Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JUN 9 1983
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Old Tippecanoe Main Street Historic District

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 5-- 439 ~~West~~ Main ~~Street~~ (inclusive)
3-- 225 ~~East~~ Main ~~Street~~ (inclusive)
N/A NOT FOR PUBLICATION

CITY, TOWN: Tipp City — N/A VICINITY OF — CONGRESSIONAL DISTRICT

STATE	CODE	COUNTY	CODE
Ohio	039	Miami	109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	XX OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	X UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	X BOTH	X WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	X GOVERNMENT	__SCIENTIFIC
	X BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Various owners - see attached list

STREET & NUMBER:

CITY, TOWN: — STATE:

__ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Miami County Courthouse

STREET & NUMBER: Court House Square

CITY, TOWN: Troy, — STATE: Ohio 45373

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Ohio Historic Inventory

DATE: 5/6/78; 7-8/82 — __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Ohio Historic Preservation Office

CITY, TOWN: Columbus, — STATE: Ohio 43211

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__ DETERIORATED	__ UNALTERED	X ORIGINAL SITE
X GOOD	__ RUINS	X ALTERED	__ MOVED DATE_____
X FAIR	__ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Tippecanoe Main Street Historic District of Tipp City includes eighty-eight (88) structures primarily composed of industrial, commercial and residential buildings that range from the 1840 s to the 1930 s. Located in a rich farming area in the Greater Miami Valley in Southwest Ohio, and criss-crossed by transportation routes of early pikes, the Miami-Erie Canal, the Dayton and Michigan Railroad, the Dayton and Troy Interurban Line and now, Interstate 75, the village remains today a thriving small town with a population of approximately 6,000 people.

The Historical District lies in a linear pattern for eight blocks along Main Street from the Old Miami-Erie canal on the east nearly to Hyatt Street, an early stage coach line, on the west.

The industrial section forms the eastern boundary and is the first of three distinct sections in the district. This area includes the canal bed, a canal lock, and a mill on either side of the street. A parking lot (5) on the northeast corner of Main and First is an intrusion on the west edge of the industrial section.

Two blocks of commercial structures from First to Third Street include a number of small town frame stores and residences. In other towns these early vernacular shops have often been demolished and replaced by brick business blocks in the last quarter of the nineteenth century; one unique feature of Tipp City's historic district is that these frame structures have been retained. Some of the very early commercial buildings from the 1850 s to the 1870 s have undergone changes, such as altered first floors, and boom town fronts. The total appearance of the business section illustrates a nineteenth century canal town that constantly adjusted to meet the community's needs.

Although the buildings from Third to Fourth Street are hard to categorize and include an IOOF meeting hall, an 1894 church, a 1930's post office and an intrusive 1960 s service station, the block is included because it is a connecting link for the commercial and residential areas.

The residential section of four blocks from Fourth to Hyatt Street is distinguished by many large frame homes with sprawling open front porches typical of the turn of the century, although a few early homes are brick. This established area of tree lined streets is not affected by the intrusion of a one story medical building (40).

The western boundary for the district was placed on the west sides of Lots 439 and 432 because the adjoining lots do not have residences, but have a fast food store and a service station built since the 1950 s.

(See continuation sheet #1)

The alley between Main and Walnut, and between Main and Dow Streets form the obvious North and South boundaries of the district, thus only the buildings that face Main Street are included in this historic district nomination.

The non-contributing structures include a few commercial buildings (#6, 8, 16, 20, 61 65, 66, 67).

These structures, although of later construction, retain the scale and building materials prevalent in the mixed-use buildings along the eight block stretch of Tipp City's Main Street. These structures are considered non-contributing but do not greatly detract from the architectural significance of the district. However, there are four intrusive elements (5, 40, 68, 72) which detract from the cohesive blend of nineteenth century and turn of the century life in this small Ohio village.

The buildings will be described beginning on the North side of Main Street at the canal, going West toward Hyatt Street, then crossing Main Street traveling East along the South side until meeting the canal again:

nc constitutes a non-contributing structure
o constitutes an intrusion
* constitutes building number on map

List of Non-Contributing Structures

6. Northwest corner of First and Main
8. One story carpet store on East Main
16. 1940s store front facade on 29-31 East Main
20. Library on East Main
61. One-story decorating store
65. One-story 1940 building
66. An early warehouse store
67. A two-story functional building

List of Intrusions

5. Parking lot on the NE corner of First and Main
40. One story doctor's office on West Main
68. Sohio gas station on West Main
72. One-story bank on East Main

Photo #2 (1*) Built in the 1930s, the now abandoned Miami-Erie canal lock serves as the eastern boundary of the Historical District. They are about 90 feet long and 15 feet wide, in addition there is a tow path along the bank that is now overgrown with weeds and brush. Also included are the grassy banks on both sides of the canal.

Photo #3 (2*) To the west of the canal lock sits the Tipp Roller Mill, a key building that has one section believed to be from 1839. The 9 bay, 3 story frame structure, covered with shiplap and weatherboard, is in the process of being restored.

Photos #4, #5 (3*) & (4*) To the west of the Roller Mill, stand two bungalows from the 1920's. These homes mix well with the commercial district.

o (5*) The first intrusion for the district is a parking lot for the Fraternal Order of the Eagles building which is across the street.

Photo #6 nc This 1970s structure was built in the colonial style to adapt to the Historical area and is considered non-contributing. (6*)

Photo #7 (7*) This two story, 4 bay structure of Late Federal influence with twin bridged chimneys is one of the earlier buildings in Tipp City.

Photo #6 nc (8*) This one story non-contributing 1970s building fills space between two historically significant structures.

Photo #6 (9*) A radically altered first floor obscures the Late Federal style of this building from the 1840s.

Photo #8 (10*) A quaint building from the 1860s with a 2 bay facade, it is one of the "boomtown) structures in the district.

Photo #8 (11*) Further west along Main Street is a Mid Victorian, 2 story, 3 bay, brick commercial building, built in 1865. It also has a "boomtown" front.

Photos #8, #9, & #10 (12*) This high Victorian-Italianate structure with 2 bays and 3 stories, built in the 1880's, serves as one of the pivotal buildings in downtown restoration. Its unique feature is the interior lightshaft.

Photo #11 (13*) & (14*) On the corner are two adjacent buildings of Late Federal-Vernacular style, built in the 1850s. One structure has 3 bays, the other has 5 bays. These buildings take up a large segment of one block, and once served as the City hotel.

Photo #12 (15*) A brick Vernacular building once used as a bakery, stands on the corner of Main and Second Streets. It has 3 stories, 3 bays and was built in the 1850s, and was one of the earlier buildings of Tipp City.

Photo #13 nc (16*) A late Italianate style built in 1850, is the original structure standing, the street level now has a unique glazed brick facade added in the 1940's.

Photo #13 (17*) This double store has a colossal projecting cornice with brackets and dentils, supported by pilasters with elaborate capitals. Now owned by two separate businesses, an effort has been made to treat the facade as a whole.

Photo #13 (18*) This is an excellent example of Neo-Classic, typical for banks of its period, although the first floor has been altered.

Photo #14 (19*) A 1890's residential structure of modified Queen Anne style, which has 2 1/2 stories and Doric porch columns, is in the process of being restored.

Photo #14 nc (20*) This 20th century structure enhances the Municipal Building to which its lot is adjacent on the west, but is considered non-contributing.

Photos #15, #16 (21*) This key building is of High Victorian-Italianate style, and was built in 1874. This structure, with excellent examples of arcaded brick work and decorative brackets, stands on the corner of Third and Main Streets.

Photos #17, #18 (22*) The only church in the Historical District is a fine 2 bay, brick structure. The Zion Evangelicals formed in 1847 and this structure is from 1894. Although remodeled in 1924, it still retains its Romanesque Revival lines.

Photos #19, #20 (23*) Built at the turn of the century, of Queen Anne, Stick and Tudor styles, is this 3 story residential structure, now used for commercial purposes.

Photo #21 (24*) Built in 1938, this brick structure is 1-story of the Pre-World War II style, typical of many post offices constructed during this period.

Photos #22, #23, & #24 (25*), (26*), & (27*) Three Queen Anne style homes, built in the 1890's, having 2 1/2 stories and characteristic of the residential district.

Photos #25, #26, #27, & #28 (28*) Originally built in 1853, of mixed styles and added features, this 2 1/2 story brick residential structure, is a typical example of the popularity of an added turn of the century porch.

Photo #29 (29*) A two story commercial Vernacular structure dating from about 1867. It has a stepped gable roof and a three bay facade. Is adjacent to the railroad tracks to the west.

Photo #30 (30*) A towering 2 1/2 story Neo-Classic Rectilinear residential structure built in 1872 with a 1912 addition. This block stands unaffected by the railroad tracks.

Photos #31, #32 (31*) & (32*) Two Queen Anne style homes built around the 1890s. Both have decorative gable peaks and roofs, and are among the nicer residential structures.

(33*) This two story, 1880 farmhouse has a Queen Anne front porch added in 1910. The shaped lintels over doors and windows are nice features.

(34*) A two story three bay, 1920s Dutch Colonial residence with the peculiar Dutch gambrel roof. This home is unique in this historic district.

Photo #33 (35*) A two story, 4 bay, 1855 Greek Revival residential structure. The elaborate brackets, dentils, and iron fence make this home unequalled in the neighborhood.

(36*) This popular 2 1/2 story, 2 bay Queen Anne style home has imbricated shingles on gable peaks, end boards throughout and a belt course separating stories.

Photo #34 (37*) A two story, 4 bay Italianate structure housing the only funeral home in town. An impressive corner building, the Georgian Revival two story portico was added about 1910.

(38*) An enormous 2 1/2 story, 3 bay, Four Square residence is tastefully decorated on interior and exterior.

Photos #35, #36 (39*) A distinguished two story, 3 bay, Second Empire structure with decorative iron-work. Built in 1872, The Chaffee Home is one of the unparalled residences in the neighborhood.

Photo #36 o (40*) A one story 1960s structure housing a doctor's office that is not historically significant, it is considered an intrusion.

(41*) This common Four Square home with 2 1/2 stories and 3 bays was built in 1915 and contributes to the Historical District.

(42*) & (43*) Two bungaloid structures built in the 1920's with Number 43 a good California style. Its property line on the west constitutes one boundary of the historical district.

(44*), (45*), & (46*) Crossing to the South side of Main Street stand three non-descript homes built around the end of the century. Though not detracting from the district, they are not key buildings.

(47*) A 3 story, 3 bay, 1890s Queen Anne double residence with lovely leaded glass in mullion window and turrets in peak ornaments, it is a more notable home in the district.

(48*) A typical 1922 Four Square home with 2 1/2 stories. It contributes to the Historical District.

(49*) This two story, 3 bay 1960s Vernacular structure still has original stone walk. The undulanting patterned wooden shingles are distinguishable features.

(50*) This two story, 4 bay 1880s residence features an interesting blend of styles. The gables are Gothic in detail, while the side of the facade is of Italianate influence.

Photo #37 (51*) An outstanding 1 1/2 story, 2 bay bungaloid. The tile roof has pedimented gables with peak ornaments throughout. The entire structure has a Spanish influence and reports are that the plans came from Mexico.

Photos #38, #39, #40, & #41 (52*) & (53*) Two Vernacular structures with two stories and 4 bays, built around 1870. Number 52 is of frame construction, while number 53 is brick. Both are fine examples of the earlier residnces, and are currently being restored.

Photo #41 (54*) This simple Four Square home with two stories, 4 bays, and shed dormers, built in the 1910s has a large front porch with classical pillars.

(55*) This Italianate style home built in the 1870s has a square frame addition to the west, added in 1910. Formerly the home of indigent ladies and widows, it is owned by the United Lutheran Church of America.

Photo #42 (56*) Moving east, you will find a two story brick residence with added curvilinear porch and a gable ended porte cochère. Built in 1870, this home is an integral part of the historical district.

Photo #43 (57*) This Italianate style home with 2 stories, features an added raised front porch with classic pillars. This home contributes significantly to the Historical District, and the original portion matches #37.

Photo #44 (58*) A familiar Four Square home with the common features of 2 1/2 stories, 3 bays and built in the 1900's. Important as a typical style in the residential district.

(59*) This 2-story, 3 bay, Neo-classic Rectilinear residential structure has an elaborate front porch with Corinthian pillars, flat roof with wide architrave and rose enrichment. Built in the 1900s, is one of the nicer homes in the district.

Photo #45 (60*) A 2 story, 2 bay, 1909 modified Prairie style residence unique to this area, located beside the railroad tracks on a beautifully landscaped lot.

nc (61*) A one story 1970s structure adjacent to the railroad tracks on the east. It does not contribute to the historical significance of the district.

(62*) & (63*) Two large frame residential structures. #62 built in the 1890s has 3 bays and 2 stories. The second built in the 1900s has 4 bays and 2 1/2 stories. They are in the commercial section in a block of buffer area.

Photos #46, #47 (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. It is one of the more notable structures in the district.

The next three buildings are essentially non-contributing:

Photo #48 nc (65*) One-story 1940s building situated on a corner is not fifty years old.

Photo #48 nc (66*) This early warehouse store has an added boom town front that has been covered with aluminum siding.

Photo #48 nc (67*) This two-story functional building is situated next to the gas station.

Photo #48 o (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.

Photos #49, #50, #51, & #52 (69*) Built in 1915, this unique Jacobethan structure dominates the corner of Third and Main. Known as the Monroe Township Building, it now houses a variety of buisness and has space for public meetings.

Photo #49 (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 its neighbor.

Photo #49 (71*) Although this FrenchSecond 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.

Photos #49, #53 (72*) A contemporary one story bank that does not contribute to the district, and is not historically significant.

Photos #49, #53 (73*) On the corner is a three story, seven bay, 1860s Romanesque Rivival, known as Chaffee's Opera Block, a key building in Tipp City. The stage area lies on the upper two levels, andplans are underway to re-establish its early use.

Photo #61 (74*) A significant commercial building constructed soon after the canal reached the village, it serves as a restaurant with a remodeled first floor.

Photo #61 (75*) This miniature 2-story brick house has the look of an early German Vernacular structure.

Photo #61 (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 asthetic appeal.

Photos #61, #62 (77*) This High Victorian Italianate structure with 2 stories and 3 bays, was built in the 1880s. 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 latered first floor.

Photo #61 (78*) Built in the 1860s, this 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 with their miniature shapes.

Photo #61 (79*) A 2-story, 3 bay, High VictorianItalianate 1871 commercial building with an attractive Boom Town front.

Photos #61, #63 (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.

Photos #61, #63, #64, & #65 (81*) This aesthetically pleasing frame commercial building has 2 stories and 3 bays, built in the 1880s, and of Victorian influence. It has a beautifully landscaped front yard.

Photos #61, #65 (82*) & (83*) Two Vernacular structures with Late Federal influence, having pleasing porportions. Their gabeled facades are evidence of their early construction when villages were basically frame towns.

Photo 61 (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.

Photo #61 (85*) Located on the corner of First and Main Streets, this structure has 2 stories and 3 bays, and was built in the 1880s of Victorian influence. This building now used by the VFW is adjacent on the east to the preceeding building.

Photo #66 (86*) A 2 story, 4 bay brick 1850s 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.

Photo #66 (87*) This 2 story, 5 bay, 1840 Greek Revival, frame, residential structure is significant as one of the earliest buildings in Tipp City.

Photos #66, #67 (88*) This diminutive 1 story, 2 bay, brick 1870 Victorian style building was used as an office for the Buggy Whip Factory, and is now converted into a home.

Photos #66, #68 (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 adjacent the banks of the Miami-Erie canal banks on its east side.

8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	X INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1840's - 1930's BUILDER/ARCHITECT N/A

STATEMENT OF SIGNIFICANCE

The Old Tippecanoe Main Street Historic District is architecturally significant in southwest Ohio, because it is a well preserved collection of canal town public, industrial, commercial, and residential structures. The district includes an unusual variety of styles and typifies a turn of the century town. Since the village has always enjoyed economic prosperity due to its location along major transportation routes, and because of its diversified industrial and commercial bases, it has not experienced a decline in the quality of civic life or in community pride in its buildings. Nor has it been swallowed up by any one major impact that could have overwhelmed this small canal town of yesterday as it grew into today's city of approximately 6,000 people.

The three major areas in the historic district that runs east and west along Main Street for eight blocks are industrial, commercial, and residential. At the eastern boundary are the frame vernacular mills near the lock of the Miami-Erie Canal, which was completed to this part of Ohio in 1839. The platting of the town followed in 1840 when commercial buildings began appearing on the adjacent two blocks to the west. The two-or three-story business buildings include a number of frame country stores, some with attached residences. Other commercial styles include Late Federal brick,"Boom Town Front", French Second Empire, Italianate, Romanesque Revival, Queen Anne, Beaux Arts, and Neo-Classical. Sprinkled in the commercial area and in the block that connects to the residential area are some public buildings. They include an 1874 Town Hall, an 1894 Zion Evangelical Lutheran Church of Romanesque Revival style, a Jacobethan Township Building, a 1930's post office, and a post WW II library. On the west, the last four blocks spotlight a tree-lined residential area and include a few stately brick homes of Gothic Revival, Italian Villa, and French Second Empire. However, large frame Queen Anne and Stick Style homes with elaborate wrap-around porches from the turn of the century dominate, and seem to have influenced owners of more vernacular buildings to add open porches as the street became the desirable location for merchants to build. There are some good examples of Sears-style houses and some excellent bungalows that illustrate the continuous building activity that subsided with the Great Depression of the 1930's.

The industrial area includes the abandoned lock (#1) of the canal. Constructed originally of limestone blocks and later covered with lime cement, the lock and the grassy canal bed are included in the Great Miami River Corridor Plan for re-creational development. Key buildings on the west side of the canal are the Tipp Roller Mill (#2) begun in 1839; and the linseed mill, later converted to the 1889 Buggy Whip Factory (#89) on the south side of the street.

(See continuation sheet #8)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet #10

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY app. 22 sq. acres

UTM REFERENCES See continuation sheet

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	16	741970	4427140	B	16	741960	4427080
C	16	741950	4427060	D	16	741950	4427000

VERBAL BOUNDARY DESCRIPTION

See continuation sheets #11 + 12

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE
Judy Gilleland Administrative Intern

ORGANIZATION
City Manager's Office August 1982

DATE

STREET & NUMBER
3 E. Main St. (513)-667-8425

TELEPHONE

CITY OR TOWN
Tipp City Ohio 45371

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE W. Ray Luce

TITLE SHPO DATE 5/23/83

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Delores Byers Entered in the National Register DATE 7/7/83

~~DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION~~

~~ATTEST:~~ DATE

for KEEPER OF THE NATIONAL REGISTER

GPO 888-445

The buildings in the commercial area of the district included copper shops, saloons, a tree nursery, physician's office and public facilities. Most of the structures are typical of the period in which they were built and all have businesses today. There are the frame vernacular (#80, #81, #82, #83), late Federal (#7, #13, #14, #74), Greek Revival (#9, #77, #86), "Boomtown" Front (#10, #11, #78, #79), Romanesque Revival (#72, #88), French Second Empire (#70), Italianate (#15, #16, #21, #15, #16), Queen Anne #(12), Beaux Arts (#17), Neo Classical (#18) and Jacobethan (#69). An outstanding structure is the Chaffee Opera House (#73), a three story brick building that retains a stage and seating area on the second floor. This old opera house is currently being considered for restoration and reuse. Its first floor is attractive with plate glass show areas and striped awnings. Another key structure is the three-story frame Burwell Building with a pair of two-story bay windows. This building is unique because it has a ventilation shaft and skylight which was very important for the builder whose son had his photography shop here. The frame stores with boom town fronts, attached residences and/or gabled facades, located nearest to the canal, should not be overlooked. They are important as reminders of early Ohio towns from the 1840's to the 1870's, before frame structures were replaced by brick business blocks because of the vunerability to fire.

The 1874 Tippecanoe Engine House, now the City Building (#21), is the administrative headquarters for the City, and its restoration spearheaded the interest in furthering the village's Main Street restoration. A style not generally found in small towns is the Jacobethan Monroe Township Building dating from 1915, which has a commercial first level.

The residential area is separated from the commercial and public buildings primarily by the railroad tracks. A few early houses were built on open land on the west end of Main Street. One is the Sidney Chaffee house (#39), an outstanding example of French Second Empire. He was the builder of the opera house, and a prominent businessman. Also notable is the Gothic Revival house (#58) built by Jacob Meyer, and the house with Greek Revival and Italian Villa influences (#35).

Many houses were built from 1890 - 1920's. There are the Queen Anne's (#19, #25, #25, #27, #32, #36, #47, #63), the Stick Styles (#23, #64), the Four Square House type (#30, #38, #41, #44, #45, #46, #48, #54, #55, #58, #59), the Prairie Style (#60), the bungalows (#3, #4, #42, #43, #51) and a Colonial style with Dutch gambrel roof (#34).

Some earlier homes, (#28, #33, #37, #56, #57), acquired fancy porches at the turn of the century. All together, the street blends well and typifies the introduction of large porches and leisure hours for small town residents.

The Tipp City Historical Society, the Restoration and Architectural Review Board of Tipp City, the Tipp City Players, the Cultural Committee of Community Services, the Downtown Merchants, the Chamber of Commerce, the City Council and the City Manager's office are all working together to foster ongoing appreciation of the architectural heritage of the City.

This nomination is a result of an inventory begun by Pat Logan, Tipp City, and directed by Loren Gannon, and studies done on the commercial architecture by Kim Zarney, Townscape, Inc. and several Ohio State students from the school of Architecture.

During the summer of 1982, an intern from Miami University was directed to prepare the nomination by the City Manager, Steven Husemann. The intern, Judy Gilleland, was assisted by many interested residents, but especially by Ellen Cotterman and Sandy Whitaker. The work was advised by Mary Ann Brown, area coordinator for Southwest Ohio, from the Ohio Historic Preservation Office.

There has been no complete archaeological survey of Tipp City; therefore this nomination does not include any archaeological information.

Bibliographical References

Hill, Leonard (Editor) Miami County History, Miami County Sesquicentennial Committee; Columbus,: F. J. Neer Printing Co., 1953.

Community Christmas Celebration 1980, 1981.

Miami County, Ohio Atlas; Philadelphia; L. H. Everts & Co., 1875.

Ohio Historic Inventory Manual; Columbus: Ohio Historic Preservation Office.

Old Tippecanoe Business District Tour, 1980.

The County of Miami, Ohio, an Imperial Atlas and Art Folio; Richard, Ind.; M. Cullaton & Co., 1894.

Townscape by Kim Zarney and Chuck Kovaic, (Ohio Arts Council).

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of the east right-of-way line of the Miami-Erie canal lands;

thence southeastward, with the east right-of-way line of said canal lands, a total distance of 348 feet, more or less, to a point 150 feet south of the south right-of-way line of East Main Street;

thence westward, parallel to 150 feet south of the south right-of-way line of East Main Street, a total distance of 330 feet, more or less, crossing the Miami-Erie Canal lands and Outlot 45 and Outlot 44, to a point on the west line of Outlot 44;

crossing South First Street and proceeding west on the north alley line, parallel to Main Street, follow this to the Southeast Point of lot #407, then turning North following the Western line of lot #407.

Crossing West Main Street and proceeding north along the western line of lot #1042 to the northwestern point;

Thence eastward following the south line of the alley, parallel to Main Street, continue eastward through property lines to the northeast side of First Street, continue parallel to and 120 feet north of the north line of East Main Street and crossing lots 1, 491, state lot and Miami-Erie Canal lands, a total distance of 305 feet, more or less, to the east right-of-way line of the Miami-Erie Canal lands and the place of beginning.

For justification of boundary see section 7.

OLD TIPPECANOE HISTORICAL DISTRICT

TIPP CITY, OHIO

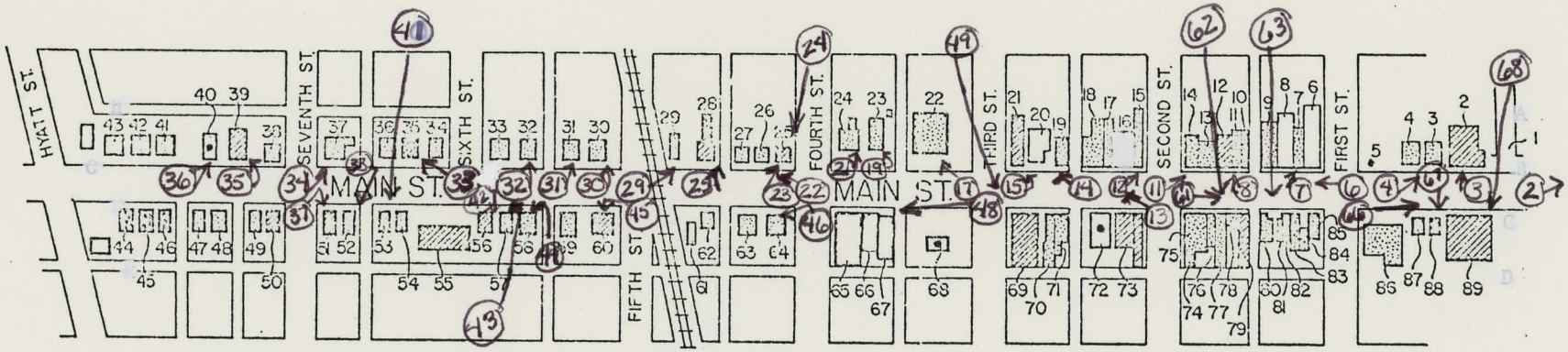


PHOTO VIEW MAP

Photo views →

KEY

- HISTORICAL BUILDINGS
- HIGHLIGHTED BUILDINGS
- INTRUSIONS
- NON-CONTRIBUTORS

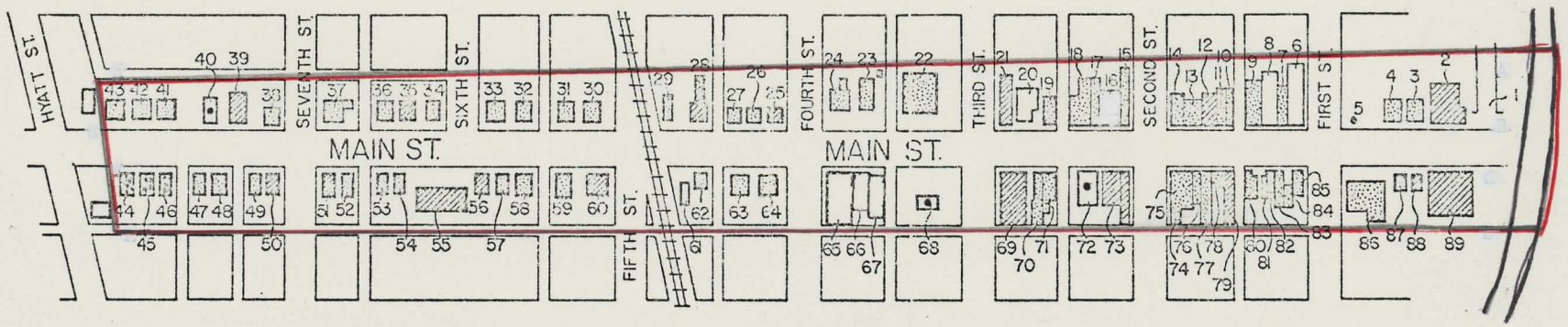
0 100 200 400 800

GRAPHIC SCALE (FT.)

NORTH

OLD TIPPECANOE HISTORICAL DISTRICT

TIPP CITY, OHIO



KEY

- HISTORICAL BUILDINGS
- HIGHLIGHTED BUILDINGS
- INTRUSIONS
- NON-CONTRIBUTORS
- Boundary

Non-Contributing

6,8,16,20,61,
65,66,67

Intrusions

5,40,68,72

0 100 200 400 800

GRAPHIC SCALE (FT.)

NORTH

OK

NATIONAL REGISTER OF HISTORIC PLACES — EVALUATION / RETURN SHE

United States Department of the Interior
National Park Service

Old Tippecanoe Main Street Historic District
Miami County
OHIO

Working No. JUN 9 1983
Fed. Reg. Date: 2-7-84
Date Due: 7/7/83 → 7/24/83
Action: ACCEPT 7/7/83
RETURN
REJECT
Federal Agency:

Entered in the National Register

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom./Criteria
Reviewer
Discipline
Date
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ___ yes ___ no

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	___ original site
___ good	___ ruins	___ altered	___ moved date ___
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates
___ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder Architect

Statement of Significance (in one paragraph)

_____ summary paragraph
_____ completeness
_____ clarity
_____ applicable criteria
_____ justification of areas checked
_____ relating significance to the resource
_____ context
_____ relationship of integrity to significance
_____ justification of exception
_____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

_____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet


OLD
TIPPECANOE
CITY
RESTORATION AREA
1841

Photo # 1
Streetscape
Old Tippecanoe Historical District
Tipp City, Ohio Miami
Donna Engler-Same 7/82
Facing North East

Copyright 1982
© Donna Engler



Photo #2.
Miami - Erie Canal Locks
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler 7/82 - Same
Main St., Facing North

Copyright 1982
© Donna Engler


TIPP ROLLER MILLS
225
Seville
Realty Inc

PHOTO # 3 1.3
Tipp Roller Mill
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler 7/82 Same
Facade, Facing North

Copyright 1982
© Donna Engler


209

Photo # 4 #4
209-213 East Main Street
Old Tippecanoe Historical D.
Tipp City, Miami, Ohio
Donna Engler, Same 7/82
Streetscape, facing No. E.

Copyright
© Donna Engler



Photo # 5B
213 W. Main
Old Tippecanoe Hist. Dist.
Donna Engler-Same 7/82
Detail, Facade, Facing North
Tipp City, Miami, Ohio

#5

Copyright 1982
© Donna Engler


RICHARDSON'S
CARPETS

Photo # 6
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler - Same 7/82
Streetscape, Facing Northwest

Copyright 1982
© Donna Engler


CUSTOM

Photo # 7A #7
119-125 East Main Street
Old Tippecanoe Historical Dist.
Donna Engler-Same 7-82
Tipp City, Maimi, Ohio
Facade, Facing North

Copyright 1982
© Donna Engler


SLOAN
1865
BUILDING
SLOAN
cabinets for every room
KITCHENS
APPLIANCES
THE HAIR DESIGNERS
CABLE TV
CHRISTIAN
BOOK STORE
MIAMI COUNTY
COMMUNICATIONS
VALLEY ARTEMA SYSTEMS INC
SHOWTIME

Photo # 8-11-12 A #8
111-117 E. Main Street
Old Tippecanoe Historical Dist.
Donna Engler- Same 7/82
Tipp City, Miami, Ohio
Facades. Facing North

Copyright 1982
© Donna Engler



Photo # 9 B #9
111-113 E. Main Street"Burwell"
Old Tippecanoe Historical Dist.
Donna Engler-Same 7/82
Tipp City, Miami, Ohio
Detail-Facade Facing north

Copyright 1982
© Donna Engler

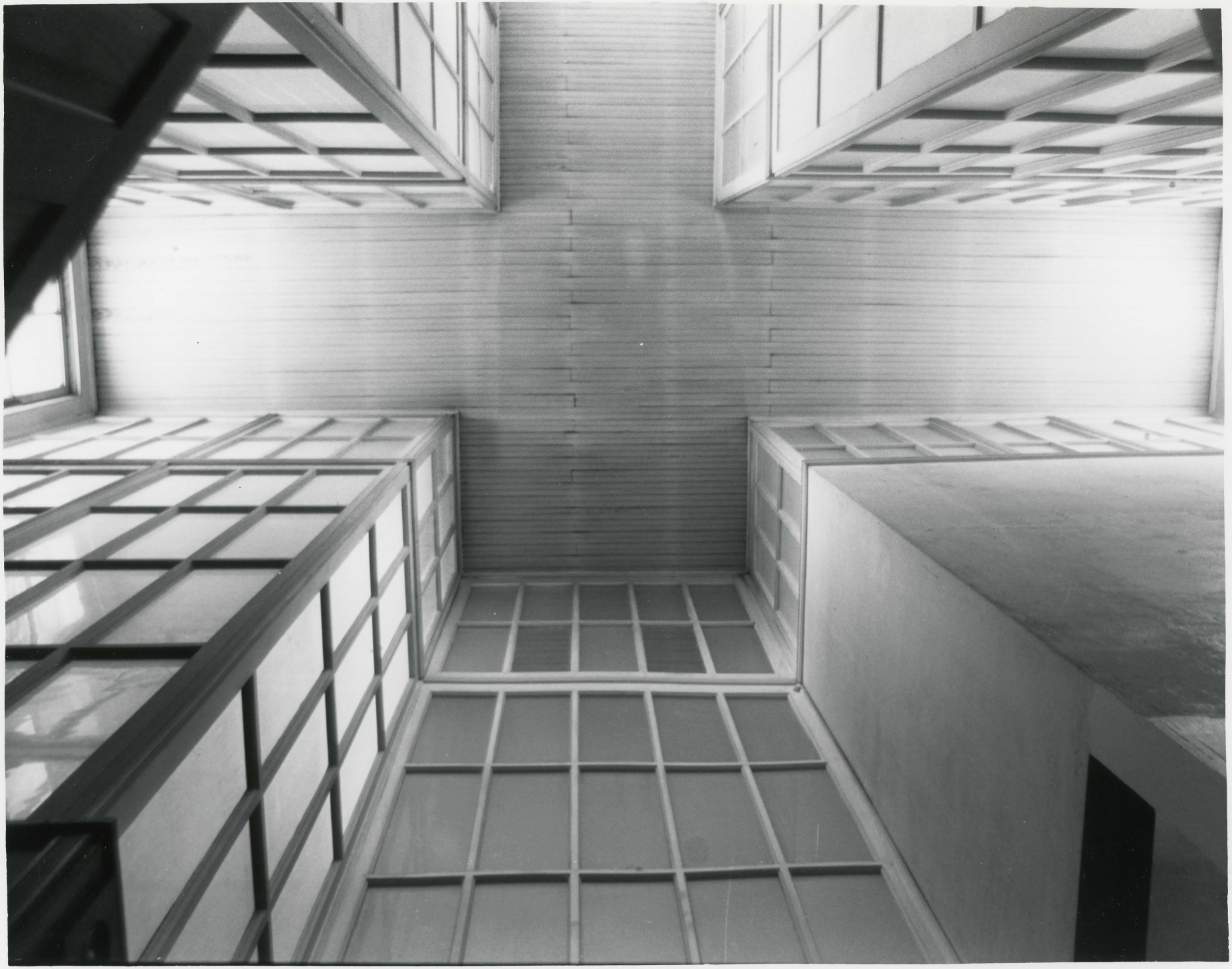


Photo #10 #10
111-113 East Main St."Burwell"
Old Tippecanoe Historical Dist.
Donna Engler- Same 7/82
Tipp City, Miami, Ohio
Interior Light Shaft

Copyright 1982
© Donna Engler


RESTAURANT
Have a
Pepsi
ROHRER'S
FAMILY REST.

Photo # 11-14 C #11
103-113 East Main Street
Old Tippecanoe Historical Dist.
Tipp City , Miami, Ohio
Donna Engler-Same 7/82
Streetscape Facing Northeast

Copyright 1982
© Donna Engler


RESTAURANT
Have a
Pepsi
ROHRER'S
FAMILY REST.
OPEN

Photo # 12A #12
Hecker Building
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade- Facing North

Copyright 1982
© Donna Engler


MIAMI
CITIZENS
NATIONAL BANK
& TRUST COMPANY
NAPA
DON'S
AUTO PARTS
DISCOUNT PRICES
DANCE
Cathy's Flower Basket
FLOWERS & GIFTS

Photo # 13 13B #13
15-35 East Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Streetscape facing Northwest

Copyright 1982
© Donna Engler


MUNICIPAL BUILDING

Photo # 14 A #14
3-35 East Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Streetscape, Facing East

Copyright 1982
© Donna Engler


TIPPECANOE CITY.
ENGINE BUILDING:
1874.
MUNICIPAL BUILDING
NO PARKING POLICE CARS

Photo # 15B #15
Municipal Building
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade, Facing North

Copyright 1982
© Donna Engler


TIPPECANOE CITY,
ENGINE BUILDING:
1874.

Photo # 16C #16
Municipal Building
Old Tippecanoe Historical Dist.
Tipp City, Miami , Ohio
Donna Engler-Same 7/82
Detail, Facade, Facing North

Copyright 1982
© Donna Engler



Photo # 17 A #17
Zion Lutheran Church
Old Tippecanoe Historical Dist.
Tipp City, Ohio
Donna Engler-Same 7/82
Facade . Facing North

Copyright 1982
© Donna Engler


1894
ZION
ENGLISH LUTHERAN
CHURCH

Photo # 18 B #18
Zion Lutheran Church
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Detail. Facade Facing North

Copyright 1982
© Donna Engler


John B Pearson

Photo# 19 #19
Detrick Home
Old Tippecanoe Historical Dist.
Tipp City, Miami , Ohio
Donna Engler-Same 7/82
Facade-Facing North

Copyright 1982
© Donna Engler



Photo # 20 #20
Detrick Home-Carriage House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Carriage House Facade-Facing N

Copyright 1982
© Donna Engler


UNITED STATES POST OFFICE
TIPP CITY OHIO

Photo # 21 24 A #21
Post Office
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler- Same 7/82
Facade , Facing North

Copyright 1982
© Donna Engler



Photo # 22A #22
105 West Main Street
Old Tippecanoe Historical dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Streetscape. Facing Northwest

Copyright 1982
© Donna Engler


105
CLOSED

Photo# 23 25 B #23
105 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio, Miami
Donna Engler-Same
Facade Facing North

Copyright 1982
© Donna Engler



Photo # 24 C #24
105 West Main Street
OLD Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler- Same
Side-Facing West

Copyright 1982
© Donna Engler


JIM BAGNET
PAINTING

Photo # 25 28 A #25
Mattie Crane Home
Old Tippecanoe Historical Dist.
Tipp City , Ohio
Donna Engler- Same
Facade- Facing North

Copyright 1982
© Donna Engler



Photo # 26 B

#26

Mattie Crane Home
Old Tippecanoe Historical Dist.
Tipp City,Ohio,Miami
Donna Engler, Same 7/82
Side, Facing Northeast

Copyright 1982
© Donna Engler


121

Photo 27 C #27
Mattie Crane Home
Old Tippecanoe Historical Dist.
Tipp City, Ohio Miami
Donna Engler-Same 7/82
Detail Entry Facing North

Copyright 1982
© Donna Engler


PAINTING AND WALLPAPERING

Photo #28 Δ
Mattie Crane Home
Old Tippecanoe Historical Distri.
Tipp City , Miami, Ohio
Dave Cook-Same 1980
Facade-Before Restoration

TIPP 70%

121 W. MAIN
HISTORICALLY - MATTIE CRANE HOME

Magnet home

david cook
225 bowman
tipp city, o.
ph. 667-
6665


NOT A THROUGH STREET

Photo # 29 #29
Old Tippecanoe Hist. Dist.
Tipp City, Miami, Ohio
Donna Engler, Same 7/82
Streetscape, Facing NE
121-131 West Main Street

Copyright
© Donna Engler



Photo # 30 A #30
206 W. Main
Old Tippecanoe Historical Dist.
Tipp City, Ohio
Donna Engler- Same 7/82
Facade Facing North

Copyright 1982
© Donna Engler



Photo # 31A
213-215 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade-Facing North

Copyright 1982
© Donna Engler



Facade, Facing South
Photo # 32 A #2
223 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade Facing North

Copyright 1982
© Donna Engler


PARSONS
REAL ESTATE
INSURANCE
FOR SALE
PARSONS

Photo # 33A #33
309 West Main
Tipp City, Miami, Ohio
Old Tippecanoe Historical Dist.
Donna Engler- Same 7/82
Facade, Facing North

Copyright 1982
© Donna Engler



Photo # 34A #34
327 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Maimi , OHIO
Donna Engler-Same 7/82
Facade, Facing North

Copyright 1982
© Donna Engler



Photo # 35A #35
415 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade. Facing North

Copyright 1982
© Donna Engler



Photo # 36 B #36
Street scape Facing NE
Old Tippecanoe Historical Dist.
Dave Cook-Same 1980
Tipp City, Miami, Ohio

STREETSCAPE: SIDNEY CHAFFEE HOME
415 WEST MAIN STREET
TIPP CITY, OHIO

david cook
225 bowman
tipp city, o.
ph. 667-
6665


THOMAS E.
DYSINGER

Photo # 37 #37
326 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio Miami
Donna Engler-Same 7/82
Facade. Facing South

Copyright 1982
© Donna Engler



Photo # 38A 138
314 West Main Street
Old Tippecanoe Hostorical Dist.
Tipp City, Miami, Ohio
Donna Engler, Same
Facade, Facing South

Copyright 1982
© Donna Engler



Photo # 39B Before Restoration
#39
314 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio, Miami
Dave Cook Same 1980
Facade- Facing South

314 WEST MAIN STREET
TIPP CITY, OHIO

david cook
225 bowman
tipp city, o.
ph. 667-
6665



Photo # 40C #40
314 West Main Street
Old Tippecanoe Historical Dist.
Tipp City , Miami, Ohio
Dave Cook-Same 1980
Side, Facing East-Pre-Restoration

david cook
225 bowman
tipp city, o.
ph. 667-
6665

314 WEST MAIN AVENUE
TIPP CITY, OHIO



Photo # 41 Before Restoration
310 &314 West Main #41
Old tippecanoe Historical Dist.
Dave Cook-Same 1980
Tipp City, Miami, Ohio
Streetscape Facing SW

METZGER HOME
314 WEST MAIN STREET
TIPP CITY, OHIO

david cook
225 bowman
tipp city, o.
ph. 667-
6665



Photo # 42A #42
230 West Main Street
OLD Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade, Facing South

Copyright 1982
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226

Photo # 43A #43
226 West Main
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same- 7/82
Facade. Facing South

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© Donna Engler



Photo # 44 #44
218&220 West Main Street
Old Tippecanoe Historical Distric
Donna Engler-Same
Facade- Facing South 7/82
Tipp City, Miami, Ohio

Copyright 1982
© Donna Engler



Photo # 45A #45
206 West Main Street
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade . Facing South

Copyright 1982
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Photo # 46 A #46

The Miles House
Old Tippecanoe Historical Dist.
Tipp City, Miami , Ohio
Donna Engler- Same 7/82
Side , Facing West

Copyright 1982
© Donna Engler


104

Photo # 47B #47)
The Miles House
Old Tippecanoe Historical Dist.
Tipp city, Miami, Ohio
Donna Engler-Same 7/82
Facade. Facing South

Copyright 1982
© Donna Engler


STANDARD OIL
SOHIO
FULL SERVE
SELF SERVE
SOHIO
Regular
29 9
Unleaded
OPERATED BY SOHIO
HINE'S

Photo # 48 #48
Old Tippecanoe Hist. Dist.
Tipp City, Miami, Ohio
Donna Engler- Same 7/82
Street Scape Facing SW

Copyright
© Donna Engler


FURNITURE
STATE FARM INSURANCE

Photo # 49 73 A #49
Main Street, 2nd to 3rd Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio
Donna Engler-Same 7/82
Streetscape Facing South East

Copyright 1982
© Donna Engler


THE TOPPER DRESS SHOP
MONROE TOWNSHIP BUILDING
STATE FARM
Auto
Life
Fire
INSURANCE

Photo # 50 B #50

Monroe Township Building
Old Tippecanoe Historical Dist.
Tipp City, Ohio
Donna Engler-Same 7/82
Facade Facing South

Copyright 1982
© Donna Engler



Photo # 51 C #51
Monroe Township building
Old Tippecanoe Historical Dist.
Tipp City, Miami Ohio
Donna Engler-Same 7/82
Side. Facing South East

Copyright 1982
© Donna Engler


MONROE TOWNSHIP BVILDING

Photo # 52 #52
Monroe Township Building
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Detail. Facade Facing South

Copyright 1982
© Donna Engler


BUTLER'S VARIETY
FRANCIS BARBER SHOP
CARPET LOFT
MONROE FEDERAL SAVINGS & LOAN ASSOCIATION
FURNITURE

Photo# 53E #53
Opera House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler, Same 7/82
Side, Facing South West

Copyright 1982
© Donna Engler


BUTLER'S VARIETY
FRANCIS BARBER SHOP
CARPET LOFT

Photo # 34F #54
Opera House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade-Facing South

Copyright 1982
© Donna Engler


BUTLER'S

Photo # 55 #55
14-34 East Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio Miami
Donna Engler- Same 7/82
Streetscape, Facing Southwest

Copyright 1982
© Donna Engler


BUTLER'S VARIETY
28
CARPET
OPEN

Photo# 56H #56
Opera House
Old tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler, Same 7/82
Detail. Facade. Facing South

Copyright 1982
© Donna Engler


CHAS. W. JENSEN AND CO.
CONTRACTORS AND BUILDERS
J.W. McCLURE
PLUMBING

Photo #57 #57
Opera House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler, Same 7/82
Interior.

Copyright 1982
© Donna Engler


EXIT
OLD VALLEY

Photo# 58 J #58
Opera House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler - Same 7/82
Interior

Copyright 1982
© Donna Engler

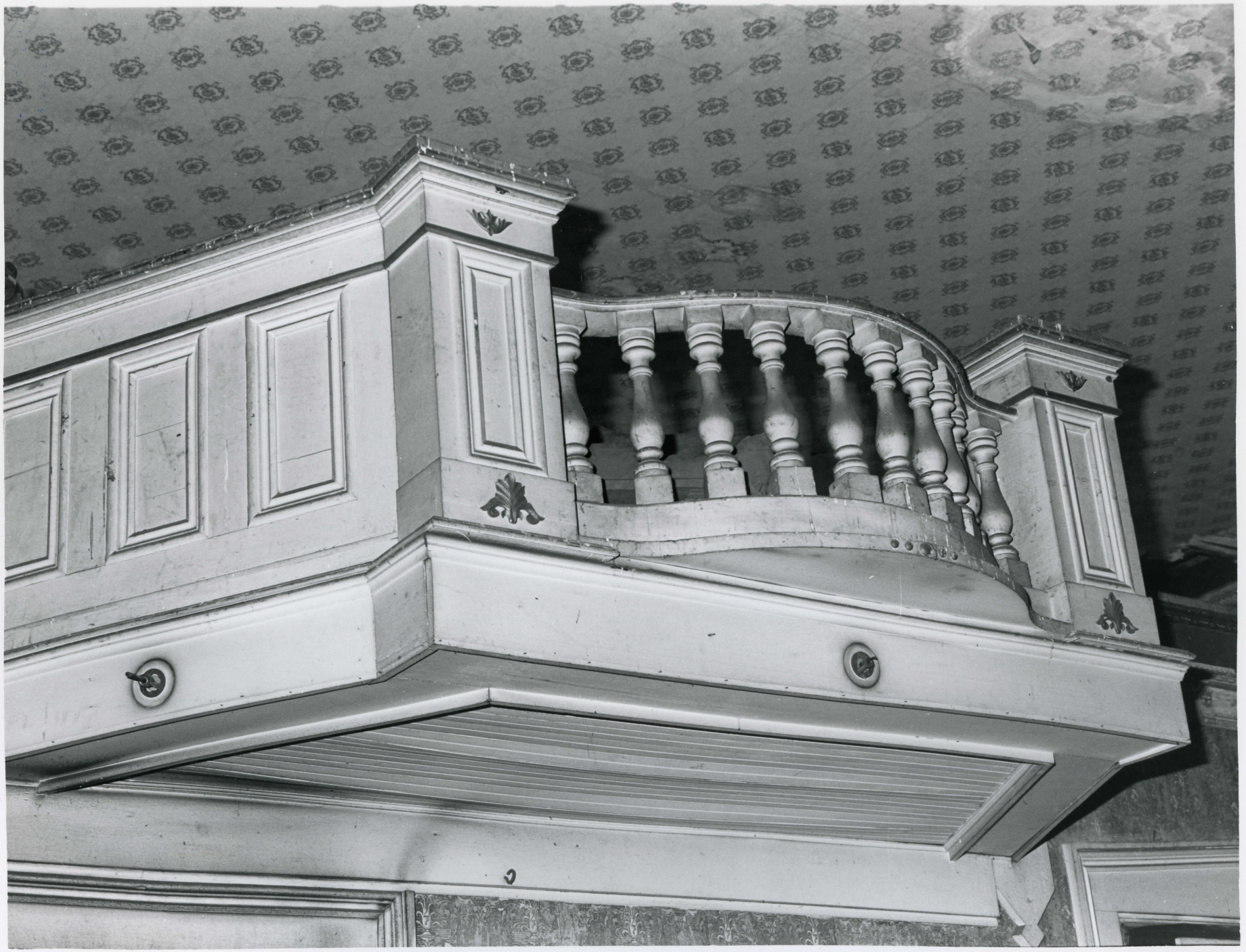

Photo # 59 K #59
Opera House
OLD Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler- Same
Interior

Copyright 1982
© Donna Engler

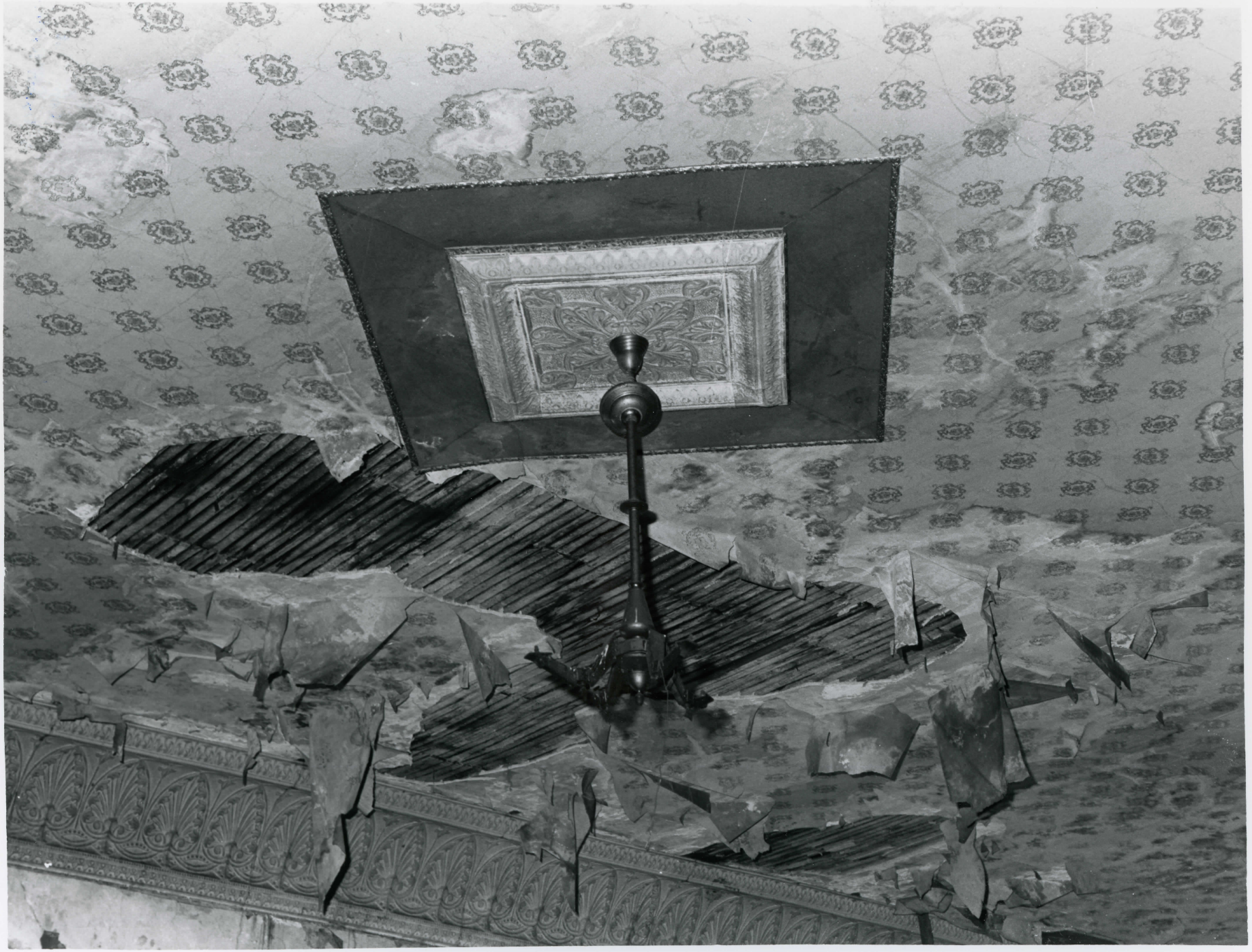

Photo # 60L #60
Opera House
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Interior

Copyright 1982
© Donna Engler


V.F.W.
POST 4515
TOTZ
TEENS

Photo # 61 #61
28-134 East Main
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same
Streetscape. Facing Southwest

Copyright 1982
© Donna Engler


WAMPLER PLUMBING
SHOP
INCOME TAX
REALTY

Photo # 62N #62
112 East Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio Miami
Donna Engler-Same 7/82
Facade . Facing South

Copyright 1982
© Donna Engler


VICTORIAN
UPDATE
A HAIR SALON

Photo # 63 #63
120 & 126 East Main
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facades.. Facing South

© Donna Engler
Copyright 1982


RENIE'S
CLOSET
Sale on Blouses
Open
SALE
SALE
SALE

Photo # 64P #64
Jackson Home
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler - Same 7/82
Detail- Facade, Facing South W

Copyright 1982
© Donna Engler


1072
TEENS
128

Photo # 65 #65
126-130 East Main
OLD Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facades. Facing South

Copyright 1982
© Donna Engler


F.O.E.
AERIE NO 2201

Photo # 66 #66
216-220 East Main Street
Old Tippecanoe Historical Dist.
Tipp City, Ohio Miami
Donna Engler- Same 7/82
Streetscape, Facing South East

Copyright 1982
© Donna Engler


2112

Photo# 67A
214 East Main
Old Tippecanoe Historical Dist.
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade, Facing South

#67

Copyright 1992
© Donna Engler


REFINISHING
ANTIQUES
CANE WEAVING
OPEN

Photo # 68 A #68
Buggy Whip Factory
Old Tippecanoe Historical Distric
Tipp City, Miami, Ohio
Donna Engler-Same 7/82
Facade, Facing Southwest

Copyright 1982
© Donna Engler

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

TIPP CITY QUADRANGLE
OHIO
7.5 MINUTE SERIES (TOPOGRAPHIC)

OLD TIPPECANOE MAIN STREET HISTORIC DISTRICT
TIPP CITY, MIAMI COUNTY, OHIO

UTM REFERENCE:
A) 16 741970 4427140 B) 16 741960 4427080
C) 16 741950 4427060 D) 16 741950 4427040

Mapped, edited, and published by the Geological Survey
in cooperation with Army Map Service
Revised in cooperation with State of Ohio agencies

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1954. Field checked 1955. Revised 1965

Polyconic projection. 1927 North American datum
10,000-foot grid based on Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern are subject to controlled inundation

Area west of the Great Miami River lies within the Miami River Survey. Area east of the Great Miami River lies within the Between the Miamis. Land lines based on the Great Miami River Base

UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route — U. S. Route — State Route

QUADRANGLE LOCATION

Revisions shown in purple compiled in cooperation with State of Ohio agencies from aerial photographs taken 1973. This information not field checked

Purple tint indicates extension of urban areas

TIPP CITY, OHIO
N3952.5—W8407.5/7.5

1965
PHOTOREVISED 1973
AMS 4163 I NW—SERIES V852

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1975

CITY OF
TIPP CITY
Community of Opportunity

MUNICIPAL OFFICES

3 EAST MAIN STREET • TIPP CITY, OHIO 45371 • (513) 667-8424

COUNCIL—MANAGER
GOVERNMENT

STEVEN C. HUSEMANN
City Manager

September 1, 1982

Mr. David Simmons
State Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 45211

Dear Mr. Simmons:

The Tipp City Restoration and Architectural Board of Review would like to go on record as strongly endorsing the "Old Tippecanoe Main Street Historic District" for nomination to the National Register. As the officially appointed board which reviews requests for changes in this district, we have had the opportunity to witness the structure by structure revitalization of this area. The district's preservation has enhanced the economic vitality of the district as well as providing cultural and aesthetic value.

The districts historic value is obvious from the content of the application but the sentiment and attachment which the residents of our area feel for this district eludes mere print.

We hope that the committee will share our interest in this district and assist our continuing restoration process through a positive recommendation on this application.

Sincerely,

Michael Rousculp

Michael Rousculp, Chairman
Restoration and Architectural
Board of Review.

TIPP CITY AREA
Chamber of Commerce

19½ E. Main St., Tipp City, Ohio 45371
Phone 513-667-8300

September 1, 1982

Mr. David Simmons
Ohio National Preservation Officer
Ohio Historical Center
Columbus, Ohio 43211

Dear Mr. Simmons:

The Tipp City Area Chamber of Commerce and its members support and endorse the nomination of the Old Tippecanoe Main Street Historical District for inclusion in the National Register.

This nomination will have a very important and positive impact on our community, especially the downtown business area. We are proud of our history, and will be honored to be included in the National Register.

Thank you for your consideration.

Sincerely,

Hugh Hadden
President

UNITY
Recreation
Education
Culture
Service

Tipp Monroe Community Services, Inc.

P.O. Box 242 Tipp City, Ohio 45371

Phone (513) 667-8631

September 1, 1982

David Simmons
Ohio Historical Preservation Officer
Ohio Historical Center
Columbus, Ohio 43211

Dear Mr. Simmons:

Tipp Monroe Community Services would like to encourage your consideration of the Old Tippecanoe Main Street Historic District nomination to the National Register. We believe that such a designation would have a most positive impact on the entire Tipp Monroe community.

The development of the entire nomination package has been community oriented and represents collaborative efforts of many groups and individuals throughout the community. These people have demonstrated an intense pride in their historical heritage which is extremely valuable and surely worthy of recognition.

Sincerely yours,

John Hegman
President

JH/cd

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309 WEST MAIN STREET TIPP CITY, OHIO 45371

PHONE: (513) - 667-2824

Sept. 3, 1982

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211
Att'. David Simmons

Hello Mr. Simmons,

As residents and owners of our home and business in the Tipp City Historical district, we are requesting that you give this area much consideration to being placed on the National Historical Register.

There is much co-operation in our community to keep this area in Tipp City in line with the requirements for Register consideration. We have a very active & concerned restoration board whose guidelines help the homeowners conform to the proper restoration techniques.

This is an interested community and we have worked hard to obtain National Register status.

We shall appreciate your sincere attention to this application.

Cordially.

Alva & Jeanne Parsons
309 W. Main St.
Tipp City, Ohio 45371

Sept. 5, 1982

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Oh. 43221

Dear Sirs:

Attention: Mr. David Simmons

Lately my wife and I have been informed that downtown Tipp City is being considered for inclusion in the National Register of Historic places. We own an old style two-story Queen Anne type home at 105 West Main St., which we have been remodeling for the past few years. We think this is a fine idea as there are my authenic old buildings along Main Street as well as many interesting old homes.

The old section of the city is of special interest to us. We would like to see it preserved and hope it will be included in the National Register of Historic Places.

Respectfully Yours,

John H. Sproule

John H. Sproule
105 West Main St.
Tipp City, Oh. 45371

Tipp City Womens Civic Club
Tipp City, Ohio 45371

Sept. 8th 1982

David Simmons
Ohio Historic Preservation Office
Ohio Historical Center
Columbus. Ohio 43211

Dear Mr Simmons,

The Womens Civic Club endorses for the acceptance of Old Tippecanoe Main Street Historical District into the National Register. This is very important to all citizen of our Community.

Thank you for your most consideration.

Sincerely,
Betty O'Bryant,
President
Womens Civic Club
328 S 6th St
Tipp City Ohio 45371

SEP 10 1982

THOMAS E. DYSINGER
Attorney at Law

326 WEST MAIN STREET
TIPP CITY, OHIO 45371
(513) 667-4481

1740 FIRST NATIONAL PLAZA
130 WEST SECOND STREET
DAYTON, OHIO 45402
(513) 222-1156

September 8, 1982

Ohio Historic Preservation
Ohio Historical Center
Columbus, Ohio 43211

Attention: Mr. David Simmons

RE: Listing of Tipp City Historical District on the National Register

Dear Mr. Simmons:

I reside in the historical district located on Main Street in Tipp City, Ohio and maintain a law office in my residence. I am writing to you to encourage your promotion of the listing of the Tipp City historical district on the national register.

I was born and raised in Tipp City and am the fourth generation of my family to reside in this area. I am very familiar with the local history which is filled with many intriguing characters and anecdotes dating back from the town's roots as a settlement along the Miami-Erie canal. The town is picturesquely nestled along the banks of the Great Miami River and the canal and its locks remain mostly intact.

In my earlier years I witnessed a deterioration of many of the town's older landmark homes and businesses as Tipp City suffered from the shift of the population from the rural to urban areas.

However, in the last 10 years, there has been a new surge of vitality to Tipp City as many persons and businesses have moved into the historical district and rehabilitated the historic structures located therein.

A substantial section of Tipp City has been designated by the Tipp City council as a restoration area. A restoration committee

was selected by council and all improvements to any buildings in the area are subject to the prior approval of this committee. This committee is staffed by people who are knowledgeable not only in the area of the rehabilitation of historic structures, but who are also familiar with the history of Tipp City, and they are performing an excellent job of maintaining the historical uniqueness of the area. The area contains many structures which are over 100 years old and there has been practically no new construction in the area in the last 20 years. The property owners in this district are taking great pride and care in the rehabilitation of their properties and each year sees a new group of buildings being renovated.

The citizens of Tipp City have intense community pride which was evidenced by their passage last year of a substantial income tax increase and school mill levy. The income tax increase is being used for an extensive capital improvement project which is resulting in the replacement of curbs, gutters and sidewalks of a large portion of the historic district. This area now looks better than it has at any other time of my life. Tipp City also has a historical society which puts on many programs, including slide presentations and tours of the businesses and residences in the historical district which are attended by large numbersof persons.

The historical district in Tipp City is located on Main Street which is lined with many beautiful, old, well-established shade trees and contains many fine homes and architecturally unique business establishments. This is an area which immediately charms out-of-town visitors and which is well deserving of being preserved for the enjoyment of future generations. Thus, I would strongly urge you to nominate the Tipp City historical district for listing on the national register. If I can answer any of your questions or provide any assistance, please let me know.

Very truly yours,

Thomas E. Dysinger

TED/krw

TIPP CITY
Community of Opportunity

EUGENE MIZE, MAYOR

3 EAST MAIN STREET
TIPP CITY, OHIO 45371

September 8, 1982

Mr. David Simmons
State Historic Preservation Offices
Ohio Historical Center
Columbus, Ohio 45211

Dear Mr. Simmons:

We, the citizens of Tipp City are very proud of our Old Tippecanoe Historical District's decision to apply for the National Register.

This section of our city is the one most visitors see and with the care and restoration given it by our citizens, it is a beautiful sight to behold.

The continuous preservation and restoration of this district makes us all proud, and will assure our future citizens a look at our historic past.

As Mayor of this city, I am very proud of our people and this historical section of our past.

Sincerely,

Eugene Mize
Mayor

CITY OF
TIPP CITY
Community of Opportunity

MUNICIPAL OFFICES

3 EAST MAIN STREET • TIPP CITY, OHIO 45371 • (513) 667-8424

COUNCIL—MANAGER
GOVERNMENT

STEVEN C. HUSEMANN
City Manager

September 8, 1982

Mr. David Simmons
State Historic Preservation Offices
Ohio Historical Center
Columbus, Ohio 45211

Dear Mr. Simmons:

The Municipality of Tipp City is proud to be one of the sponsors of the Old Tippecanoe Main Street Historical District's application for the National Register. This district establishes the image of our entire community. As the traditional economic center of the City it often is the only glimpse of our community that some people see. Obviously, the City Council is concerned about the enhancement of the restoration of this district. The continued preservation of the district will offer heritage and culture to future generations as well as to provide for continued economic vitality. At their September 7th meeting, the City Council voted unanimously to endorse the application and urge the review board to make a positive recommendation for nomination.

Sincerely,

Carol Turner
Carol Turner
President, Tipp City Council

Steven C. Husemann
Steven C. Husemann
City Manager



Safety Building • Troy, Ohio 45373 • Ph. (513) 335-8341 • (513) 773-9680

September 9, 1982

David Simmons
Ohio Historical Preservation Officer
Ohio Historical Center
Columbus, Ohio 43211

Dear Mr. Simmons:

Please be advised that the Great Miami River Corridor Committee of Miami and Shelby Counties wishes to endorse the designation of the "Old Tippecanoe Main Street Historic District" on the National Register of Historic Places.

The Corridor Committee is a non-profit organization established to promote preservation, conservation, and recreation along the Great Miami River. Since Tipp City is one of our member jurisdictions, the Committee reviewed the proposed designation and formally endorsed this project at its meeting of September 8, 1982.

It was felt that this proposed historic district is of significance and that designation would greatly benefit both the City and our Committee. Therefore, we urge you to act favorably upon this request.

Sincerely,

Lucia Bravo

Lucia Bravo,
Chairman

cc: file
Wilson

P.O. Box 65
Tipp City, Ohio, 45371
September 10, 1982

Attn: Mr. David Simmons
Ohio Historical Preservation Office
Ohio Historical Center
Columbus, Ohio, 43211

Dear Mr. Simmons,

I would like to add my endorsement to the application for the acceptance of Old Tippecanoe Main Street Historical District into the National Register. As Vice-President of the Tippecanoe Historical Society, I am aware of the importance of this district to the community. I will hope for a favorable ruling on September 17.

Sincerely,

Nancy Cartwright

Nancy Cartwright, Mrs. Charles

RENIE'S CLOSET
126 E. Main St.
Tipp City, Ohio 45371

Dear Mr. Simmons,

I'm well aware of the cultural group in Tipp City and there efforts to have our downtown put on the national historical register .

I would like to express my wishes along with the many people that are working for this to happen. I have two businesses in Tipp and own the buildings. They date back to late 1800's . I've worked very hard to preserve their original appearance in keeping with the historical theme of our town.

Everyone, it seems, is very encouraged about the fact that so much restoration by private individuals is being done.

All of our organizations are working towards this worthwhile project of a unified looking historical dowtown instead of a deaying non-discript community. I think this explains why we have such a nice place to live in and work in. Everyone seems to be after the same goal. Please consider our application with much concern not only for our generation but for generations to come.

Thank you very much for taking the time to read this .

Sincerely,

Irene E. Shelmire

Seville
Realty, Inc.
225 East Main Street
Tipp City, Ohio 45371
(513) 667-2448
Dayton Line: 845-9424

David Simmons
Ohio Historical Preservation Office
Historical Center
Columbus, Ohio 43211

September 3, 1982

Mr. Simmons:

I am an owner of a historical building, the Tipp Roller Mill, built in 1839. I was pleased to hear of the scheduled appointment Sept. 17th. 1982 to consider our section of town to be on the Historical Register. I feel this will be a great asset to the development and further interest of the downtwon community. I am looking forward to seeing this pass.

Sincerely,

Don Langley

REALTOR®

Tippecanoe Historical Society
P.O. Box 65
Tipp City, Ohio
45371

Dear Mr. Simmons:

This letter is in regardto the application of the old business district of Tipp City for inclusion into the Historic Register. Speaking as president of the Tippecanoe Historical Society, I would like to highly recommend the approval of this application. As president and as a resident of downtown Tipp City I am very excited and anxious to see this distinction become a reality.

I served for some time on the Restoration Steering Committee which was directly involved with the research for the application. There has been much hard work and long hours poured into this project. However, it has been a labor of love. We are all proud of our small community and its rich heritage. The uniqueness of our downtown district is truly outstanding and should be preserved for the future generations to enjoy as we do today. The popularity of our annual Fall tours strengthens our hope for a total restoration of this area. I have lived a block from the main intersection in town for over ten years. My husband runs the barber shop on the corner of Second and Main Sts. and I work in the variety store next door, both businesses being in one of the oldest buildings in town, the Butler building, which also houses the Opera House. We love the atmosphere of the downtown district, there is a closeness and friendly aura which I feel is definitely enhanced by the old-fashioned surroundings. There is vast potential in this small area , but it does need a boost, and there are many people who would like to see it become the vital hub it once was. There are many plans with this outcome in mind and inclusion into the Historic Register would serve to strengthen these plans and bolster the community both culturally and economically.

Again,I would like to strongly recommend approval of the application. We are very proud of our past and would like to see it become a vital part of our future.

Yours truly,

Linda Francis