style or Design Queen Anne
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, If apparent Residence
22. Present Use Multi-Residence
23. Ownership Public Private
24. Owner's Name & Address, Joe & Gerry Ewing
   If known 213 West Main St.
   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 Brick
32. Roof Type & Material Gable/Slate
33. No. of Bays Front 6
   Side 3
34. Wall Treatment 7 course bond
35. Plan Shape T shape
36. Changes Addition Yes No
   (Explain Altered Moved
   In #42)
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 15' back 76' wide

42. Further Description of Important Features
A two story Queen Anne style home with a six bay facade. High
stone foundation with a water table. Front porches at right and
left have turned work. Windows are all 1/1 dhs with stone lintels
and lug sills. The center facade rises to a high peaked gable with
a triangular window surrounded by small panes. The gable is trimmed
in slate and wooden tracery. The roof is patterned and there are
3 interior chimneys.

43. History and Significance
Add to the historic character of Tipp City. The homes in this block were reputed to be
built by the same company in the late Nineteenth Century. Unique dumbwaiter to cool room
for perishables.

HAS BECOME A SINGLE FAMILY DWELLING. 213 DOES NOT EXIST ANYMORE.

44. Description of Environment and Outbuildings
An old neighborhood with many late nineteenth century homes. The original stone slab
sidewalk remains.

45. Sources of Information

46. Prepared by
P. Logan—J. Gilileand
47. Organization City Managers Office
48. Date 5/19/78
49. Revision Date(s) 7/82
Ohio Historic Inventory

No. M/A-346-02
10927-051410

County
Miami

Location of Negatives
Regional Office 5MA

Specific Location
223-225 W. Main Street

City or Town
Tipp City

If Rural, Township & Vicinity
Monroe

Site Plan with North Arrow

Lat.
Long.

U.T.M. Reference
14 7 13 90 E 4 2 7 0 4 N

High foundation with water
Table. Door side left with transom and colored art
Glass sidelights. Recessed porch side right. Central
Window with milllions and leaded glass. Windows 1/1
draw. Felt course separating stories and corner boards through-
out. Front gable has vergeboard trim at peak. Finial on
middle gable peak. Roof cresting. Linked chimneys in
center. Part of porch removed.

History and Significance
The house was purchased by Frank Davis, early Postmaster of Tipp City, in
1838 and remained in the Davis family for 70 years. It was made into a
duplex and the new owners are attempting to restore its original features.

Sources of Information
James M. Rousculp

Prepared by
P. Logan

Organization
Regional Office 5MA

Date
5/19/76

Revision Date(s)
5/19/76
### Ohio Historic Inventory

**No.** Mia-834-2  
**County** Miami  
**Location of Negatives** City Managers Office

#### Specific Location
- **231 W. Main St.**  
- Lot #142

#### City or Town
- **Tipp City**

#### Site Plan with North Arrow
- 6th Main

#### Coordinates
- **16 7 4 1 2 9 0**
  - **4 2 7 0 6 0**
- **Easting**  
- **Northing**
- **Site ☑**  
- **Structure ☑**  
- **Building ☑**

#### On National Register
- Yes ☑  
- No ☑

#### Part of Estab. Yes ☑  
#### Hist. Dist. No ☑

#### Name of Established District
- Old Tippecanoe Main St. Hist. Dist.

#### Thematic Category
- C

#### Date(s) or Period
- 1880;1910

#### Style or Design
- Farm house

#### Architect or Engineer
- Scott Wood

#### Owner's Name & Address
- Scott Wood  
- 231 W. Main St.  
- Tipp City

#### Open to Public?
- Yes ☑  
- No ☑

#### Preservation Underway?
- Yes ☑  
- No ☑

#### Endangered?
- Yes ☑  
- No ☑

#### Visible from Public Road?
- Yes ☑  
- No ☑

#### Distance from and Frontage on Road
- 25' back 76' wide

#### History and Significance
- Good example of one of the plain houses that acquired a front porch.
- Good example of an earlier residence that contributes to the Historical District.

#### Further Description of Important Features
- A 2-story farmhouse with a Queen Anne style porch added in 1910.  
- Has 1/1 DHS, rock faced ashler with stone water table. One end chimney, dentils decorating the porch with classical pillars, shaped lintel over door and downstairs windows.

#### Description of Environment and Outbuildings
- On the corner of Sixth and Main Streets in the residential area. A garage of the same style in the rear.

#### Sources of Information

---

**Prepared by** Judy Gilliland  
**Organization** City Managers Office  
**Date** 7/82  
**Revision Date(s)**
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

**OHIO HISTORIC INVENTORY**

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<td>E. L. Hathaway</td>
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<td>22. Present Use</td>
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<td>23. Ownership</td>
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<td>24. Owner's Name &amp; Address, if known</td>
<td>Franklin Davis 305 W. Main Tipp City</td>
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<td>25. Open to Public?</td>
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<td>40. Visible from Public Road?</td>
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<td>41. Distance from and Frontage on Road</td>
<td>25' back 50' wide</td>
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42. Further Description of Important Features

A 2 story residence with a Dutch gambrel roof and a sun room to the east. Covered with aluminum siding.

43. History and Significance

Built by E.L. Hathaway, whom the Hathaway plat is named after. A nice example of the Colonial style typical of its period.

44. Description of Environment and Outbuildings

Located on the corner of Sixth Street in the middle of the residential area.

45. Sources of Information

46. Prepared by

Judy Gilleland

47. Organization

City Managers Office

48. Date

7/82

49. Revision Date(s)