

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, OCTOBER 27, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – August 25, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 08-25 – Certificate of Appropriateness
A resolution to approve exterior renovations at 401 N. Main Street.
2. RESOLUTION CHRC 09-25 – Landmark Designation
A resolution to designate 125 W. Water Street as a Landmark and to place it officially on the Piqua Historical Registry.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, AUGUST 25, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Mr. Oda called the meeting to order.

ROLL CALL

Members Present: Mr. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker, Ms. Jean Frantz

Absent: Ms. Brad Bubp, Mr. Jim Vetter

Staff Present: Chad Henry, City Planner; Emily McCulla, Clerk

Motion to excuse Mr. Brad Bubp by Jim Oda, seconded by Melanie Walker.

MEETING MINUTES

A motion to approve the June 30, 2025 meeting minutes was made by Ms. Walker, seconded by Mr. Spraggs. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

RESOLUTION CHRC 07-25

Mr. Henry gave the staff report. Staff recommends approval of the exterior paint colors SW 0067 (Belvedere Cream), SW 2854 (Caribbean Coral), SW 2829 (Classical White), and SW 6258 (Tricorn Black), as they are compatible with Piqua's historic districts, with three colors from the Historic Palette ensuring period-appropriate aesthetics and Tricorn Black serving as a historically suitable accent for features like doors and sashes. The palette supports the property's architectural style, maintains visual harmony with the district, and uses durable exterior-grade paint to minimize maintenance.

Ms. Diana Hall, applicant, brought a display to show the colors they are discussing. She stated there isn't a lot of places on the building for accents. Coral was their preference with black trim. The board agreed the coral would look good downtown other than grays. The applicant also stated they will eventually bring a business in but is wanting to get the loft upstairs done first. The loft upstairs likely won't be done until the end of the year. Ms. Hall stated a deck and stairs off the back as egress was just approved by the City. The door will be Belvedere Cream, Caribbean Coral for building and Tricorn black for the trim.

Mr. Rich Spraggs made a motion to approve the resolution. Ms. Jean Frantz seconded the motion. The resolution was approved with a 4-0 vote.

OTHER BUSINESS

ADJOURNMENT

Mr. Oda adjourned the meeting at 6:20PM without objections from the Commission.

RESOLUTION No. CHRC 08-25

WHEREAS, The Piqua Arts Council, is requesting a Certificate of Appropriateness for a partial building removal with a new addition at 401 N. Main Street, Piqua, OH 45356; and,

WHEREAS, Chapter 99 of the City of Piqua Code of Ordinances provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the City Historic Review Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed modifications:

- ☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets in the spirit and intent of the *Secretary of the Interior's Standards and Guidelines*.
- ☐ Includes materials that would have been used in historic construction or the utilization of modern materials which are appropriate to fulfill the preservation goals of the City.
- ☐ Is compatible with the general economic development policies of the city.
- ☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
- ☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, Commission member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Jim Oda	☐	☐	☐	☐
Mr. Rich Spraggs	☐	☐	☐	☐
Ms. Melanie Walker	☐	☐	☐	☐
Ms. Jean Frantz	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Jim Oda
Chairman

Emily McCulla
Clerk

STAFF REPORT

Planning Commission

Date: October 27, 2025

Re: CHRC 08-25

Applicant: The Piqua Arts Council

Address: 401 N. Main Street

Parcel #: N44-251368

Zoning: Downtown Shopfront Mixed Use (D-SX)

Request: The applicant is requesting a Certificate of Appropriateness for a partial building removal with a new addition in place. The east side of the building will receive new paint.

Staff Comments and Recommendations:

Overview

The applicant proposes modifications to the existing commercial building at 401 N. Main Street, located within the D-SX (Downtown Shopfront Mixed Use) zoning district and the City's historic downtown overlay. The project involves the removal of a non-contributing portion of the structure on the east side to facilitate the creation of a new primary entrance. The new entrance will feature updated architectural elements finished in Sherwin-Williams color SW 2822 (Downing Sand), a warm neutral tone that complements the surrounding historic fabric. This modification aims to enhance pedestrian access and vitality along Main Street while preserving the overall architectural integrity of the building and district.

Staff Analysis

The D-SX district is designed to promote vibrant, pedestrian-oriented mixed-use development in the downtown core, with design standards emphasizing compatibility with historic character, including material selection, scale, and massing. The historic downtown overlay further requires that alterations respect contributing structures by ensuring new elements harmonize with the period aesthetic.

Staff has reviewed the submitted plans and elevations, which demonstrate careful consideration of these standards. The proposed removal of a portion of the east side of the building will allow for a new entrance that enhances accessibility without compromising the structure's historic character. The new entrance incorporates

STAFF REPORT

sympathetic details such as proportional fenestration, subtle trim work, and the specified Downing Sand paint, which aligns with the sandstone hues prevalent in Piqua's early 20th-century commercial architecture. This color choice ensures visual cohesion with adjacent properties and supports the district's aesthetic continuity.

The proposal strengthens the site's role as a gateway to the downtown district by creating an inviting entry point that encourages foot traffic and economic activity. No adverse impacts to neighboring uses, traffic patterns, or utilities are anticipated, and the project aligns with the City's Comprehensive Plan goals for downtown revitalization.

Recommendation:

Staff recommends ***approval*** of the proposed modifications at 401 N. Main Street.

Record Report for CHRC - Certificate of Appropriateness #CH-COA-25-0005

Record Overview

Record Number: CH-COA-25-0005

Record Type: CHRC - Certificate of Appropriateness

Record Status: In Progress

Record Submitted At: Tuesday September 30, 2025

Record Address: 401 N Main St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Michael Twiss

Form Submission

Is your property located within the Piqua Historic District boundaries, or a Designated Landmark on the Piqua Historic Registry?: Yes

Choose one: Yes

Applicant Information:

The MT Studio, LLC, Michael Twiss

226 S Market St

Piqua, OH 45373

thildreth@mtstudio.com, (937) 214-7000

Property Owner Information (if different from applicant):

Michael Cox

427 N Main St

Piqua, OH 45356

6mcoxcrew@gmail.com, (937) 418-3063

Street Address: 401 N Main St, Piqua, Ohio, 45356

Property owner information:

THE PIQUA ARTS COUNCIL

401 N Main St, Piqua, Ohio, 45356

Current Use: Office

Zoning District: CO

Description Project consist of partial building removal with a new addition in place. New entrace on East side of building at

of Project: existing alley/parking lot. East side of existing building only to be painted using Sherwyn Williams Historical Exterior Paint Color SW 2822 - Downing Sand. Remaining sides of the building will not be changed.

Type of work being completed: New Construction of Building (New building, addition or garage, shed, etc.)

If Other, please explain: -

Estimated Project Cost: \$4,000,000.00

Start Date: 2/01/26

End Date: 12/17/26

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:

A handwritten signature in black ink, appearing to read "Mike Z", is positioned above a horizontal line.

Signed in GovWell: Tuesday September 30, 2025, 11:36am

HOW TO APPLY FOR A CERTIFICATE OF APPROPRIATENESS

As defined under Chapter 99.06.E. – Certificate of Appropriateness of the City of Piqua Code of Ordinances, the City Historic Review Commission (CHRC) is empowered to approve requests for Certificate of Appropriateness. Any person, firm, corporation or agency may submit an application to the CHRC provided they are the owner or the owner's representative of the property for which the application is being submitted.

The CHRC shall set a date for a public hearing once an application is filed and fees are paid. An application will only be considered complete when it includes ALL required documentation and fees. The basis for review is defined in Chapter 99.06.E.1. Please submit all application materials to: piquapermits@piquaoh.gov

Administrative Review. The City can administratively review (no CHRC review required) minor work which includes the list below. A completed COA Application is still necessary, but no Public Hearing is required.

- Any modification to an existing structure, previously designated as not historically significant by the CHRC, that the Community Services Director or his/her designee deems to have no impact on any surrounding historically significant structure. Modifications must be found by the Community Services Director to be reasonably fitting with the character of the Piqua Historic District.
- The construction of a new structure on a property within the Piqua Historic District. To qualify as minor work, the new construction must meet all standards of the City of Piqua Development Code without any variance.
- Repainting of previously painted surfaces. Applicants are encouraged to select from historic color palettes appropriate to the era of the Historic District. Applicants are required to use their painting choices to highlight architectural features of a building with use of accent colors and to avoid using the same color over all surfaces of a facade. Applicants are encouraged to select paint colors that do not match those of neighboring structures. The Development Director may not approve any fluorescent paint color as minor work;
- In-kind repair or replacement of existing siding, doors, windows, roofs, gutters and downspouts. The Community Services Director may not approve any deviation from the materials or appearance of any significant architectural feature;
- Installation of, or changes to, off-street parking and loading, including curb cuts;
- Replacement, removal or installation of fencing;
- The removal of structures or additions previously designated by the CHRC as not historically significant;
- The installation of signs that meet all standards of the City of Piqua Development Code (Title XV) without any variance unless otherwise stated to require CHRC review; and
- Temporary installation of residential lights, art displays, signs or decorations for a period of less than 60 consecutive days. This does not include commercially zoned properties.

Certificate Expiration. An application submitted for a Certificate of Appropriateness will expire if there is no activity within 60 days of the issuance of the Certificate.

Validity. A Certificate of Appropriateness remains valid for 180 calendar days. Construction of the change must be completed before the expiration of the issued Certificate of Appropriateness, unless approved.

Additional Permits. A COA is not a zoning permit. Additional permits may be required prior to construction.

A. DESIGNATION SUBMISSION QUESTIONS

1. Is your property located within the Piqua Historic District boundaries, or a Designated Landmark on the Piqua Historic Registry? See Map attached to the application.

☒ Yes

☐ No

2. Are you completing any of the following work, exclusively?

- Ordinary Maintenance or repair of the property (not including replacement of existing materials)
- Changes that were required by the Miami County Bldg. Official for public safety
- Interior Improvements of any kind
- Securing the property after it was compromised (i.e. broken window, boarded up door, etc.)

If your answer is **NO** to question one, or **YES** to any of question two you are not required to get a COA for work completed.

B. PROJECT LOCATION

Street Address: **401 N. Main St**

Parcel ID Number: **N44-251368**

Zoning District:

Current Use: **Unoccupied**

Existing Property Use: **Bank**

C. APPLICANT INFORMATION

☐ SAME AS OWNER (Do not complete this section)

Company Name: **MT Studio**

Contact Person First Last Name: **Teresa Hildreth**

Mailing Address: **226 S. Market St. Troy, OH 45373**

Phone Number: **937.980.9362**

Email: **thildreth@mtstudio.com**

D. PROPERTY OWNER INFORMATION

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

E. PROJECT DETAILS

1. Briefly describe the nature of the project (Please attached additional pages if necessary):

Project to consist of partial building removal with a new addition in place. New entrance on East side of building at existing alley/ parking lot. East side of existing building only to receive new paint.

2. Type of work being completed:

- ☒ New Construction of Building (New building, addition or garage, shed, etc.)
- ☐ Exterior Building Alteration (Exterior changes to existing building, windows, doors, etc.)
- ☐ Restoration (Small scale remodel or individual architectural feature update – awning, etc.)
- ☒ Signage (Installation of a sign or graphic as defined within the Development Code)
- ☒ Exterior Painting where color is changing
- ☒ Demolition (Removal of any building features, or the razing of any structure)
- ☐ Other: _____

F. PROJECT COST / TIMELINE

Estimated Project Cost (Req'd):

Start Date:

End Date:

G. SITE PLAN AND PHOTO REQUIREMENTS

Enclose the following **PHOTOS** of the property as it looks today. Please label the photographs. Digital photographs are preferred on a thumbdrive.

- ☒ Outside – Front
- ☒ Outside – Sides
- ☒ Outside – Rear

Provide a **SITE PLAN** of the property that includes the following:

- ☒ Property Lines
- ☐ Location of Structures on the property including accessory structures which label the distance from the property lines of each structure (setbacks).
- ☒ Location of work on property – New Construction includes location of new buildings, existing work includes labeling the side of the building or location on the site of proposed work.

FEES, PAYMENT, ETC.	
Application Fee: \$75	Payments made be completed by check, cash, or by credit card at the Municipal Government Center – 201 W. Water Street, Piqua, OH 45356.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name	Date
Applicant Signature	Title
Property Owner Name	Title
Property Owner Signature	Title



226 S. Market St.
Troy, OH 45373
937.980.9362



01 ARCHITECTURAL SITE PLAN

1" = 20'-0"

RE-HAB PROJECT FOR:

Piqua Arts Council

401 N. Main St.
Piqua, OH 45356

MT STUDIO PROJECT NUMBER: 24009

ISSUED / REVISED	DATE
Bid Set	07/31/25
Addendum A	08/28/25

ARCHITECTURAL
SITE PLAN

AS-100







East Elevation



South Elevation



West Elevation

		Name	Address	City	State	Zip
CHRC 08-25	N44-001720	EJB INVESTMENTS LLC	P O BOX 402	PIQUA	OH	45356
CHRC 08-25	N44-000340	BANK ONE DAYTON NATL ASSC	P.O.BOX 35605	DALLAS	TX	75235
CHRC 08-25	N44-001520	PIQUA CHAMBER OF COMMERCE	PO BOX 1142	PIQUA	OH	45356
CHRC 08-25	N44-001010	ARNOVITZ ENTERPRISES INC	PO BOX 565	DAYTON	OH	45409
CHRC 08-25	N44-000960	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
CHRC 08-25	N44-003250	RCD VENTURES LLC	102 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-003250	RCD VENTURES LLC	104 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-250521	GATHERING PLACE	105 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-003220	GROSS JOHN A & STEPHANIE L	106 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-000770	CANAL VIEW INVESTMENTS LLC	107 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-000790	ANDERSON GARY R & SHIRLEY A	10700 N HARDIN RD	PIQUA	OH	45356
CHRC 08-25	N44-001550	JODA PROPERTIES LLC	110 W ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-001550	JODA PROPERTIES LLC	112 W ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-000320	WEITZEL INVESTMENTS LLC	1121 S MULBERRY ST	TROY	OH	45373
CHRC 08-25	N44-001700	PFS LEASING LLC	114-116 W ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-002900	TKS BBQ N FIXINS INC	116 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	1168 PARKVIEW DR	TROY	OH	45373
CHRC 08-25	N44-002890	HASSAN FEDAA FAWZI	120 E GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-001740	VSF INVESTMENTS 10 LTD	121 W ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-001590	ESDY PROPERTIES INC	1215 WALKER ST	PIQUA	OH	45356
CHRC 08-25	N44-001740	VSF INVESTMENTS 10 LTD	123 W AST ST	PIQUA	OH	45356
CHRC 08-25	N44-001740	VSF INVESTMENTS 10 LTD	1268 E ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-001720	EJB INVESTMENTS LLC	128 W ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
CHRC 08-25	N44-000770	CANAL VIEW INVESTMENTS LLC	15 FALCONS NEST	PIQUA	OH	45356
CHRC 08-25	N44-000870	DOBO REAL PROPERTY LLC	1503 BROADWAY	PIQUA	OH	45356
CHRC 08-25	N44-001550	JODA PROPERTIES LLC	15707 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 08-25	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 08-25	N44-000360	FCPT HOLDINGS LLC	201 E ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 08-25	N44-001670	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA	OH	45356
CHRC 08-25	N44-002890	HASSAN FEDAA FAWZI	2606 OLD TROY PIKE	DAYTON	OH	45404
CHRC 08-25	N44-000820	PICKREL LEAH	2675 W FARRINGTON RD	PIQUA	OH	45356
CHRC 08-25	N44-000420	VSF INVESTMENTS 3 LTD	309 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-000680	REISER PROPERTIES LLC	310 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-001020	ARNOVITZ ENTERPRISES INC	311 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001470	THOMA LOUIS ALBERT	312 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001020	ARNOVITZ ENTERPRISES INC	313 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	314 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001580	ARP DOUGLAS G & TERESA C	315 BIRD SONG DR	VANDALIA	OH	45377
CHRC 08-25	N44-001010	ARNOVITZ ENTERPRISES INC	315 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001490	HARRISON FAMILY LIMITED PARTNERSHIP	316 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000980	ADM REAL ESTATE HOLDINGS LLC	317 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-073475	RESIDE PROPERTIES LLC	317 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	318 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	319 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001750	VSF INVESTMENTS 9 LTD	319 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-001500	FESSEX CORPORATION LLC	320 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000990	EARL ROBERT J & LISA MARIE	321 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001510	BEACHY DANIEL J & TRACY	322 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000940	SLOAN MICHAEL W TRUSTEE	323 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001510	BEACHY DANIEL J & TRACY	324 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000950	XSSV PROPERTIES LTD	325 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001520	PIQUA CHAMBER OF COMMERCE	326 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000960	A & W WALLACE LLC	327 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000970	A & W WALLACE LLC	329 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000930	TREON MICHAEL	331 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000920	TRIANGLE GENERATIONS LLC	333 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-073475	RESIDE PROPERTIES LLC	3933 SCHNORF RD	ARCANUM	OH	45304
CHRC 08-25	N44-001530	400 N MAIN STREET LLC	400 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-251368	THE PIQUA ARTS COUNCIL	401 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000340	BANK ONE DAYTON NATL ASSC	401 SPRING ST	PIQUA	OH	45356

CHRC 08-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	405 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001560	GOOD LUCK LEASING LLC	406 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	407 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001540	GOOD LUCK LEASING LLC	408 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-003220	GROSS JOHN A & STEPHANIE L	409 NORTH ST	ARCANUM	OH	45304
CHRC 08-25	N44-000900	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
CHRC 08-25	N44-001570	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000860	SEA VENTURES LLC	411 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000840	MAS PROPERTY VENTURES LLC	413 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PENROD TRUST	413 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-001580	ARP DOUGLAS G & TERESA C	414 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000950	XSSV PROPERTIES LTD	414 W WATER ST	PIQUA	OH	45356
CHRC 08-25	N44-000880	GREGGERSON REAL PROPERTY LLC	415 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000320	WEITZEL INVESTMENTS LLC	415 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-000870	DOBO REAL PROPERTY LLC	417 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001690	RUFFNER MATTHEW FOREST	417 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-001590	ESDY PROPERTIES INC	418 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000850	WENRICK CHRISTOPHER S	419 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001670	BENKERT JULIA M	419 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	419 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-001600	LATHAM SCOTT D & CHRISTINE L	420 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000830	HALL DIANA M	421 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000810	LATHAM SCOTT & CHRISTINE L	423 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001640	VESTCO LTD	423 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-000820	PICKREL LEAH	425 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000790	ANDERSON GARY R & SHIRLEY A	427 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-251368	THE PIQUA ARTS COUNCIL	427 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000800	PELCHI LLC	429 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000780	SEA VENTURES LLC	431 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-000280	IRVIN JOHN D	431 SPRING ST	PIQUA	OH	45356
CHRC 08-25	N44-003250	RCD VENTURES LLC	434 S COLLEGE ST	PIQUA	OH	45356
CHRC 08-25	N44-000990	EARL ROBERT J & LISA MARIE	4602 W MIAMI-SHELBY RD	PIQUA	OH	45356
CHRC 08-25	N44-003240	TIPTON JONATHON R & NICHOLE M	4620 W US RT 36	PIQUA	OH	45356
CHRC 08-25	N44-000280	IRVIN JOHN D	4623 W VERSAILLES RD	PIQUA	OH	45356
CHRC 08-25	N44-001530	400 N MAIN STREET LLC	4752 FISHBURG RD SUITE M	HUBER HEIGHTS	OH	45424
CHRC 08-25	N44-003260	LANGE FRANK N	500 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-003240	TIPTON JONATHON R & NICHOLE M	501 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-003230	BLAIR JEREMY S & TANYA J	507 N MAIN ST	PIQUA	OH	45356
CHRC 08-25	N44-003260	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-000860	SEA VENTURES LLC	526 N WAYNE ST	PIQUA	OH	45356
CHRC 08-25	N44-000980	ADM REAL ESTATE HOLDINGS LLC	555 CHARTWELL CT	TROY	OH	45373
CHRC 08-25	N44-000360	FCPT HOLDINGS LLC	591 REDWOOD HW SUITE 3215	MILL VALLEY	CA	94941
CHRC 08-25	N44-000840	MAS PROPERTY VENTURES LLC	620 WOODCREEK DR	TROY	OH	45373
CHRC 08-25	N44-001700	PFS LEASING LLC	719 E ASH ST	PIQUA	OH	45356
CHRC 08-25	N44-000920	TRIANGLE GENERATIONS LLC	7620 W UNION CHURCH RD	COVINGTON	OH	45318
CHRC 08-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PENROD TRUST	890 SNYDER RD	PIQUA	OH	45356
CHRC 08-25	N44-000830	HALL DIANA M	904 W GREENE ST	PIQUA	OH	45356
CHRC 08-25	N44-000880	GREGGERSON REAL PROPERTY LLC	9450 N HETZLER RD	PIQUA	OH	45356
CHRC 08-25	N44-000940	SLOAN MICHAEL W TRUSTEE	9525 MECKSTROTH RD	PIQUA	OH	45356
CHRC 08-25	N44-001500	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT HILL	OH	45359
CHRC 08-25	N44-000850	WENRICK CHRISTOPHER S	9920 NEWBERRY WASH RD	PIQUA	OH	45356

RESOLUTION No. CHRC 09-25

WHEREAS, The City of Piqua, the applicant, has submitted a completed application to the Piqua City Historic Review Commission for consideration, requesting that the building located at 125 W. Water Street, Piqua, OH 45356, be designated as a local landmark and placed on the City of Piqua Historic Registry; and,

WHEREAS, the applicant and owner, have confirmed the intention to complete a historic rehabilitation of the building, adhering to the Secretary of the Interior Standards for Historic Preservation; and,

WHEREAS, the City Historic Review Commission has reviewed the request and confirms that the property being submitted meets the general requirements noted within Chapter 99 for consideration including the property being over 50 years old; the property having historical integrity; and the property being considered significant in local, state, or national history; and

WHEREAS, the City Historic Review Commission conducted a public hearing on the matter, including a period for public testimony and comment on the proposed designation, and has established as fact that the proposed structure or place shall be Designated on the Piqua Historic Registry because additionally it meets the criteria noted below:

- ☐ The property has the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possess high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction.

WHEREAS, the City Historic Review Commission shall update the Piqua Historic Registry to include 125 W. Water Street, Piqua, OH 45356 and requiring adherence to local, state, and federal standards for such placement. Additionally, it shall be provided all rights and privileges of being on the Local Registry including the ability to apply for State Historic Tax Credits through the State Historic Preservation Office; and

NOW THEREFORE BE IT RESOLVED, Commission member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

RESOLUTION No. CHRC 09-25

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Jim Oda	☐	☐	☐	☐
Mr. Rich Spraggs	☐	☐	☐	☐
Ms. Melanie Walker	☐	☐	☐	☐
Ms. Jean Frantz	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Jim Oda
Chairman

Emily McCulla
Clerk

Record Report for CHRC - Landmark Designation #CH-LDMK-25-0002

Record Overview

Record Number: CH-LDMK-25-0002
Record Type: CHRC - Landmark Designation
Record Status: In Progress
Record Submitted At: Friday October 3, 2025
Record Address: 125 W Water St, Piqua, Ohio, 45356
Record Owner: Chad Henry
Record Applicant User: Jessica McCarron
Record Applicant Company: Weyland Ventures

Form Submission

Is your property at least 50 years old?: Yes
Does it have historical integrity (important aspects of its original appearance and character)?: Yes
Is it significant in local, state, or national history?: Yes

Applicant Information:

Weyland Ventures, Jessica McCarron
815 W. Market St. #110
Louisville, KY 40202
jessica@weylandventures.com, (502) 356-5090

Property Owner Information (if different from applicant):

Chris Schmiesing
201 W. Water St.
Piqua, OH 45356
cschmiesing@piquaoh.gov, (937) 778-2007

Street Address: 125 W Water St, Piqua, Ohio, 45356

Property owner information:

PIQUA IMPROVEMENT CORPORATION
125 W Water St, Piqua, Ohio, 45356

Current Use: Civic facility

Zoning District: D-GX

Description of Project: Nomination to National Register of Historic Places

Please Select a Reason that this Property or District of Properties should be designated on the City of Piqua Historic Registry. Four options (based on the National Register of Historic Places) are available for consideration:

A: The property is associated with events that have made a significant contribution to the broad patterns of our history. Example: A building that played an important role in the history of transportation in the community

1. How many structures are on the property?: 1

When, to the best of your knowledge, was each one built?: 2 sections: 1888 and 1899

2. What changes have been made to the building(s), and, if you know, when did they occur? Examples: New windows, doors, siding, roof, etc.:

Interior 1st & 2nd floors remodeled for Montgomery Ward in 1928; exterior brick painted & foam insulation applied to window exteriors in the 1970s

What are the names of the original and subsequent people or business(es) that occupied the property? Include the dates when they occupied the property, if you know.:

Curtis & Reed Carriage Works 1888-1907; series of underwear companies 1907-28; Montgomery Ward 1928-1970; Dayton Unclaimed Freight / Town & Country Furniture 1970 - 2024.

If the property represents the work of an architect, building, designer, or artist whose work is it?: unknown

Where have you found historical information about this property? Examples: City Newspaper, Sanborn maps, Piqua or County records, newspaper articles, etc.: Public Library, etc.

Is the property on its original site?: Yes

What are the important features of its setting? Are they intact?:

Massing & neighboring buildings in tact. Corner placement still addresses the sidewalks. One block south of main square; located west of river and north of former train station.

What major historic materials does the property retain? Examples: Wood Siding, Shingles, Decorative Trim, etc.:

Original brick has been painted; storefront windows have been replaced. Interior has wood floors, tin ceilings.

Have any major historic materials been removed or covered with asbestos, aluminum, or vinyl siding?: No

If Yes, please explain: n/a

Does the property retain the major features of its design and function such as the basic shape, room arrangements, and windows and door openings?:

Yes

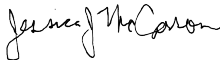
If No, please explain: n/a

Estimated Project Cost: \$14,300,000.00

Start Date: 9/30/26

End Date: 3/31/28

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:



Signed in GovWell: Friday October 3, 2025, 1:17pm

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Curtis & Reed Carriage WorksOther names/site number: Reed Block; Imperial Underwear Co.; Montgomery Ward

Name of related multiple property listing:

N/A**2. Location**Street & number: 125 West Water StreetCity or town: Piqua State: Ohio County: MiamiNot For Publication: Vicinity: **3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: **national** **statewide** **local**

Applicable National Register Criteria:

 A **B** **C** **D**

Signature of certifying official/Title:**Date**

State or Federal agency/bureau or Tribal Government

Curtis & Reed Carriage Works – Reed Block
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

INDUSTRY/manufacturing
COMMERCE/store

Current Functions

VACANT/not in use

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7. Description

Architectural Classification

LATE VICTORIAN/Romanesque Revival

Materials:

Principal exterior materials of the property: Brick, stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The former Curtis & Reed Carriage Works (MIA0033908) at 125 West Water Street is a four-story brick building with a full basement, located at the southeast corner of West Water Street and North Wayne Street in Piqua, Ohio. Sometimes referred to as the Reed Block in the early 1900s, the overall building is rectangular in shape with a stone foundation and flat roof. This turn-of-the-century industrial building occupies most of its 0.39-acre parcel, with the north and west facades meeting the sidewalk boundaries. The entire brick façade has been painted but features stone accents, intricate brickwork details like an arcaded corbel table, and arched window and door openings, echoing other building design elements elsewhere in Piqua's central business district. This exterior detailing was carried out with careful workmanship, expressing characteristics of both Romanesque Revival and Italianate styles that were popular and in transition at the time, giving the factory building a professional appearance to fit into the downtown streetscape.

Towards the end of 1877, the Curtis & Reed Carriage Works company began business at this corner location in a frame blacksmith shop which is no longer extant. The nominated building was built in two sections: the older, southernmost portion of the nominated building dates to ca. 1888, according to brief newspaper mentions, with the larger extant brick addition constructed ca. 1899 as an investment strategy. Five retail storefronts originally operated at the first floor on the Wayne Street side, with the carriage works and later industries located on upper floors. Manufacturing had started to shift from carriages to other manufacturing by about 1907 with a series of underwear production companies occupying the building. In 1928, Montgomery Ward renovated the lower two floors in the building for department store use and remained in the building until 1970. An unclaimed freight and furniture store had occupied the building since that time, but the building is now vacant.

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Narrative Description

Setting

The former Curtis & Reed Carriage Works building is bounded by West Water Street on the north and North Wayne Street on the west, about one block south and west of the Piqua main public square. An empty lot is to the south and a one-story concrete block building is present immediately to the east with a narrow alley between the buildings. In this area historically, the carriage works was located one block north of the former railroad depot and the Pittsburgh, Cincinnati, and St. Louis Railway line. In the early 2000s, the abandoned railbed was converted to a portion of the Ohio-to-Indiana Trail system. A bend of the Great Miami River is within a few blocks to the east of the building, where many milling companies were located in the late 1800s and early 1900s. This location in the business district provided favorable access to transportation options over the years as well as downtown foot traffic for the ground floor retail establishments.

The building is to the south and outside of the Piqua-Caldwell Historic District (NRIS #85000069) and to the north of the ca. 1914 S. Zollinger Company Building (NRIS #15000903). The current City of Piqua government complex, built in 2001, is to the west across N. Wayne Street. The former Curtis & Reed Carriage Works building is included within the local downtown historic district; the City of Piqua is a Certified Local Government.

Exterior

This rectangular, four-story brick building was built in two sections, approximately 1888 and 1899, but, at a glance, it has the appearance of one building on the exterior (Photos 0001-0003). The overall dimensions are approximately 80 feet by 160 feet, according to a 2024 lot survey, and there is a full, connected basement underneath both sections that is used for storage. The foundation is stone, and the exterior walls are red brick with rough-faced stone details, all of which has been painted¹ white with contrasting paint colors on some of the architectural details. The brick detailing is significant and varies across each of the two street-fronting façades; the south and east elevations are without ornamentation except for segmental arches over the windows.

The building exhibits characteristics similar to the Romanesque Revival architectural style, including wide arches over windows, rough-faced stonework on the brick façades, a strong cornice, and windows with a variety of sizes and groupings. This revival style was popular in Piqua in the 1880s and 1890s, with the Plaza Hotel / Fort Piqua Plaza (now Piqua Public Library,

¹ The date of exterior painting has been difficult to narrow down since photographs from 1950s to 1980s have not yet been located. A 1946 black and white photo of the Wayne Street façade does not show the building had been painted, but the Water Street façade is shown in the background of other photos in the 1950s and appears to have been painted white at that time. Montgomery Ward moved to its new store in 1970 and the unclaimed freight and furniture store began operating in 1972, so it's possible the building was painted then.

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NRIS #74001576) as a prominent example designed by Columbus architect Joseph W. Yost and completed in 1891.²

There are many other downtown Piqua buildings that feature heavy arches over the windows as a design element, but the workmanship on the north and west facades of the Curtis & Reed building has fine detailing, such as rough-faced stone belt courses and sills to show horizontal divisions, header brick bond in the window arches set at different depths to show variety, and an arcaded corbel table in between the second and third floors, as well as at the cornice. Early photographs and renderings (Figs. 2-4) show a pyramidal roof present at the front corner, giving the illusion of an Italianate-style tower; however this corner roof is no longer extant.

When a furniture store moved into the building in the 1970s, all windows were sprayed with a heavy foam insulation on the outside for energy conservation purposes; this insulation material has been painted to match the walls of the building. Many of the historic wood windows are preserved in place and can be viewed on the interior, but preliminary testing has shown that the insulation would be difficult to remove on the exterior without compromising the windows.

North Elevation along W. Water St.: When Curtis & Reed first began operating at this corner in 1878, their office address was on Water St. in a small frame blacksmith building. An image said to be dated 1879 and published in *The Piqua Leader-Dispatch* in 1903 (Fig. 1) shows these early frame buildings, which are no longer extant (also can be seen on early Sanborn maps, see Maps 2, 3, and 4). When the new brick building addition was built in 1899 – the carriage company’s last major addition – orientation shifted from Water Street to the main Wayne Street retail store room façade. The corner retail location fronting Water Street was present on Sanborn maps until 1931 and advertised at the location until at least 1946.

Historical photographs (Figs. 3 and 4) show that the existing ground floor fenestration is not original, but now consists of a stairway exit and large storefront window displays with paneled bulkheads on either side of a modern entrance vestibule (Photo 0007). The upper window fenestration is irregular on this façade, but it can best be described in four bays with groups of multiple windows that vary by floor. The second floor has wide brick arches like the west façade, but only the arch on the corner has three windows instead of two. The third and fourth floors show paired windows in each bay with three windows in the bay at the building corner. These upper floor windows have stone sills with a decorative brick arch treatment that varies across the façade. There is an arcaded corbel table in between the second and third floors, as well as at the cornice.

West Elevation along N. Wayne St.: This was the original primary façade once the building was enlarged, with entrances to the ground floor retail tenants, or “store rooms”. The orientation can be seen in a 1905 rendering published in *The Piqua Daily Call* (Fig. 2); the awning-covered entrances can also be seen in a ca. 1909-13 photograph of “The Reed Block” (Fig. 4). The corner retail entrance at the street intersection may have originally been set on the diagonal with the

² City of Piqua, Downtown Historic District design standards, p. 35

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stone column standing proud. The 1905 Sanborn fire insurance map shows a staircase (no longer extant) from the existing central arched doorway (Photo 0008), in between the second and third Wayne St. retail tenant bays.

Historically towards the southern end of the façade, there was a ground level passageway between the ca. 1888 factory building and the ca. 1899 addition, but this drive-through was no longer indicated on Sanborn fire insurance maps after 1911. A 1946 historical photograph (Fig. 5) shows that this passageway had been enclosed by that time and the pyramidal roof tower at the corner of Wayne and Water had been removed, but these changes may have happened decades earlier when Montgomery Ward opened in 1928. The three southernmost bays at the south end of the facade were part of the 1888 structure; the stone block foundation is more prominent on this end of the building, with a basement window visible. There is one raised loading area in a narrow opening that may have originally been a personnel door with steps from the street (Photo 0003).

Along Wayne Street, large storefront window systems with paneled bulkheads – added decades after initial construction – flank the central doorway on either side, with an additional, larger display window closer to the corner (Photos 0001 and 0002). The fourth and fifth retail bays have been bricked in and the transom window space above can be viewed since they are not covered by fabric awnings; the bricked-in areas can be seen in the 1946 historical photograph when it was Montgomery Ward (Fig.5). The pilasters in between the retail tenant bays remain with decorative details that vary, either plain, alternating stone and brick bands, or a solid stone column at the corner. The second floor has five wide arches, each with three one-over-one windows. Like the Water Street elevation, the upper floor windows have stone sills with a decorative brick arch treatment that varies across the façade. There is an arcaded corbel table in between the second and third floors, as well as at the cornice.

South Elevation: This is the original southern elevation of the oldest portion of the building, which was built in 1888 for Curtis & Reed as a multi-story carriage factory. Newspaper articles and Sanborn maps indicate that it may have originally been a three-story structure.

This façade (Photo 0004) has little to no ornamentation with five bays of double four-over-four windows; the windows have a segmental arch and a stone sill. The windows on the fourth floor appear to have a brick sill. Everything has been painted white so the condition and any changes in brick materials cannot be readily observed. Part of the stone foundation can be seen, plus two smaller basement windows at ground level in the third and fifth bays. The brick is set in a common or American bond with a row of headers after every seven courses. There is a simple stone parapet cap and the flat roof slopes slightly to the east. Applied signage letters in between the second and third stories spell out the name of the last tenant, Town & Country Furniture.

East Elevation:

This rear elevation (Photo 0005) has also been completely painted white, with only a few areas of contrasting color paint on architectural details wrapping around from the Water Street façade (Photo 0006). A slight change in roof height can be observed between the two building sections,

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and a hipped roof tower is present over the elevator shaft; this roof may have matched what was on the front corner. There is a straight metal fire escape with a small landing at each floor.

Windows are narrow with segmental arches and stone sills. Most of the windows in the ca. 1899 section are single, four-over-four windows, but towards the southern end of the building, there are double four-over-four windows. There are sixteen bays, but not every bay has a window on every floor. The windows in the elevator shaft are wired. On the ground level, there are three loading doors with larger openings at the southern end of the façade, one of which is raised for truck loading. The former passageway would have come through in the third bay, where a heavy horizontal structural beam can still be seen.

Interior

Photographs and plans of the interior of the building, whether as retail stores, manufacturing for carriages or underwear, or use as the Montgomery Ward have been difficult to locate. The retail storerooms on the ground floor were combined into one large space by about 1920, but the two upper floors still maintain an industrial appearance with exposed brick walls and painted wood posts and beams.

Elevator & Stairs: There is one freight elevator in the northeast corner of the ca. 1888 building (Photo 0019, showing the fourth floor) with an adjacent stair that accesses all floors including the basement. Another stair tower is present at the northeast corner of the ca. 1899 building with exit to Water Street; this may have been built after 1920. There is also a switchback open stair between the first and second floors of the ca. 1899 building, likely constructed during the Montgomery Ward conversion. The 1905 and 1911 Sanborn maps show a central stair from the existing arched doorway on Wayne Street, but this interior stair is no longer extant, likely removed about 1920 when the storerooms were combined.

Basement: There is a full-height basement underneath both sections of the building, which was used for additional product storage. A 1920 *Piqua Daily Call* article stated that Imperial Underwear Co. occupied the entire basement, and it was “used as a store place for yarns.”³ The stone foundation walls and heavy timber beams are visible. Brick was installed as a floor material in many sections (Photo 0009). No mechanical equipment remains, but large holes remain in some places where boilers may have been located.

First Floor: The first floor is oversized with tall ceilings and connects to the second floor via the open switchback stair (Photo 0012). There are four rows of wood posts and beams which show the original division of the retail tenant spaces (Photo 0010). Large display windows are present on both the Water and Wayne street facades; the displays are raised from the floor level and there are also cabinets for storage closer to the ceiling above the windows (Photo 0011). Sprinkler lines are exposed but painted to match the ceiling. The tin ceiling consists of square

³ Piqua Daily Call, “Imperial Co. Displays Product In Show Windows,” Jul. 8, 1920

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panels with more decorative edge filler tiles and cornice or crown molding pieces and likely dates to Montgomery Ward's start in 1928.

Partial, in between level: When the drive-through passageway was enclosed for interior space, this created a middle or half level between the first and second floors that was used as office and storage space between the switchback stair and the N. Wayne St. facade. The ceilings are lower but still have the same tin ceiling details that are present in the main showroom area. Between the switchback stair and the rear of the building, this former passageway area is full height.

Second Floor: This floor was most recently used for additional furniture display areas. Most of the windows have been covered with drywall, curtains, or mirrored wall panels, so the current condition of the historic windows on the interior is unknown (Photo 0014). The walls, wood posts, beams, and the tin ceiling have been painted white (Photo 0013). Most of the hardwood floors are exposed and in fair condition, but there are also several areas with carpet and the condition of the floor underneath is unknown. One former display area near the eastern wall has linoleum tiles applied directly to the wood floors. Sprinkler lines are exposed but painted white to match the ceiling. The tin ceiling and crown molding pieces match what is installed on the first floor.

Third Floor: The third floor has one area – at the Water and Wayne front corner – that may have served as an additional office or storage area that has been painted white and tan. The rest of the floor maintains a more industrial appearance, with a two-tone, dark green and white paint pattern on the walls and posts that continues throughout. Hardwood floors are in fair condition, with a section of wood laid perpendicular to the rest, creating a long aisle that runs north to south close to the eastern wall (Photo 0015). Ceilings have plain smooth panels with sprinkler lines exposed. HVAC ductwork is present in the middle of the floor. Lighting consists of single overhead lightbulbs or fluorescent fixtures.

On both the third and fourth floors, industrial steam heating elements in the form of parallel metal pipes are present on most exterior walls (Photo 0016). The date of installation is unknown.

An addition to the structural support system can be observed in the ca. 1888 portion of the third floor, in the form of a turnbuckle or metal chord truss (Photo 0016). The 1892 Sanborn map shows this section as three stories when it was built, but after the ca. 1899 section was constructed, the 1905 Sanborn map shows that there were four stories.

Fourth Floor: The fourth floor is similar in appearance to the third in terms of wood flooring, partially painted walls, and paneled ceilings with exposed utilities and sprinkler lines. A few mechanical equipment artifacts are still present in the ceiling; these likely date to when the upper floors were used for underwear production (Photo 0017). A single, monitor-type skylight unit is also present to provide additional daylighting to the upper factory floor (Photo 0020).

In the ca. 1888 portion, there are no vertical posts as in other sections, and the wood roof framing system is visible in the ceiling since there are no panels here. A partial concrete pad is present on

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the floor (Photo 0018), possibly installed for a large piece of equipment and/or requiring the extra structural support present on the floor beneath.

Major alterations: 1920, 1928 & 1939, 1970s

Major alterations happened during periods of transition for the company and industry. George Curtis died in 1902. Edward C. Reed was declared bankrupt in January 1906, and the building was offered at auction in October 1906. The Stuart Brown Underwear Company announced it was changing locations to the Curtis & Reed Block in February 1907. They were later known as the Stuart-Hance Underwear Company and then merged into the Imperial Underwear Company in 1913. Between the 1911 and 1920 Sanborn fire insurance maps, it appears that Imperial Underwear removed first floor walls to merge four of the five ground level retail spaces into one large space for office and stock.

1920 ground floor changes: In 1920, the Imperial Underwear Company installed “a novel feature for a manufacturing plant” when they announced they would use “display windows along the street to exhibit their products.” The article continued: “Over 100 feet of display space is given, extending along the entire Wayne street frontage. Although display windows are in use in every retail store, this is the first time that a manufacturing plant has used them in Piqua.”⁴ At this time they built out offices on the first and second floors and had already constructed a bleaching and dye house to the rear, which is no longer extant.

1928 & 1939 interior changes: Atlas Underwear Company purchased bankrupt Imperial Underwear Company in 1926 and used the upper floors of the building for machinery storage since Atlas already had a large plant elsewhere in the city. The Erlanger Knitting Mills may have operated its knitting department in the building for a brief period. In 1928, Montgomery Ward & Co. leased the building from Atlas Underwear and opened its retail location in July of that year to grand local fanfare; it would operate there until closing in 1970. *Piqua Daily Call* reported on May 2, 1928, that the Montgomery Ward renovation “includes removal of all interior partitions on the first and second floors, remodeling the basement interior throughout, changing the entrance and installing modern display windows the entire length of the building on Water and Wayne streets.” Montgomery Ward announced another major renovation in 1939 with replacement of fixtures and display areas, closure of the side door on Wayne, and perhaps the first time the building exterior was completely painted.⁵

1970s exterior changes: As previously discussed, foam insulation was applied to all exterior windows in the 1970s. Most original door and window openings are still present, and many include the historic wood windows. However, preliminary testing has shown that removal of the insulation would be difficult without damaging the windows. The building is currently vacant.

⁴ Piqua Daily Call, “Imperial Company Displays Product in Show Windows,” Jul. 8, 1920

⁵ Piqua Daily Call, “Remodel, Modernize Montgomery Ward Co. Store,” Sep. 1, 1939

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Evaluation of Integrity

The former Curtis & Reed Carriage Works building represents the growth of two important industries in Piqua over the course of the late nineteenth and early twentieth centuries: carriage manufacturing and commercial underwear production. As an investment strategy, the expanded building was designed to create multiple income streams for the owner with ground floor retail storerooms and upper floor factory or storage space available for lease. It retains several aspects of integrity that reflect its significance:

Location and Setting: The former Curtis & Reed Carriage Works building is located on its original site. It has not been moved and continues to relate to its setting as part of the downtown business district streetscape of Piqua with commercial and civic entities located nearby. The building site was likely chosen due to its proximity to early transportation options. The owner's investment in 1899 to greatly expand the existing carriage factory by including retail storefronts with light industry was a testament that the location was advantageous to business growth and traffic. This foresight led to the ability of the building's use to adapt to market trends and industry changes long into the future.

Design, Materials, and Workmanship: The wide brick arches and significant brick details are reminiscent of Romanesque Revival characteristics seen on other prominent buildings in Piqua, including the former Plaza Hotel (now Piqua Public Library). Lasting late nineteenth-century materials are present, including red brick construction, a stone foundation, and stone banding and sills. The design and massing of this combination manufacturing and commercial building, anchored what was once a busier business district. Original wood windows are in place and visible from the interior, but heavy foam insulation was added on the exterior in the 1970s. While all of the brick and stone has been painted in an interesting color scheme, it was done in a way that draws attention to the workmanship of the brick and stone details giving a professional appearance to a factory building. On the exterior, it still communicates the building's past functional identity today.

Feeling and Association: The former Curtis & Reed Carriage Works building retains integrity of materials, design, location, and setting; therefore, the property can then be said to support the associations between the property and the broad pattern significance of niche manufacturing. . Expanded as a multistory investment property with ground floor storerooms, industrial use shifted from carriage manufacturing to commercial underwear production before changing over to retail use in 1928. The large storefront windows on the ground floor maintain the feeling of a commercial building to passers-by. The third and fourth floors are open volume spaces that were last used for storage and retain much of their industrial, historical appearance, including hardwood floors, painted brick interior walls, and artifacts such as freight doors, original wood windows, and machinery elements

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8. Statement of Significance

Applicable National Register Criteria

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

INDUSTRY

COMMERCE

Period of Significance

1888-1928

Significant Dates

1888

1889

1907

1928

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Curtis & Reed Carriage Works building is significant at the local level under Criterion A for its association with niche industrial manufacturing in Piqua, Ohio. Carriage and buggy manufacturing was considered a major industry in most cities in the late 1800s and early 1900s before the adoption of the automobile, and Curtis & Reed outlasted two earlier establishments in Piqua. They were known in the community for their quality products and workmanship.

. When expanded in 1899 the building was designed as an investment property with ground floor retail storefronts and open space on upper floors for industrial or storage purposes. Its architectural design, with elements of Romanesque Revival, provided an appearance to blend an active factory building into the busy downtown business district. After the carriage company was declared bankrupt, a series of underwear production companies utilized space in the building for commercial operations and processing in the 1910s and 1920s. Piqua was at one time known as the “underwear capital of the world” due to its strength in the garment industry, but most of the purpose-built underwear manufacturing factories in Piqua have been demolished. . The former Curtis & Reed Carriage Works building is one of the only remaining examples in Piqua of a multistory manufacturing building with ties to both of these important industries.

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The period of significance extends from the construction of the oldest portion of the building in 1888 and ends in 1928 when Montgomery Ward & Co. renovated the lower two floors and opened its Piqua retail store there. This shifted the historic use of the building from industry and manufacturing to retail sales. At that time, the upper floors were no longer being used for any type of factory purpose, but these upper floors still maintain their former industrial appearance.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Historic Context: Niche industrial manufacturing in Piqua, Ohio: 1875-1925

Periods of Economic Growth in Piqua

The city of Piqua was founded when Gen. Anthony Wayne built Fort Piqua in circa 1793; the village was originally called Washington, but the name was changed to Piqua by 1816. The National Register nomination for the nearby S. Zollinger Company Building (NRIS #15000903), has a good summary of the early growth of Piqua, including the importance of railroad and canal transportation:

Key events that led to the growth of Piqua as a mercantile and industrial town were the opening of the Miami Erie Canal in 1837, the arrival of the railroad in 1856, and the opening of a hydraulic canal in 1876. Until the opening of the Miami Erie Canal, the Great Miami River provided the best, if not the most efficient means to export Piqua's agriculture-based products to the southern states. The Miami Erie Canal reached Piqua in 1837; the city was the north terminus of the canal until 1842. In 1845, the full length of the canal opened, connecting Piqua not only to the Ohio River to the south but also Lake Erie to the north, providing it with a market for its goods larger than it had ever had in the past. The Miami Erie Canal remained, until 1856, the most effective way for Piqua to transport its goods (Harbaugh 1909, Chapter 9)...

The railroad arrived in Piqua in 1856, with the opening of the Pittsburgh, Columbus and St. Louis Railroad. The name and ownership of the railroad was changed several times over the nineteenth century, until it finally became part of the Pennsylvania Railroad system which ran east to west at Sycamore Street crossing South Wayne Street. The Dayton and Michigan Railroad, which had bypassed Piqua in favor of Troy in 1854, opened a branch connecting it to Piqua in 1883. Eventually renamed the Cincinnati, Dayton and Hamilton Railroad, the railroad ran parallel to the Pennsylvania Railroad along Sycamore Street (Rayner 1916: 156-160). By the 1860s, the railroad had supplanted the Miami Erie Canal as the primary means to transport goods to and from Piqua more rapidly and to a wider market than the waterway...

Since the 1850s, Piqua citizens had shown a keen interest in constructing a hydraulic canal or race from the river, to provide power to mills and industries. Early attempts at establishing a hydraulic company were unsuccessful. In 1865, the Piqua Hydraulic Company began a renewed effort to construct a hydraulic through the city. Bids were procured in 1868;

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however, the construction of the hydraulic was slow, occurring in spurts, so that the system was completed only in 1876 (Rayner 1916: 146-148). Its opening, however, was vitally important to the industrial growth of the city. Drawing power from the water, the city grew into a prosperous industrial town known also for its linseed and cloth mills and garment factories. The population of the city had increased from about 3,200 residents in 1850... to over 9000 in 1890.

Piqua was a small town in a sparsely-populated county compared to the rest of Ohio, but according to U.S. Census data in 1890, it was the largest city in Miami County. By 1900 the population had increased to a little over 12,000. During the active growth period from 1880 through 1910, Piqua's Central Business District grew, fueled by new foundry, furniture, and steel industries and added "two new hotels, a new bank, three new major department store buildings, an office building, a church, four new multistory buildings built as investments, a new library, an opera house that could seat more than a thousand patrons, a new central fire station, and a private men's club... The commercial aspect... expanded to Wayne, Water, High, and Ash Streets during this phase."⁶ The former Curtis & Reed Carriage Works building – expanded to its current footprint in 1899 – was one of those multistory investment buildings.

Nineteenth century carriage manufacturing in Ohio

Horses and cattle have pulled carts and wagons for thousands of years, so it's no surprise that most early American cities had blacksmiths and carpenters to build and repair conveyances for farming and everyday life. Carriage building required specialized skills and access to materials, and it grew as a prominent and necessary industry in many large cities. "The 1870s and 1880s saw the rise of enormous wagon and carriage factories which began mass producing inexpensive vehicles for the wholesale market. Though they soon spread to other parts of the country, this style of manufacture originated in Cincinnati and remained prevalent in several other midwestern cities."⁷ Piqua's carriage factories were not on a massive scale, but still necessary for a growing city.

The National Register nomination for the United States Carriage Company in Columbus, Ohio (NRIS # 15000325), goes into detail on the trends in Columbus, a much larger city than Piqua, but describing the dominance of the industry in Ohio:

While Columbus never rivaled Cincinnati or Cleveland as a major industrial city, it did develop regional and national markets for many of its products. Among those for which the city was best known were the manufacture of buggies and shoes... Dr. [Henry] Hunker stated [in Columbus Ohio, A Personal Geography], "Columbus emerged as one of the largest producers of carriages, wagons and buggies in the United States, if not in the world, by the end of the nineteenth century. As many as twenty buggy companies functioned here in 1900, including one of the largest in the world, the Columbus Buggy Company.

⁶ City of Piqua Downtown Historic District: Rehabilitation of Historic Building Design Standards

⁷ Thomas A. Kinney, CWRU dissertation, chapter "Wagon and Carriage Industry"

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Carriage production in the United States reached its peak in the 1890s. In 1891, the *American Carriage Directory* listed carriage, wagon, and sleigh manufacturers by state and city, as well as dealers and suppliers. Aligning generally with state populations at the time, Ohio was ranked fourth in the number of carriage and wagon makers (total of 2,010), behind only New York, Pennsylvania, and Illinois, respectively.⁸ By the 1900 census, “In family and pleasure carriages, Ohio ranked first... having produced 23.6 percent of the number and 21.9 percent of the value for the whole country.”⁹

The Carriage Industry in Piqua

W.R. Crozier (with a series of name and ownership changes to follow, including Crozier & Sons and later Crozier & Wilbee in 1881) was one of the earliest carriage makers in Piqua, possibly as early as 1835. They were advertising their “coach, carriage & wagon-making business” in *The Piqua Register* by 1846. After 56 years of business, the company dissolved in 1891.

R.P. Spiker claimed to be “the largest establishment in the city” in 1862, manufacturing carriages, buggies, rockaways, and spring wagons. Spiker also ran a livery and boarding stable. The Spiker Wagon Works suffered a major fire in 1879 and was able to rebuild a few years later, but ultimately went into receivership in 1886 and closed in the 1890s.

Latecomers to the Piqua carriage-building industry included the Enterprise Carriage Works, established in 1885 by B.S. Levering and C.A. Farrow, and Kuhlmann Brothers / Star Carriage Works, which started in 1890. The Schlosser Brothers firm advertised their “handmade farm wagons” as early as 1882.

A Piqua citizen boasted of the city’s “steady growth of manufacturing interests” in 1888 that “outstripped most of the cities of Ohio.”¹⁰ Among all other industries, five carriage, buggy, and wagon establishments were said to employ an average of 76 employees each, with an annual product value of \$95,000. Piqua industries with higher annual product values included lumber, handles & poles, woolens & hosiery, flax tow, flour, meal & malt, and furniture & bedding. Linseed oil topped the list with an annual product value of \$1,275,000 in 1888 dollars (over \$30 million today!).

In Piqua in 1891, the *American Carriage Directory* listed Curtis & Reed as a light and wholesale manufacturer of carriages with an asterisk indicating a firm with “financial strength... over \$5,000.”¹¹ Enterprise Carriage Works, Kuhlman Brothers, and Schlosser Brothers also manufactured light carriages (Schlosser also made wagons). Dubois & Reynolds and W.L. Kiser & Son were carriage dealers, and there were 5 repairers listed by name (repairer John N. Hoffman was the only other Piqua firm with an asterisk for financial strength. By 1903, the same trade publication was already showing a decrease in carriage and wagon makers in Piqua. Still 5

⁸ American Carriage Directory, 1891.

⁹ Census of Manufactures, “Carriages and Wagons,” 1905.

¹⁰ The Piqua Daily Call, “Argument of W.D. Jones, Esq.: On Behalf of the City of Piqua...,” Feb. 17, 1888

¹¹ American Carriage Directory, 1891. This is a relative worth of about \$160,000 to \$180,000 today.

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repairers listed, but no dealers, and only Curtis & Reed (light and heavy, wholesale manufacturers), Enterprise Carriage Co. (light and wagon), and Schlosser Brothers (light and wagon) as manufacturers. Kuhlman had shifted from manufacturing to repairs. Curtis & Reed persisted through market changes and maintained status as a wholesale carriage manufacturer in the city.

Curtis & Reed Carriage Works History

George Curtis (1828-1902) and Edward C. Reed (1847-1910) both gained experience in the carriage industry by working for other manufacturers in Ohio. Reed was from Portage County, Ohio, and learned the business with Merts & Riddle out of Ravenna.¹² He came to Piqua in the mid 1860s. It is unknown how and when Curtis and Reed began to work together. A 1985 history article in the *Piqua Daily Call* claimed that “George Curtis had toiled for Spiker and Edward Reed worked for Crozier.”¹³ Maybe not coincidentally, Reed’s first wife, Agnes (1851-1896), had the surname Crozier. Towards the end of 1877 Curtis & Reed set up in a blacksmith shop at the southeast corner of Water and Wayne Streets as the third major carriage factory in Piqua at the time. The company would operate from this corner for over 30 years, outlasting the 2 earlier carriage manufacturers in Piqua, which both closed in the 1890s.

One of the first advertisements by Curtis & Reed in *The Piqua Journal* in the summer of 1879 described their inventory: “Curtis & Reed manufacture and keep constantly on hand: Carriages, Phaetons, Shifting Top Buggies and Spring Wagons.” They also repaired carriages and buggies.

The Curtis & Reed establishment expanded quickly, with a brief mention in *The Miami Helmet* describing three additions to the factory made during the summer of 1882. In March 1888, a building permit was issued to Curtis & Reed for the erection of a three-story brick building for carriage manufacturing; this is the southernmost portion of the extant building.

*The factory plant proper, which was but recently completed... utilized all the improvements, machinery and appliances necessary for the disposal of an extensive manufacturing business... Messrs. Curtis & Reed are manufacturers for the trade of first-class carriage work, the output embracing an excellent line of light and heavy carriages, buggies in standard styles, surreys, phaetons, jagger wagons, light pleasure wagons, and a general line of vehicle work, the capacity of their works being about 1,500 jobs annually. Their vehicles are noted in this community and among dealers, for high class workmanship, durability and substantial construction. They use only the best materials, and place no goods on the market that are not fully guaranteed, and the Curtis & Reed name plate is all the guarantee required.*¹⁴

Curtis & Reed advertised in Ohio and Kentucky newspapers starting in about 1879, and towards the end of 1894, a few newspaper mentions from California indicated that George Curtis went

¹² The Piqua Daily Call, “Leading Industries of the City of Piqua,” Mar. 4, 1905

¹³ The Piqua Daily Call, “Buggy manufacturers kept Piqua residents rolling,” Sep. 21, 1985

¹⁴ General Business Review of Miami Co., 1890

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out west to promote their work. California already had its own booming carriage industry in the 1890s, and the discovery of oil in Los Angeles in 1892 drew nationwide interest. *The Los Angeles Times* explained that Curtis & Reed “make a specialty of and are noted throughout the United States for their fine custom hand-made work. The goods attracted much attention, and were pronounced by all who saw them the finest ever exhibited here. Thirty days after the arrival every vehicle had been sold.”¹⁵ The use of rubber tires and ball-bearing axles were highly-desired qualities for ride comfort, according to the article.

Articles in 1899 described plans for two new Curtis & Reed buildings to bookend the existing carriage factory. One was a two-story “handsome new business building” south of the existing factory. On the 1905 Sanborn map (Map 5B), this two-story business building was shown as the Stag Hotel with a saloon and billiards (no longer extant). Plans also mentioned a four-story brick building with store rooms on the ground floor and “the upper portion of which will be used in connection with the carriage works”¹⁶ north of / next to the existing factory. This large addition was seamlessly connected to the existing brick factory building. This investment strategy “business building” is what still stands today on the corner of Water and Wayne.

The Reed Block: Rise of mixed-use investment buildings in downtown Piqua

Not only was the Curtis & Reed Carriage Works expanding its own footprint with more floor space for trimming, finishing, painting, and display of its carriages, it was also built with storerooms or retail shops on the ground floor to market to Piqua citizens. Articles would often refer to the newly expanded building as “the Reed Block.” This mixed-use design allowed light industry to continue to fit into a growing commercial downtown area, and it was not the only investment property of this type built during this period of growth.

The Reed Block may have influenced the construction of other mixed use investment buildings nearby, including directly across N. Wayne St. to the west: the two-story Boal Block opened to tenants in 1909 as “a splendid introduction and a promise of the solid, substantial prosperity of the city.”¹⁷ Both buildings were located just north of the Union Depot at the time. The Miami Heat, Light, and Power company office was an early tenant of the Boal Block. It was demolished to make way for the City of Piqua government complex in the late 1990s.

The 1905 Sanborn fire insurance map (Map 5B) was the first to show the newly expanded building, with the types of retail shops indicated, north to south: laundry, bicycles, grocery, secondhand store, and wholesale fruit. Curtis & Reed Carriage Works had their wareroom and office on the second floor of the large building, with painting on the third and fourth floors. The original ca. 1888 factory building section was also still in use for carriages, with a blacksmith shop on the first floor, woodworking on second, trimming on third, and storage on fourth. The extant opening on 2, 3, and 4, connecting the two buildings near the elevator, was also indicated.

¹⁵ The Los Angeles Times, “Come To Stay,” Aug. 22, 1894

¹⁶ The Piqua Daily Call, “A Business Building,” Aug. 17, 1899

¹⁷ Piqua Leader-Dispatch, “The Old Town Booming; A Review of Building,” Apr. 29, 1909

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A *Piqua Leader Dispatch* article in October 1906 complimented the newly expanded building: “Piqua citizens are familiar with this imposing and substantial structure, and it is conceded that Mr. Reed built well, if not wisely.”

One of the first retail shop owners to advertise in 1900 was A.G. Reck and his cash grocery “in the corner room of the new Reed Block, corner of Wayne and Water streets, where he will take pleasure in showing and furnishing you with anything in an up-to-date first-class grocery.”

The Washington Candy Kitchen was an early corner tenant and continued advertising its location at the corner of Wayne and Water streets until at least 1946, which means it was still there when Montgomery Ward was in business.

George Curtis died at the age of 74 in 1902; his death notice in the paper said he died in his room in the Reed Block and the funeral was held from Reed’s residence. Reed was said to have controlling interest in the firm in an Aug. 17, 1899, article, but things would shift quickly in the next few years after Curtis’ death as conditions of the carriage industry continued to change.

At first, Curtis & Reed likely used all the upper floors in the new building for carriage business, in addition to the original brick factory building. In August 1905, Reed was discussing a possible arrangement for the knitting department of the Stuart-Brown Underwear Company to occupy space in the building, and Curtis & Reed would shift back to the older section.¹⁸ After some rumblings in the papers about bankruptcy, in January 1906, it was announced that E. C. Reed had been declared bankrupt by the United States courts at Cincinnati¹⁹. Reed moved his carriage works temporarily to other locations that summer, but in October 1906 his three tracts of property were offered at auction²⁰.

Stuart-Brown Underwear Co. announced they would be moving to the Reed Block building in February 1907.²¹ At some point after the bankruptcy and reorganization, Reed was able to move back into the old factory building to continue carriage work for a few years. A 1908 article about Piqua’s manufacturing industries said that Curtis & Reed “employ a large number of hands in the manufacture, and to both wholesale and retail business, the capacity of the plant being twelve hundred vehicles a year, which, in addition to the large local sale, are shipped mostly throughout Kentucky, where a strong demand exists for the products of this house.”²² The other companies that rated mention in the 1908 manufacturing article were Atlas Underwear Co., Stuart-Brown Underwear Co., Superior Underwear Co., Piqua Flour Co., Piqua Bracket, and the Statler Stone Co. quarry, showing the rise of the garment industry in Piqua.

Unfortunately, on March 28, 1910, Edward C. Reed was killed instantly when an acetylene gas tank exploded while he was heating wheel wires on the second floor of the factory. Reed’s son,

¹⁸ Piqua Leader-Dispatch, “Manufacturers: Negotiating Deal For New Quarters,” Aug. 28, 1905

¹⁹ The Piqua Daily Call, “Ask For His Discharge,” Sep. 15, 1906

²⁰ Piqua Leader-Dispatch, “Auction Sale of Real Estate,” Sep. 24, 1906

²¹ The Piqua Daily Call, “Will Move In Few Weeks,” Feb. 13, 1907

²² The Piqua Daily Call, “Our Manufacturing, Wholesale And Jobbing Industries,” Mar. 23, 1908

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Louis, was injured in 1908 in a similar tank explosion while working. In a *Piqua Leader-Dispatch* article about the accident, it was stated “The Curtis & Reed block at the corner of Wayne and Water streets is an enduring monument to [Reed].”²³ The building was put up for sale again in October 1910.

Early 20th century transition to commercial underwear manufacturing (and the decline in carriage needs due to automobiles)

Even if Reed hadn’t declared bankruptcy when he did in 1905, the overall carriage industry was on a decline due to the rise of the automobile. The first federal census of manufacturers produced a report on the carriage and wagon industry from 1900 to 1905, showing that nationwide, establishments dropped from 6,204 to 4,956; in Ohio, the change was from 449 establishments in 1900 to 348 in 1905.²⁴ Cincinnati, Columbus, and Toledo were all well-known for their carriage manufacturing and ranked high in production value

In the 1907 city directory for Piqua, there was one entity listed for “automobiles and automobile repairs” and eight entities involved in carriage-related business, including carriage dealers, carriage repairers, carriage pole and shaft manufacturers, and carriage and wagon makers. By 1920, categories related to carriages and buggies were completely gone, and there were 12 entities for “automobiles,” plus two pages more for automobile-related parts, services, and accessories.

In other parts of the country, some carriage builders were able to pivot to automobile manufacturing. The Reed Block building was able to shift its industry use as manufacturing market trends changed and carriage manufacturing declined. In a 1908 *Piqua Daily Call* article:

*A field of industry which has gained large proportions in this city is that of the underwear manufacture, many houses being devoted to its production, and some of them exclusively so... No city in this or any other state is better located for manufacturing than is Piqua. Its railroad facilities are as good as can be had. Land can be had at as [sic] low prices and there is plenty of it. Living is reasonable and other conditions offer the best possible inducements to manufacturers.*²⁵

Several underwear companies were mentioned in the article, including Stuart-Brown, Atlas, and Superior. The former two had later associations with the Curtis & Reed building by locating some of their operations there. The latter two built large factories in Piqua at the turn of the century, but these buildings were demolished in 1995 to create Heritage Green park near the Great Miami River. “The park sits on the site of the former Atlas and Superior underwear factories... The property owners donated the land to the city under the stipulation that the land be used for a park.”²⁶

²³ Piqua Leader-Dispatch, “Acetyline [sic] Gas Claims Victim,” Mar. 28, 1910

²⁴ Census of Manufactures, “Carriages and Wagons,” 1905.

²⁵ Piqua Daily Call, “Our Manufacturing, Wholesale and Jobbing Institutions,” Mar. 23, 1908.

²⁶ Dayton Daily News, “Piqua’s new park gives works walk-of-fame,” May 9, 1997

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Changes in use of the building overlapped into the 1920s. This list shows some of the major changes after Edward C. Reed was declared bankrupt in January 1906:

- 1906 (Oct.) 3 Reed properties sold at auction: hotel, old factory building, and new building at corner of Water and Wayne (building was 2 parcels at that time). The parcel of the ca. 1888 factory building was purchased by Reed's second wife, Mary.²⁷
- 1907 (Feb.) Stuart-Brown Underwear Co. moves knitting department into upper floors of main building. Beginning of the shift from carriage manufacturing to underwear production, although Reed may still have been operating in some capacity out of the original brick factory building. The 1907 city directory has Curtis & Reed listed as a carriage repairer and maker at this location.
- 1910 (Mar.) Reed dies in acetylene gas tank explosion on the second floor of his factory building.
(October) Building put up for sale.
- 1910 Stuart-Brown Underwear Co. changes its name to Stuart-Hance Underwear Co. with operations continuing in the building.
- 1913 (Mar.) Great Flood of 1913 affects Ohio, Indiana, and 11 other states.
- 1913 Stuart-Hance Underwear Co. merged into Imperial Underwear Co.
- 1920 Imperial Underwear Co. completed an extensive remodel, where 4 of the 5 retail storefronts on the ground floor were combined into one open space and the display windows were added.
- 1922 Imperial Underwear Co. declared bankruptcy.
- 1926 Atlas Underwear Co. purchased bankrupt Imperial Underwear Co. – building used for Atlas machinery storage on upper floors.
- 1928 (May) Atlas Underwear renovated basement, first, and second floors to lease building to Montgomery Ward, beginning the shift to retail use.
(June) An article stated that Erlanger Knitting Mills, Inc. was established to produce knit garments on the upper two floors of the building, employing 40 people to manufacture "high grade knitted products of cotton wool, and rayon and of a character not now manufactured by any of the principles,"²⁸ but the actual operating extent of this venture is unknown.
(July) Montgomery Ward opened July 27 after remodeling basement, first, and second floors for retail use; Atlas Underwear Co. keeps third and fourth floors for storage.
- 1930 (October) Erlanger Knitting Mills legally dissolved, barely 2 years after it started.
- 1931 Sanborn update shows "Old Machinery Storage 4th floor" above Montgomery Ward store
- 1970 Montgomery Ward closes Piqua store and moves to new location.
- 1972 An unclaimed freight / later furniture store opens in the building.

When Piqua was designated a Preserve America Community in 2007, the Advisory Council on Historic Preservation summarized:

²⁷ Piqua Leader-Dispatch, "Bargains Were the E.C. Reed Properties," Oct. 31, 1906

²⁸ Piqua Daily Call, "New Knitting Co. Just Organized To Operate Here," Jun. 26, 1928

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Throughout the years, [Piqua] had a rich history of textile mills, once being called the “underwear capital of the world.” Fifteen different companies manufactured underwear and knitwear there from the late 1880s to the mid-1980s. These industries changed the economics of Piqua as they became a major employer of local women, providing families with multiple incomes. Women also created social clubs based on their factory employers, and the high school offered classes related to textile manufacturing.

The former Curtis & Reed Carriage Works building was not purpose-built for underwear manufacturing and while these specialty garment companies did operate out of the building, it was for a limited time and capacity. Its best connection is as a representative location for the industry since the large factories built for Atlas and Superior have been demolished.

Montgomery Ward & Co. store changed building from industrial to retail use

The Reed Block changed use from small-scale industrial manufacturing and commerce to retail in 1928. When Montgomery Ward opened the doors to their Piqua store on July 27, 1928, the company was in the midst of a nationwide expansion program. “Beyond their success in the mail order industry... Ward expanded into the retail sector in 1926 with the opening of its flagship store in Chicago, located on S. Michigan Avenue. By the start of the 1930s, Ward operated more than 500 stores in the United States, and it was the largest retailer in the country.”²⁹

The Montgomery Ward store in Piqua boasted its own private telephone exchange so “the rural customers will receive as quick service as town buyers”³⁰ and employed “one hundred girls and twenty-five men, all local people, as salesmen and saleswomen.”³¹ The first-floor displayed textile merchandise, sporting goods, men’s furnishing, shoes, lingerie, hosiery and automobile accessories, including tires. The second floor was for home furnishings such as stoves, kitchen ware, and furniture for living rooms and bedrooms. There was also an area on the second floor for women’s ready-to-wear clothing and hats. In 1970, Montgomery Ward moved to a new location and closed the store at the corner of Water and Wayne streets that it had occupied for over forty years. Retail use continued with an unclaimed freight sales store and then a furniture store. Town & Country Furniture closed its doors in 2024, and the building has been vacant since then.

Summary

The former Curtis & Reed Carriage Works building has strong associations with Piqua’s niche industrial and manufacturing history during the late nineteenth and early twentieth centuries. When the building was expanded in 1899 with a major addition, the owners factored in retail tenant spaces or “storerooms” on the ground floor with light manufacturing taking place on upper floors. This investment strategy saw the value in mixed use with access to downtown street

²⁹ Galvan, “Montgomery Ward’s First Catalog,” ChicagoHistory.org

³⁰ Piqua Daily Call, “Montgomery-Ward Store Is To Be Opened Tomorrow,” July 26, 1928

³¹ Ibid.

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traffic and local transportation options, and the professional design of the building helped it fit into the streetscape.

This building is the only extant example of a carriage factory that remains in Piqua. As use shifted from carriage manufacturing to commercial underwear production in the early 1900s, it is also the only building that remains as representative of the prominent garment industry as well, since other large underwear factories in Piqua have since been demolished. It stands as a well-designed landmark in the downtown business district with a associations to Piqua's niche industrial history.

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American Carriage and Wagon and Accessory Trades Directory. New Haven, Conn.: Price, Lee & Co., 1903. (From John A. Seaverns Equine Collection (Tufts University), Accessed via InternetArchive.org) City of Piqua, Downtown Historic District: Rehabilitation of Historic Building Design Standards. Adopted 9/26/06.

Galvan, Jojo. “Montgomery Ward’s First Catalog,” online article posted Aug. 17, 2022 at ChicagoHistory.org

General Business Review of Miami Co. – Selders. American Publishing Co., 1890. Clipped articles found at Piqua Public Library archives.

Kinney, Thomas A. “*From Shop to Factory in the Industrial Heartland: The Industrialization of Horse-Drawn Vehicle Manufacture in the City of Cleveland.*” Ph.D. dissertation, Case Western Reserve University, 1997. Accessed via case.edu

National Register of Historic Places nominations:

“United States Carriage Company,” Columbus, Franklin Co., Ohio, #15000325 (2015).

“S. Zollinger Company Building,” Piqua, Miami Co., Ohio, #15000903 (2015).

Dayton Daily News (accessed via Newspapers.com)

The Piqua Daily Call (accessed via Newspapers.com)

Piqua Leader-Dispatch (accessed via Newspapers.com)

The Los Angeles Times (accessed via Newspapers.com)

U.S. Census Bureau, Census of Manufactures, “Carriages and Wagons.” 1905.

Zollinger nomination references included in quoted text:

- Harbaugh, Thomas C. 1909. *Centennial History: Troy, Piqua, and Miami County*, Richmond Arnold Publishing Company, Chicago.
- Rayner, John A. (compiler). *The First Century of Piqua*. The Magee Brothers Publishing Company, Piqua. Ohio.

Curtis & Reed Carriage Works – Reed Block
Name of Property

Miami, Ohio
County and State

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of repository: Piqua Public Library

Historic Resources Survey Number (if assigned): MIA-00339-08

10. Geographical Data

Acreage of Property 0.3894

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.147284 | Longitude: -84.240643 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Curtis & Reed Carriage Works – Reed Block
Name of Property

Miami, Ohio
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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property consists of Parcel N44-001910 “being part of Inlot 66 and Inlot 67 as described in Miami County Recorders Deed Records 2009OR-15061.” See Map 1 for visual depiction of boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire, L-shaped parcel which includes the building and a cleared lot / parking area that historically would have been for industry use by the building owners.

11. Form Prepared By

name/title: Jessica Jewell McCarron, MHP / Architectural Historian, Historic Project Mgr.
organization: Weyland Ventures
street & number: 815 W. Market St. #110
city or town: Louisville state: KY zip code: 40202
e-mail: Jessica@weylandventures.com
telephone: 502-356-5090
date: July - Sept. 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Curtis & Reed Carriage Works – Reed Block
Name of Property

Miami, Ohio
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Curtis & Reed Carriage Works

City or Vicinity: Piqua

County: Miami

State: Ohio

Photographer: Jessica Jewell McCarron, MHP

Date Photographed: June 17, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 20. Facing S, primary front façades (N. Wayne St. runs along the right)
- 02 of 20. Facing NE, long west façade along N. Wayne St. and south façade
- 03 of 20. Facing NE, closer view of where older ca. 1888 portion (at right) and newer ca. 1899 portion are connected
- 04 of 20. Facing N, south facade
- 05 of 20. Facing NW, east rear facade
- 06 of 20. Looking up at brick details on front NE corner (W. Water St.)
- 07 of 20. Facing W at W. Water St. window displays
- 08 of 20. Central entrance door on west façade (N. Wayne St.)
- 09 of 20. Brick floors in basement
- 10 of 20. First floor, looking N towards W. Water St. window displays
- 11 of 20. First floor, looking NW towards N. Wayne St. window displays (door in center is shown from the outside in photo 08)
- 12 of 20. First floor, looking S towards open stairway that connects lower 2 floors
- 13 of 20. Second floor, looking SE towards open stairway (at right in photo)
- 14 of 20. Second floor, looking W towards N. Wayne St. windows, which are covered by curtains, mirror panels, or drywall.
- 15 of 20. Third floor, looking S from ca. 1899 portion towards ca. 1888 portion; wood floors laid to create an aisle (similar presentation on 4th floor)
- 16 of 20. Third floor, looking W in ca. 1888 portion; note bricked in window openings at far right – note added architectural truss / support system
- 17 of 20. Fourth floor, looking NW towards front corner (skylight seen in ceiling – see photo 20)

Curtis & Reed Carriage Works – Reed Block

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18 of 20. Fourth floor, looking W in ca. 1888 portion; note bricked-in opening, concrete pad on floor, exposed ceiling/roof framing

19 of 20. Fourth floor, looking NE towards door opening between building portions, elevator fire doors, staircase.

20 of 20. Fourth floor, skylight in ceiling in main open area

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Curtis & Reed Carriage Works

Name of Property

Miami, Ohio

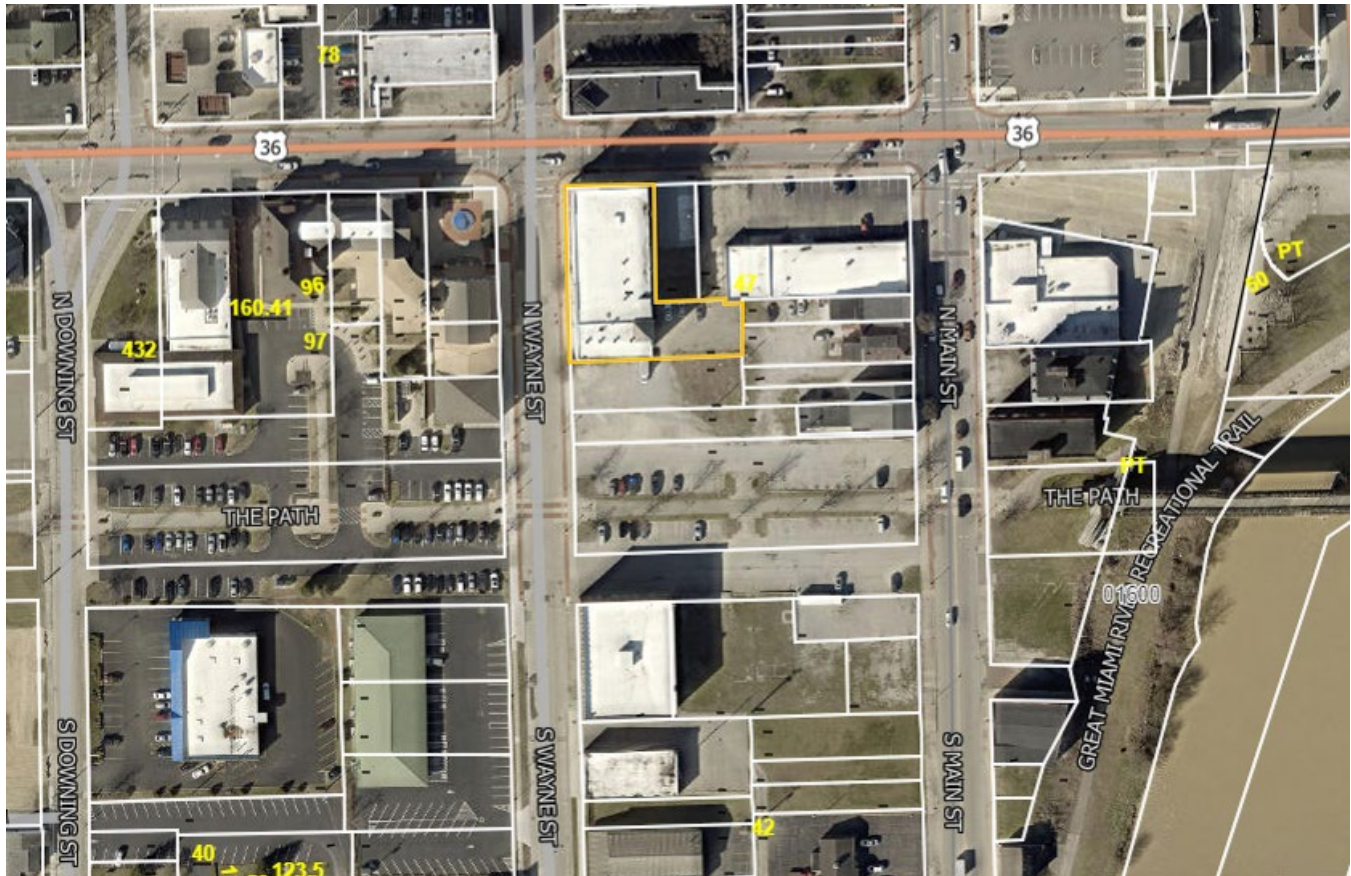
County and State

n/a

Name of multiple listing (if applicable)

Section number Additional Materials

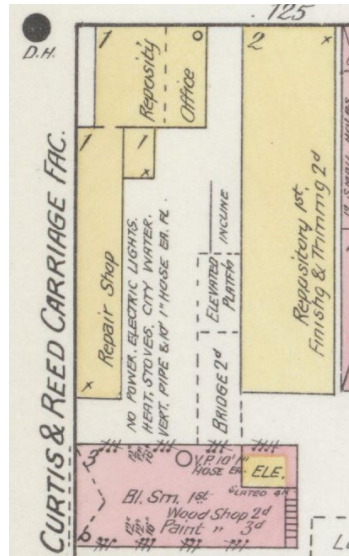
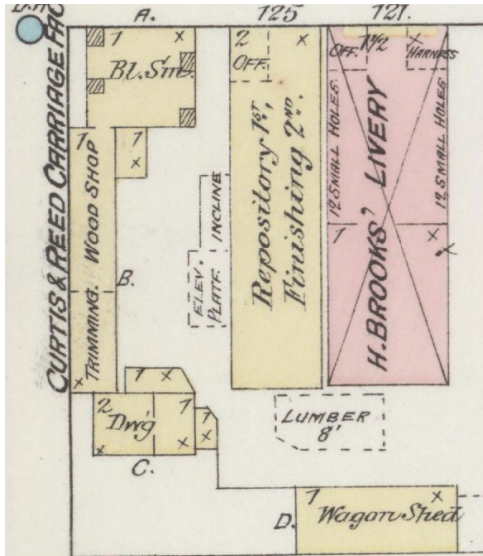
Map 1: Location of nominated building on L-shaped parcel: SE corner of N. Wayne St. & W. Water St.



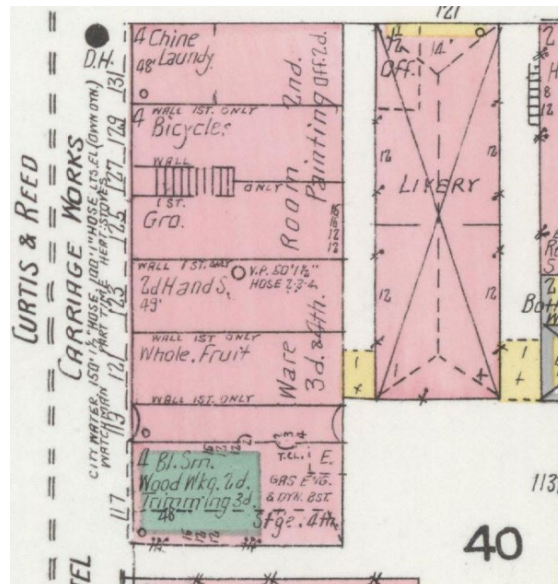
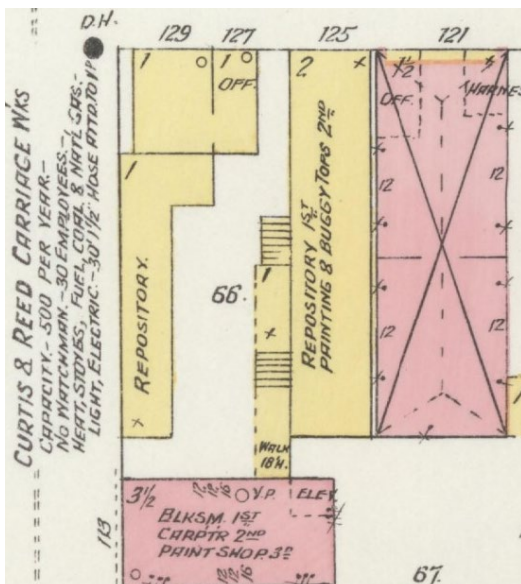
Section number Additional Materials

Name of multiple listing (if applicable)

Map 3: 1892 Sanborn (orig. brick factory ca. 1888)



Map 5A: 1905 Sanborn (addition ca. 1899)



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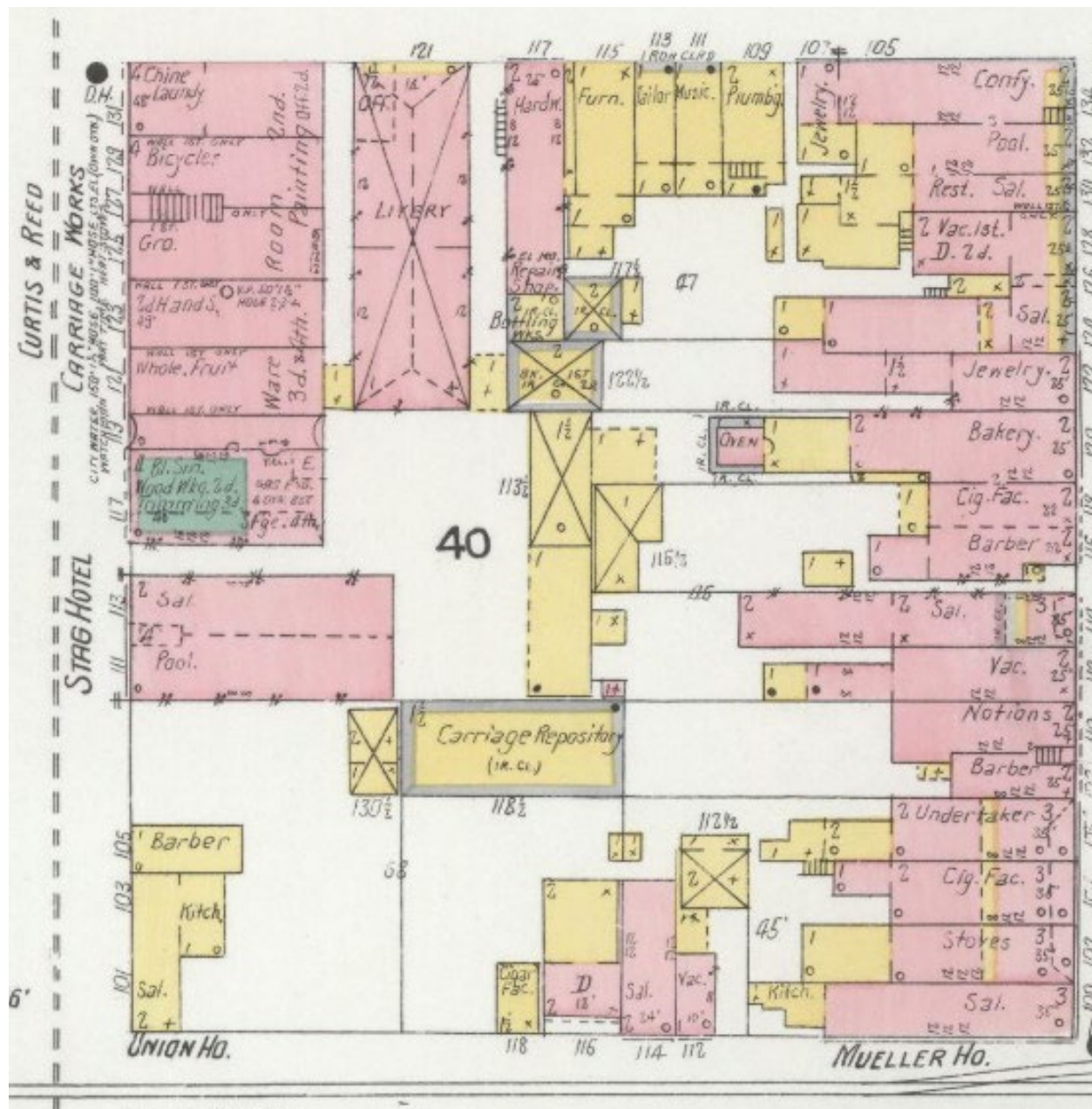
County and State

n/a

Name of multiple listing (if applicable)

Section number Additional Materials

Map 5B: 1905 Sanborn full block. The 2-story Stag Hotel building (no longer extant) was built by E. C. Reed just before the factory / storeroom addition to the original brick factory building. Both buildings were considered part of an investment strategy. The hotel building went through many name changes over the years and was finally demolished in the 1970s.



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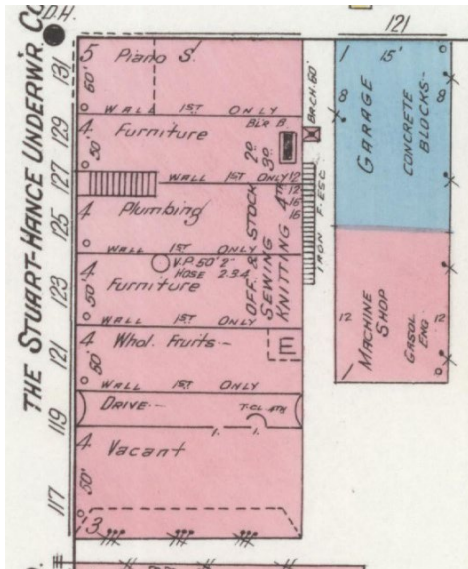
County and State

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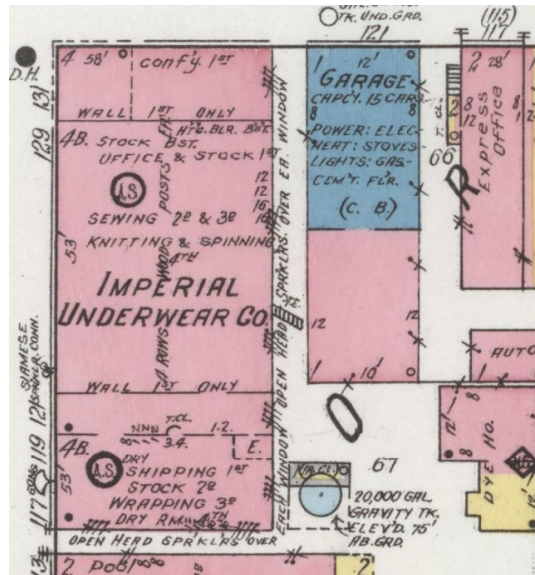
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Section number Additional Materials

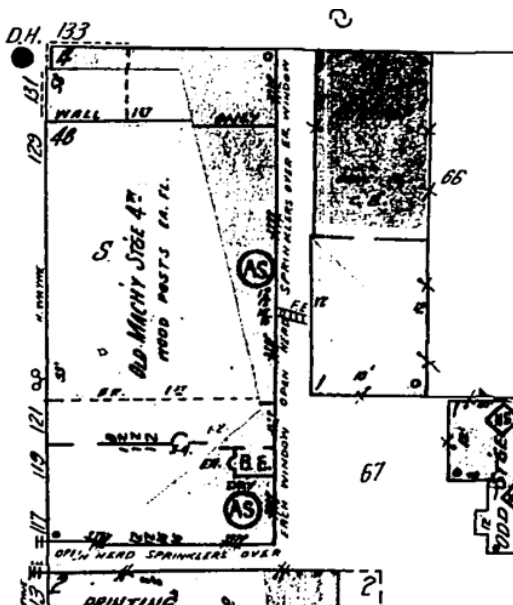
Map 6: 1911 Sanborn clip



Map 7: 1920 Sanborn clip



Map 8: 1931 Sanborn clip (Montgomery Ward opened 1928)



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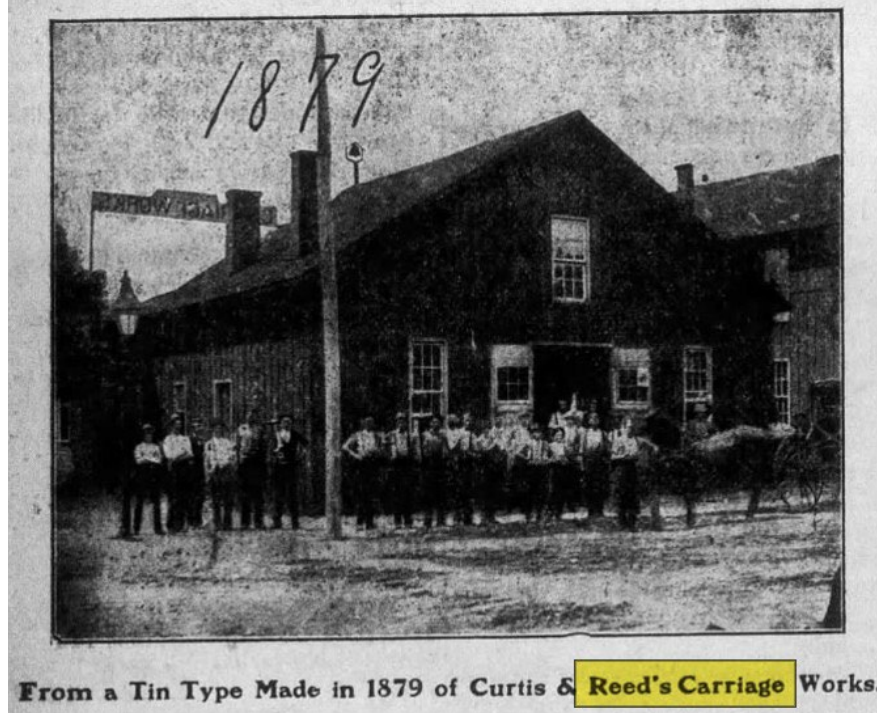
County and State

n/a

Name of multiple listing (if applicable)

Section number Additional Materials

Fig. 1a / 1b: (Top) 1879 image published in the *Piqua Leader-Dispatch* in 1903, showing early frame buildings for Curtis & Reed Carriage Works on the current site. The buildings are no longer extant. (Bottom) An image from the Piqua Public Library showing a slightly different scene at the same location and likely same time:



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Fig. 2: 1905 rendering from *Piqua Daily Call* (there is one erroneous extra bay at the far right):



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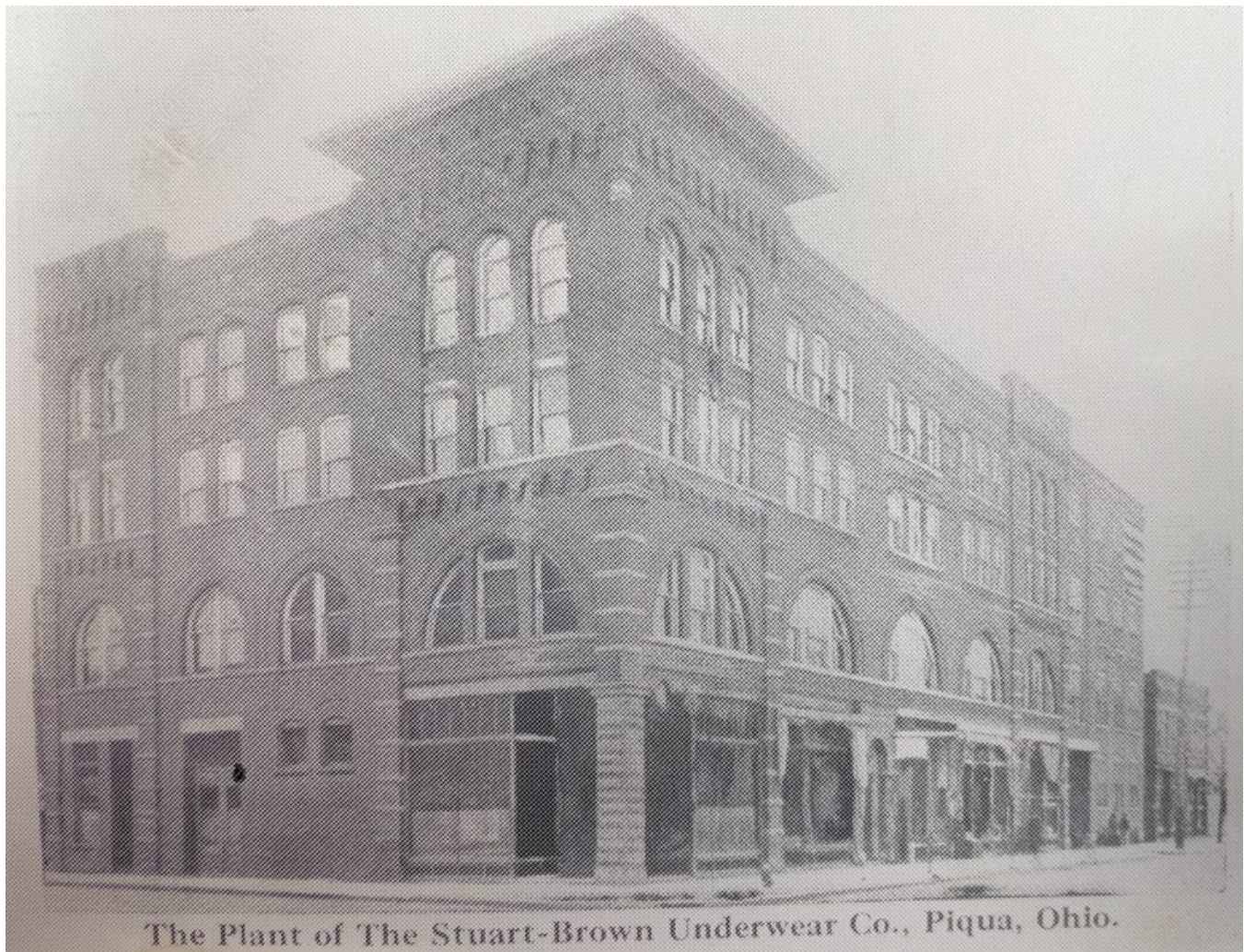
County and State

n/a

Name of multiple listing (if applicable)

Section number Additional Materials

Fig. 3: Photo ca. 1907-1910, when Stuart-Brown Underwear was located here; name changed to Stuart-Hance Underwear in 1910. Merged into Imperial Underwear Co. in 1913. (Source: Piqua Public Library):



The Plant of The Stuart-Brown Underwear Co., Piqua, Ohio.

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Fig. 4: Reed Block photo ca. 1909-1913, when piano store was at corner (Source: Piqua postcard series)



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Fig. 5: Photo ca. 1946; Montgomery Ward opened in 1928. Note that this façade has not yet been painted and that the front corner tower is no longer present. (Unknown source, image found on Pinterest.com)



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n/a

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Ads 1 & 2: Newspaper advertisements ca. 1881-82 for major Piqua carriage builders and repairers:

THE SPIKER WAGON COMPANY.



**Buggies, Carriages, Spring and Farm Wagons,
JAGGAR WAGONS, etc.**

THE SPIKER WAGON COMPANY IS NOW PREPARED TO
furnish the largest assortment of:

**BUGGIES, CARRIAGES,
SPRING WAGONS,
JAGGAR WAGONS,
and FARM WAGONS,**



OF THEIR OWN MANUFACTURE,

Ever held by any Firm in the county, which they propose to sell to the people of Miami
and the surrounding counties,

At Better Bargains Than Ever Before. | **All Work Warranted.**

This Company having superior facilities in manufacturing at their new and extensive
Works on WEST HIGH STREET, are enabled not only to sell at greatly reduced prices,
but furnish

Better and Later Style Vehicles
than any other manufacturers in the county. Call and examine their work, and learn
particulars.

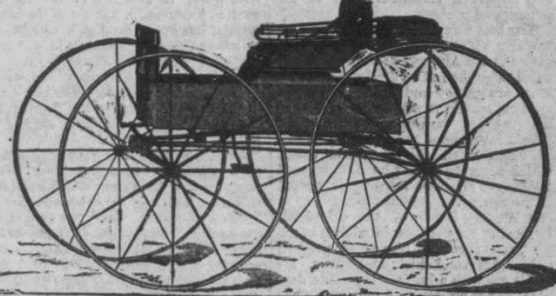
REPAIRING of all kinds done in the very best possible manner and on short notice.
FACTORY and LUMBER YARDS—West High Street.
OFFICE and WAREHOUSE at their old stand on Wayne street.
march 31-3m. **SPIKER WAGON COMPANY.**

The Piqua Journal, Mar. 31, 1881

READY FOR THE SPRING TRADE.

CITY CARRIAGE FACTORY.

CORNER WATER AND WAYNE STS., PIQUA, O.



CURTIS & REED.
PROPRIETORS.

**If you want a Handsome and Serviceable
CARRIAGE, BUGGY, SPRING OR JAGGAR WAGON,
OR ANYTHING ELSE IN OUR LINE, COME AND SEE US.**

We have a fine line of Vehicles now ready, which we offer at Low Pri-
ces, and we Warrant every one of them to be as represented, and
will make good any break that occurs in ordinary use.
Repairing of all kinds done promptly, and at reasonable prices.
Remember, come and see us, if you want a bargain.

CURTIS & REED,
feb. 9. Carriage Builders, Cor. Wayne and Water Sts, Piqua, Ohio.

The Piqua Journal, Feb. 16, 1882

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Curtis & Reed Carriage Works

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n/a

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Ads 3 & 4: Newspaper advertisements ca. 1881-82 for major Piqua carriage builders and repairers:

PIQUA CARRIAGE WORKS.



CROZIER & WILBEE,
PIQUA, OHIO,

Have on hand the finest and best lot of

CARRIAGES, PHÆTONS, BUGGIES,
JACCAR WAGONS, &C.

In the city, which they offer to the people of Piqua and surrounding country at prices that defy competition. Our work is all made by hand, and under our own supervision, insuring FIRST-CLASS WORK IN EVERY RESPECT. Come and see us before you buy, as we know that it will pay you. We WARRANT all our work to give satisfaction.

Shops on Downing Street, bet. Green and North. sts.

N. B. Repairing of all kinds done with neatness and dispatch.

CROZIER & WILBEE.
[aug 24]

The Piqua Journal, Aug. 24, 1882

SCHLOSSER BROS.
MANUFACTURERS OF

HAND-MADE
FARM WAGONS,

Of which they Always have an Assortment on Hand.



ALSO, SOLE AGENTS FOR THE

Champion Iron Fence Co.
Of Kenton, Ohio, for this county.

Shops East of Shawnee Bridge. SCHLOSSER BROS.
[June 29-3m.]

The Piqua Journal, June 29, 1882

(Schlosser mainly wagon makers & blacksmiths,
not carriage builders)

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Ad 5 & 6: Imperial Underwear Co. ads, unknown dates (Source: Piqua Public Library)

739

Cool Comfort and Ease



That's what the man of today requires in underwear—and that's what he gets to his complete satisfaction in the

Imperial

"DROP SEAT" Union Suit

The Imperial "Drop Seat" solves all the problems of underwear comfort. It is made of a single thickness of cloth in the crotch and will not bind, chafe, sag or gap open. Absolutely closed and perfectly comfortable in any position or posture.

ASK YOUR DEALER



Let us
Get better
Acquainted
With the
Good things
Of life

Imperial

"DROP SEAT" Union Suit

The Imperial Underwear Co.
Piqua, Ohio



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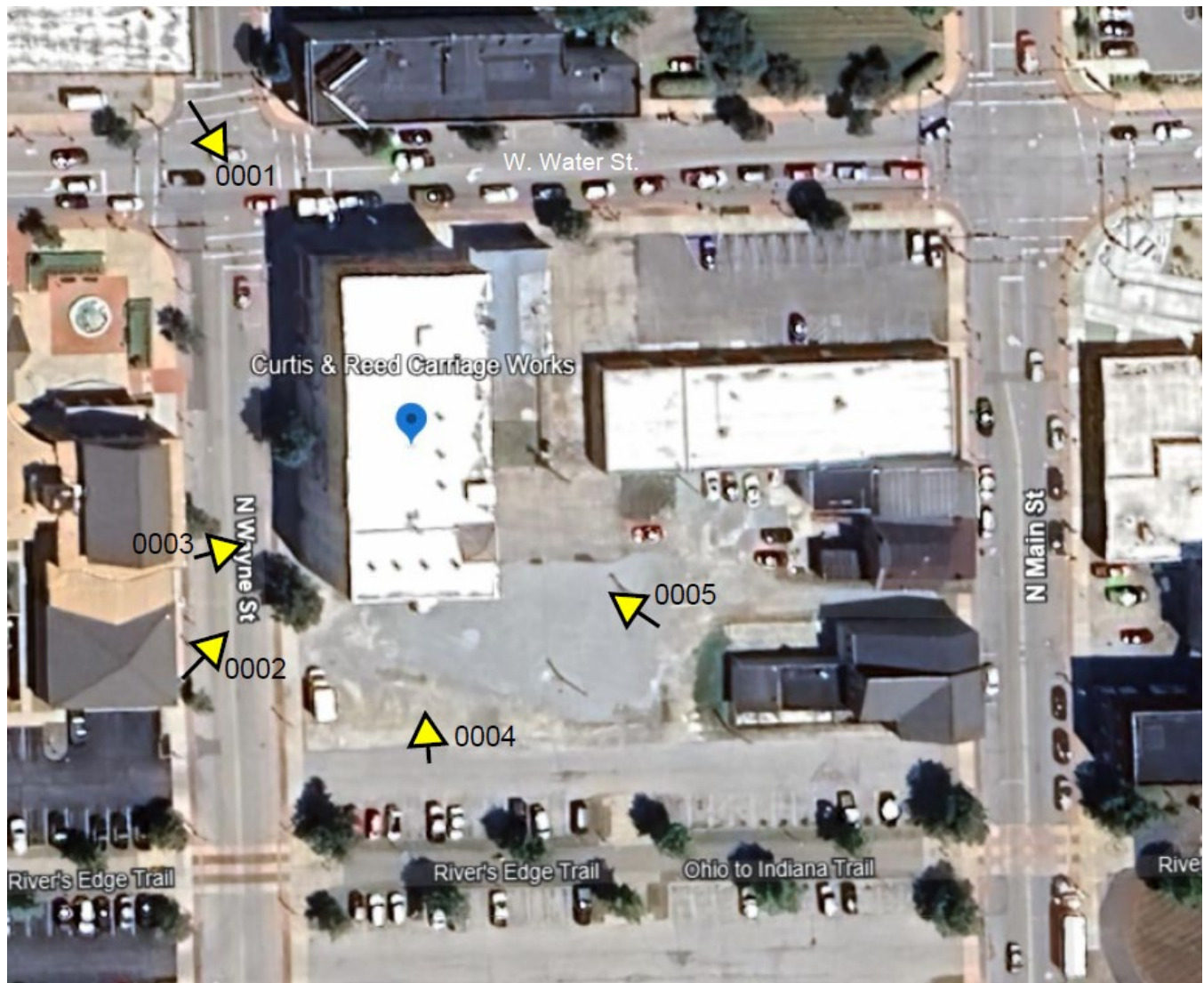
County and State

n/a

Name of multiple listing (if applicable)

Section number Additional Materials

PHOTO KEY



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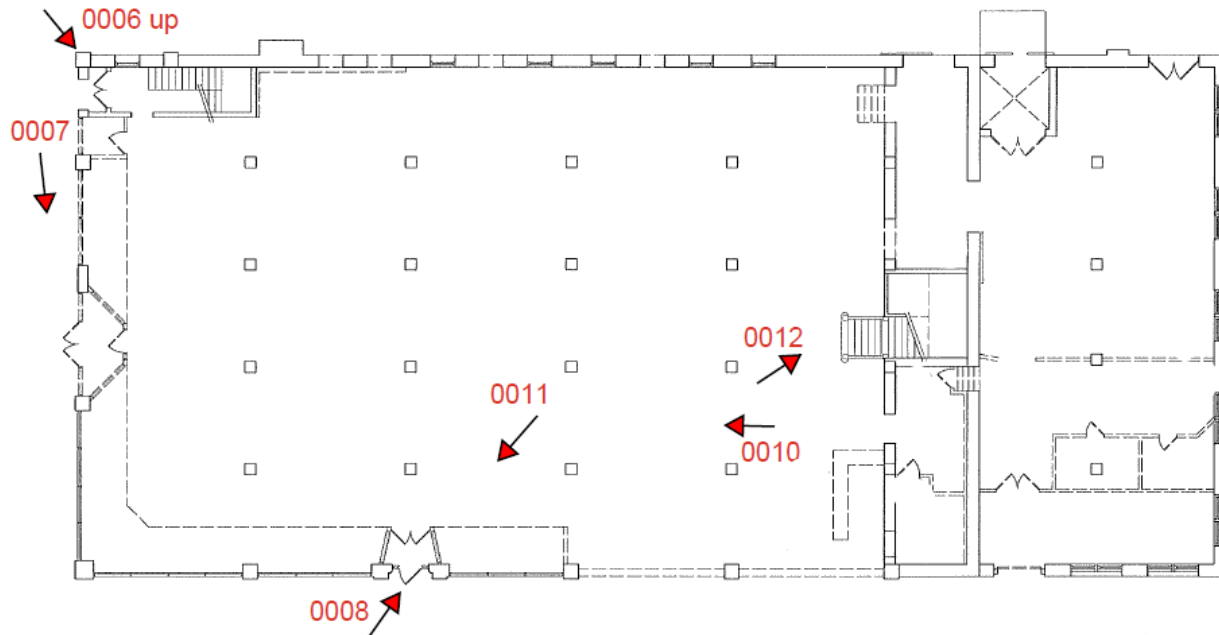
Miami, Ohio

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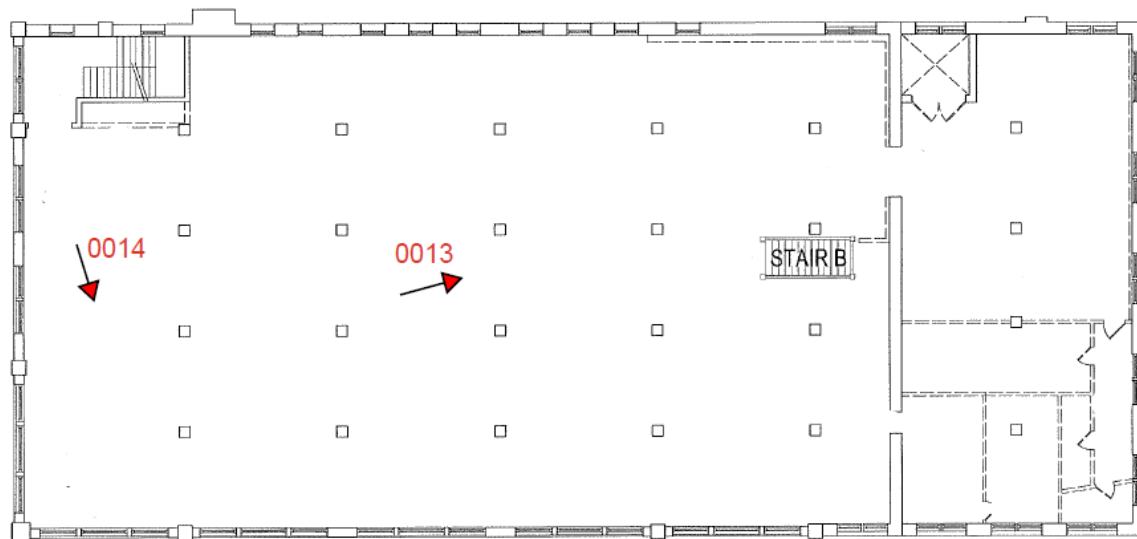
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GROUND FLOOR



SECOND FLOOR

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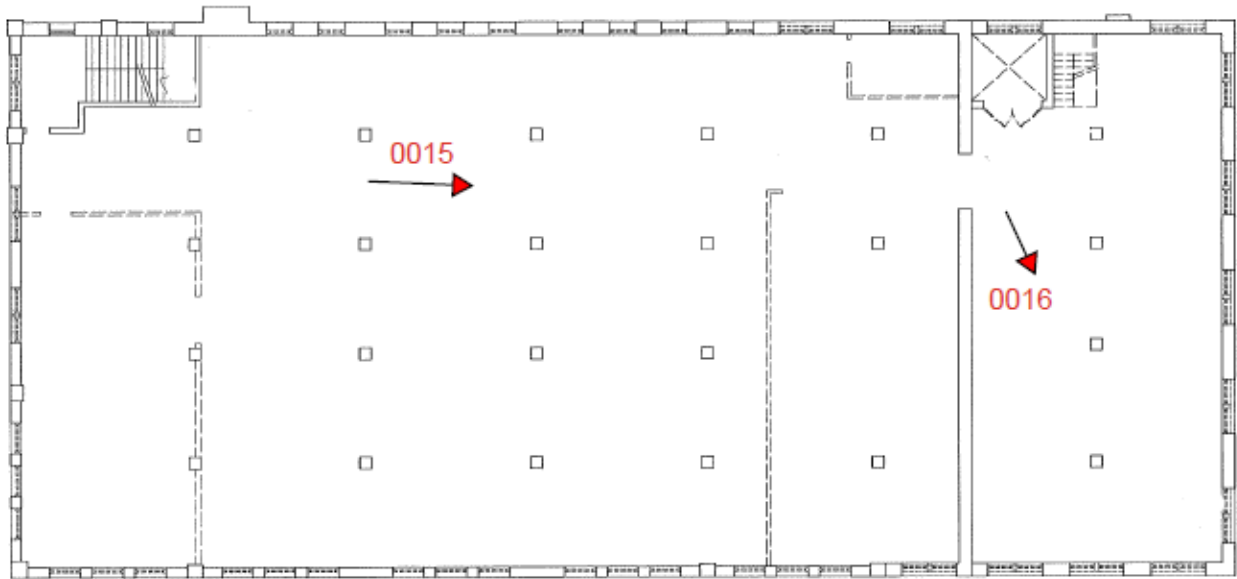
Miami, Ohio

County and State

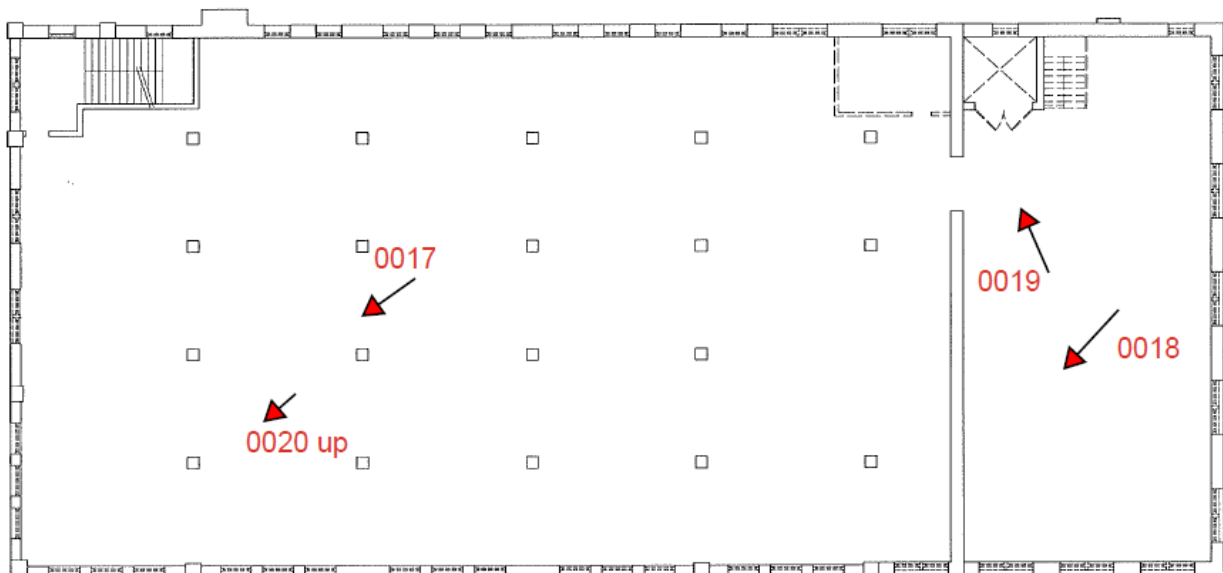
n/a

Name of multiple listing (if applicable)

Section number Additional Materials



THIRD FLOOR



FOURTH FLOOR



FURNITURE

Town & Country





WAYNE STREET

Town & Country
FURNITURE

Town & Country
FURNITURE

125





EXIT





125 W Water Street

Piqua, Ohio

Landmark Designation Application

Photos from December 2023, unless noted otherwise



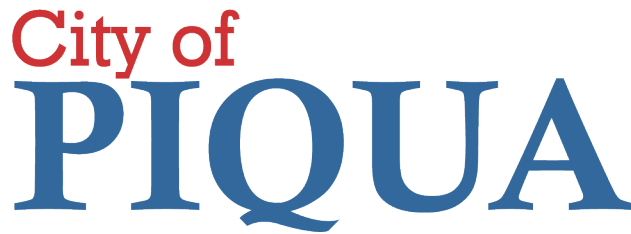
The Plant of The Stuart-Brown Underwear Co., Piqua, Ohio.

13. Historic Photo, date unknown



14. Historic Photo, date unknown

	Name	Address	City	State	Zip
CHRC 09-25	N44-001310	124 MAIN PIQUA LLC	124 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001310	124 MAIN PIQUA LLC	319 N WAYNE ST SUITE 207	PIQUA	OH 45356
CHRC 09-25	N44-002072	BAKER TIM & JANELLE	217 W HIGH ST	PIQUA	OH 45356
CHRC 09-25	N44-002072	BAKER TIM & JANELLE	1612 S MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001280	BAUMANN ERIC W	114 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001280	BAUMANN ERIC W	118 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001130	CHBC PROPERTY MANAGEMENT LLC	123 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001130	CHBC PROPERTY MANAGEMENT LLC	55 MYERS FARM CT	SPRINGBORO	OH 45066
CHRC 09-25	N44-001850	FIFTH THIRD BANK	123 MARKET ST	PIQUA	OH 45356
CHRC 09-25	N44-001850	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS	TX 75234
CHRC 09-25	N44-001270	FINKES PROPERTIES LLC	120 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001290	FINKES PROPERTIES LLC	112 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001290	FINKES PROPERTIES LLC	1025 W GEISERMAN RD	PIQUA	OH 45356
CHRC 09-25	N44-251360	KNIGHTS OF ST GEORGE COMMANDERY #194	110 WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-251360	KNIGHTS OF ST GEORGE COMMANDERY #194	P.O. BOX 554	PIQUA	OH 45356
CHRC 09-25	N44-001090	LIGHTHOUSE AT THE LOCK LLC	213 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001060	LIGHTHOUSE AT THE LOCK LLC	215 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001090	LIGHTHOUSE AT THE LOCK LLC	9829 N COUNTY ROAD 25A	PIQUA	OH 45356
CHRC 09-25	N44-001260	LUCKYS PAD LLC	108 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001260	LUCKYS PAD LLC	110 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001260	LUCKYS PAD LLC	9400 N HETZLER RD	PIQUA	OH 45356
CHRC 09-25	N44-001910	PIQUA IMPROVEMENT CORPORATION	125 W WATER ST	PIQUA	OH 45356
CHRC 09-25	N44-001910	PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH 45356
CHRC 09-25	N44-001050	QUINTER BRIAN E & ANN M	225 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001050	QUINTER BRIAN E & ANN M	PO BOX 1135	PIQUA	OH 45356
CHRC 09-25	N44-001070	REARDON DAVID S & GAIL A	219 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001080	REARDON DAVID S & GAIL A	217 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001070	REARDON DAVID S & GAIL A	344 FOX DR	PIQUA	OH 45356
CHRC 09-25	N44-002540	RIDI REIO LLC	226 W WATER ST	PIQUA	OH 45356
CHRC 09-25	N44-002540	RIDI REIO LLC	5131 W ALEXIS RD	SYLVANIA	OH 43560
CHRC 09-25	N44-001230	SALVATION ARMY	129 S WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-002605	SUNSET CLEANERS INC	111 S DOWNING ST	PIQUA	OH 45356
CHRC 09-25	N44-250395	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOC AT PIQUA OH	223 W HIGH ST	PIQUA	OH 45356
CHRC 09-25	N44-250395	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOC AT PIQUA OH	230 W HIGH ST	PIQUA	OH 45356
CHRC 09-25	N44-001400	THIRD SAVINGS & LOAN	212 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001400	THIRD SAVINGS & LOAN	215 N WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-001340	THIRD SAVINGS & LOAN COMPANY	206 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001320	THIRD SAVINGS & LOAN COMPANY	208 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001390	THIRD SAVINGS & LOAN COMPANY	210 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001340	THIRD SAVINGS & LOAN COMPANY	P O BOX 913	PIQUA	OH 45356
CHRC 09-25	N44-250000	UNITED STATES OF AMERICA	220 N WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-001330	UNITY NATIONAL BANK	204 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001330	UNITY NATIONAL BANK	P O BOX 913	PIQUA	OH 45356
CHRC 09-25	N44-001880	VSF INVESTMENTS 6 LTD	201- 203 N WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-001880	VSF INVESTMENTS 6 LTD	1268 E ASH ST STE 108	PIQUA	OH 45356
CHRC 09-25	N44-001150	WATSON STEPHEN R & SALLY A	111 N MAIN ST	PIQUA	OH 45356
CHRC 09-25	N44-001150	WATSON STEPHEN R & SALLY A	123 N 2ND ST	TIPP CITY	OH 45371
CHRC 09-25	N44-001234	ZOLO 101 LLC	101 S WAYNE ST	PIQUA	OH 45356
CHRC 09-25	N44-001232	ZOLO 101 LLC	PO BOX 15196	SAINT LOUIS	MO 63110



Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

October 10, 2025

***** MEETING NOTICE *****

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting is scheduled for **Monday, October 27, 2025 at 6:00 PM**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at emcculla@piquaoh.gov by noon on the day of the meeting. All comments received by this deadline will be presented to the Board during the public hearing.

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by October 21, 2025, at <https://piquaoh.gov/1614/Agendas-Minutes>

For any questions regarding this notice, please contact the Community Services Department.

A handwritten signature in blue ink that reads "Chad Henry".

Chad Henry
City Planner

Enc.