

Community Services Department

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

October 11, 2024

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, October 28, 2024 at 6:00 PM**. The meeting will be held at 201 W. Water Street in the second floor Commission Chambers.

Residents and others with interest in the agenda topics may present their comments at the meeting or submit public comment on an item until noon on the day of the meeting by emailing Emily McCulla at emcculla@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the CHRC at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.

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

Chad Henry
City Planner

Enc.

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, OCTOBER 28, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – October 10, 2024

OLD BUSINESS

1. RESOLUTION CHRC 06-24 – Certificate of Appropriateness – 400 N. Main
A resolution to approve exterior building alterations of 400 N. Main Street.
2. RESOLUTION CHRC 07-24 – Certificate of Appropriateness – 523 N. Wayne St.
A resolution to approve exterior renovations of 523 N Wayne St.
3. RESOLUTION CHRC 08-24 – Certificate of Appropriateness – 511 Caldwell St.
A resolution to approve exterior renovations of 511 Caldwell St.

NEW BUSINESS

1. RESOLUTION CHRC 09-24- Certificate of Appropriateness- 413 N. Main St.
A resolution to approve paint color at 413 N. Main St.

OTHER BUSINESS/ADJOURNMENT

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?

- Yes*
- 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: *400 N. Main St., Piqua, OH 45356* Parcel ID Number:

Zoning District:

Current Use: *Office Space*

Existing Property Use:

C. APPLICANT INFORMATION

☒ SAME AS OWNER (Do not complete this section)

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

D. PROPERTY OWNER INFORMATION

Company Name: *New Ways LLC*

Contact Person First Last Name: *Ron Farhad*

Mailing Address: *4752 Fishburg rd, Suite M, Huber Heights, OH 45424*

Phone Number: *513-441-6669*

Email: *Ron@gonewways.com*

E. PROJECT DETAILS

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

Repair/replace cement panels on the outside that have water damage.
Replace all windows on the building. Most of them leaking.

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): \$65,000

Start Date: 10/05/2024

End Date: 12/05/2024

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.

New Ways LLC

Applicant Name

9/13/2024

Date

[Signature]

Applicant Signature

CEO

Title

New Ways LLC

Property Owner Name

CEO

Title

[Signature]

Property Owner Signature

Title





E. PROJECT DETAILS

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

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): \$80,000 - \$100,000

Start Date: 8/25/24

End Date: 10/25/24

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.

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: 523 N Wayhe St.

Parcel ID Number: M44-003610

Zoning District:

Current Use: Single family

Existing Property Use: Single family

C. APPLICANT INFORMATION

☒ SAME AS OWNER (Do not complete this section)

Company Name: Hickory Falls property group

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

D. PROPERTY OWNER INFORMATION

Company Name: Hickory Falls property group

Contact Person First Last Name: Spayde Matthew Spayde

Mailing Address: 620 Woodcreek Drive Troy

Phone Number: 937-703-5670

Email: MSpayde04@gmail.com

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.

Matthew Spayde
Applicant Name

8/20/24
Date

Matthew Spayde
Applicant Signature

Manager
Title

Matthew Spayde
Property Owner Name

Owner
Title

Matthew Spayde
Property Owner Signature

Owner
Title

523 N Wayne St. Piqua



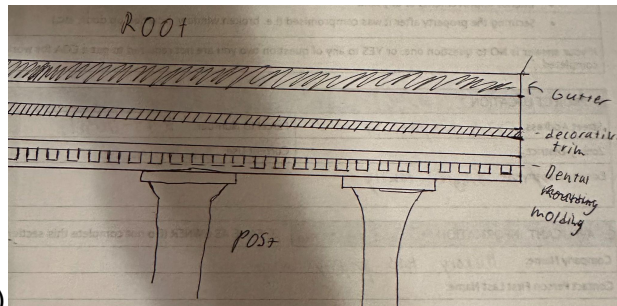
Exterior Improvements:

After many years of improper maintenance/No maintenance the property has fallen into significant disrepair. After many roofers and carpenters suggestions I believe this plan is the best to ensure safety as well as to keep the historic nature of the building for the next 150+ years!

- 1.) Porch- The porch is the structure that has fallen into the most disrepair. The original gutter has begun to fall apart and rot out the structure below causing instability and a potential safety hazard. In order to fix this problem, we had to tear out the original gutter to stop further leaks as well as tear out the fascia to re-support the structure where it was rotted. In doing so we will have to make a slight modification on the outside appearance of the top fascia board. Since we are removing the internal gutter it shortens the overhang that was previously above the corbels (refer to picture 1.A). In turn, I plan on making this modification by making it similar to what was there, as well as pulling designs from other properties in the historic district. This plan consists of making the front fascia board flat, having an outside gutter at the top, a decorative trim in the middle, and dental molding on the bottom (refer to picture 1.B). By doing it this way, it will ensure no roof leaks in the future and preserve the historical craftsmanship. The railing and pillars will remain the same and repaired where needed as well as scraped and painted white. The floor will also be replaced where needed and painted battleship gray.



- 1.A)



- 1.B)

2.) Brick/windows- the bricks and windows seem to be in good shape and only minor repairs needed. I plan to repaint and reglaze the windows, as well as repaint the molding above and below the windows white. The bricks on the main house will be power washed and tuck pointed but not repainted.



- 2.A)

- 3.) Roof Fascia- through improper care it caused the fascia on the top roof to begin to fail and rot. My plan is to replace it and repaint it white as well as repair any damaged parts on the corbels. Picture reference can be seen in picture 3.A and 3.B



• 3.A)



• 3.B)

Miscellaneous photos:



HICKORY FALLS PROPERTY GROUP LLC

56-411/422

383

DATE 8/22/24

PAY TO
THE ORDER OF

City of Piqua
seventy five ⁰⁰/₁₀₀

\$ 75.00

DOLLARS



Security Features
Detailed on Back



BANKING CENTERS
GREENVILLE NATIONAL BANK
www.bankgnb.bank

MEMO

Permit Bill

[Signature]

MP

SPECIALTY MINT

CITY OF PIQUA - PIQUA, OHIO

DATE

8/22/2024

239745

RECEIVED FROM

MATTHEW [Signature]

DOLLARS \$

75-

FOR

LET OF APPROPRIATION

572 N WAYNE ST

CODE

CH 383

BY

[Signature]

*paid 8/21/2024
CH # 2063*

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: *511 CALDWELL ST.*

Parcel ID Number: *N44-006840*

Zoning District: *T-RH TRADITIONAL RESIDENTIAL*

Current Use: *PRIMARY RESIDENCE*

Existing Property Use:

PRIMARY RESIDENCE

C. APPLICANT INFORMATION

☒ SAME AS OWNER (Do not complete this section)

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number: *937-572-3057*

Email: *Ohiohammer@gmail.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):

REPAIR / REPLACE ROTTEN WOOD. SECURE LOOSE BOARDS. INSTALL NEW VINYL SIDING OVER ENTIRE SOUTH SIDE OF HOUSE. PAINT SIDING TO COLOR MATCH THE REST OF HOUSE.

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): \$3500.00

Start Date: 08/05/2024

End Date: 08/10/2024

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:

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- ☐ 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.



Certificate of Appropriateness Application
City Historic Review Commission (CHRC)

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.

RHONDA ELDERS

08/21/2024

Applicant Name

Date

R Elders

PROPERTY OWNER

Applicant Signature

Title

RHONDA ELDERS

PROPERTY OWNER

Property Owner Name

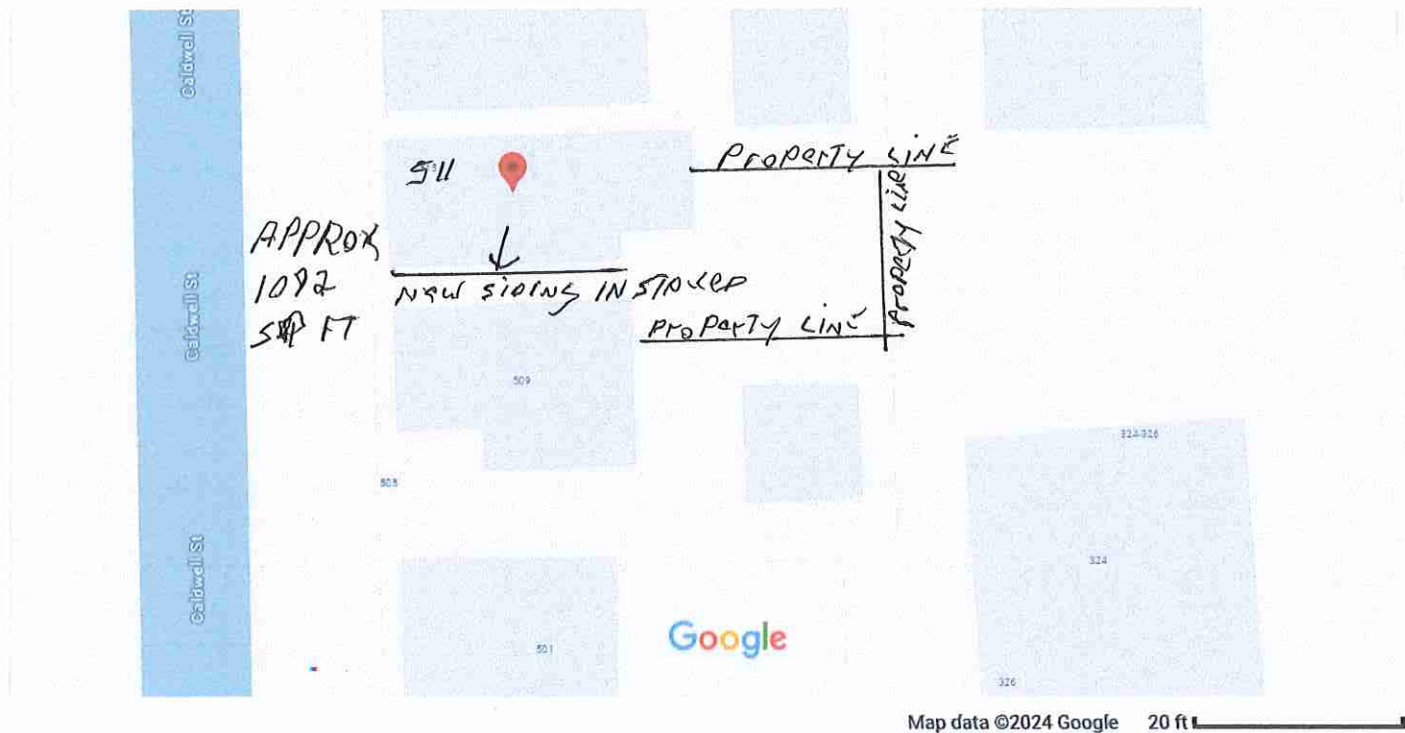
Title

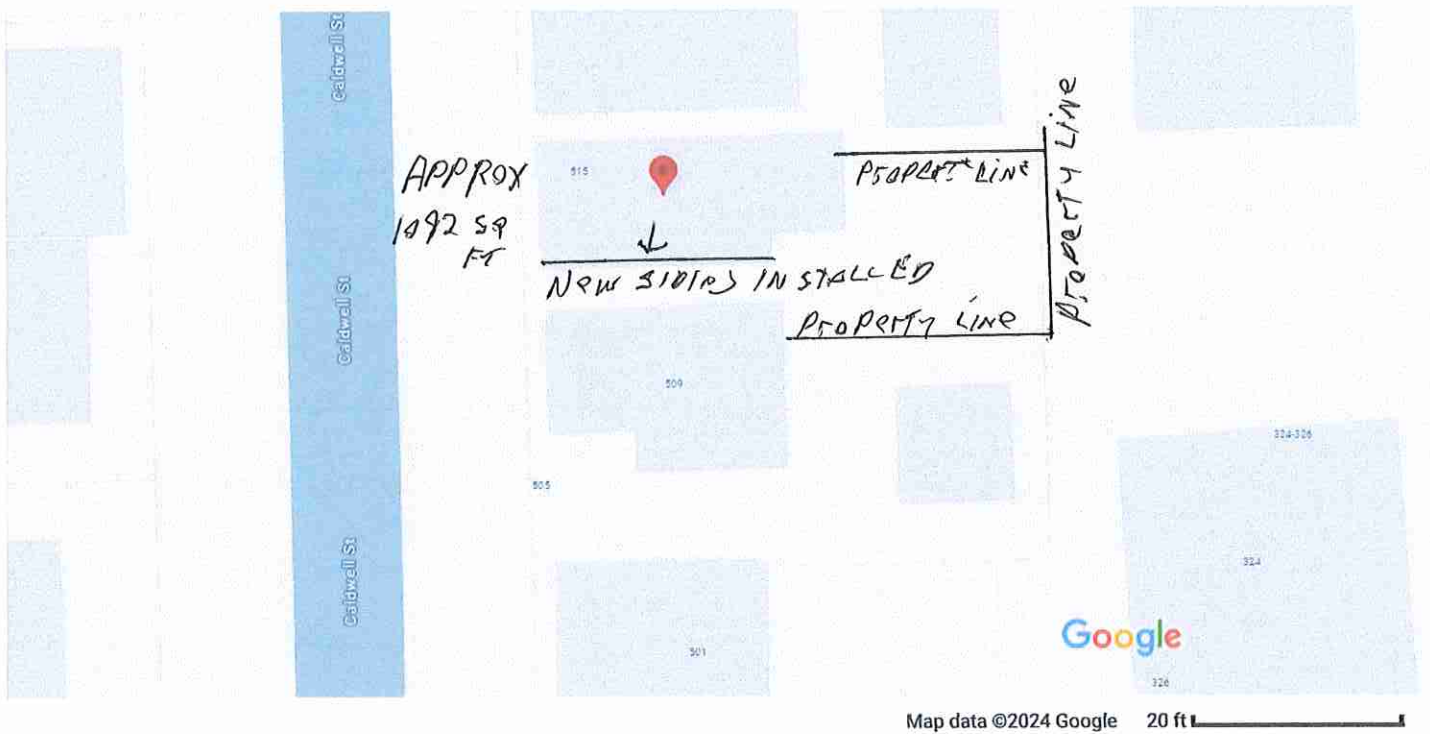
R Elders

PROPERTY OWNER

Property Owner Signature

Title





Map data ©2024 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



511 Caldwell St, Piqua, OH 45356

Photos

N44-006840

8/21/2024



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

Parcel

N44-006840

510 - SINGLE FAMILY DWLG OW...

Owner

ELDERS RHONDA L

SOLD: 2/4/1998 \$87,900.00

Address

511 CALDWELL ST

Appraised

\$97,100.00

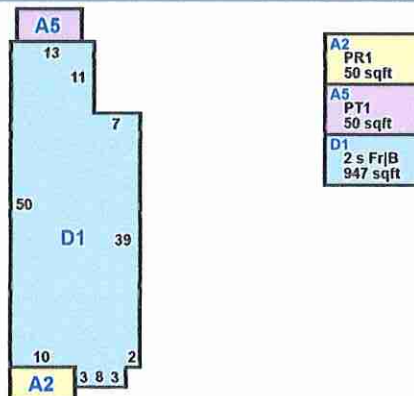
ACRES: 0.0627

Photos



N44006840 07/03/2007

Sketches



Location

Parcel N44-006840
Owner ELDERS RHONDA L
Address 511 CALDWELL ST
Municipality PIQUA CITY
Township
School District PIQUA CSD

Deeded Owner Address

Mailing Name ELDERS RHONDA L
Mailing Address 511 CALDWELL ST
City, State, Zip PIQUA OH 45356

Tax Payer Address

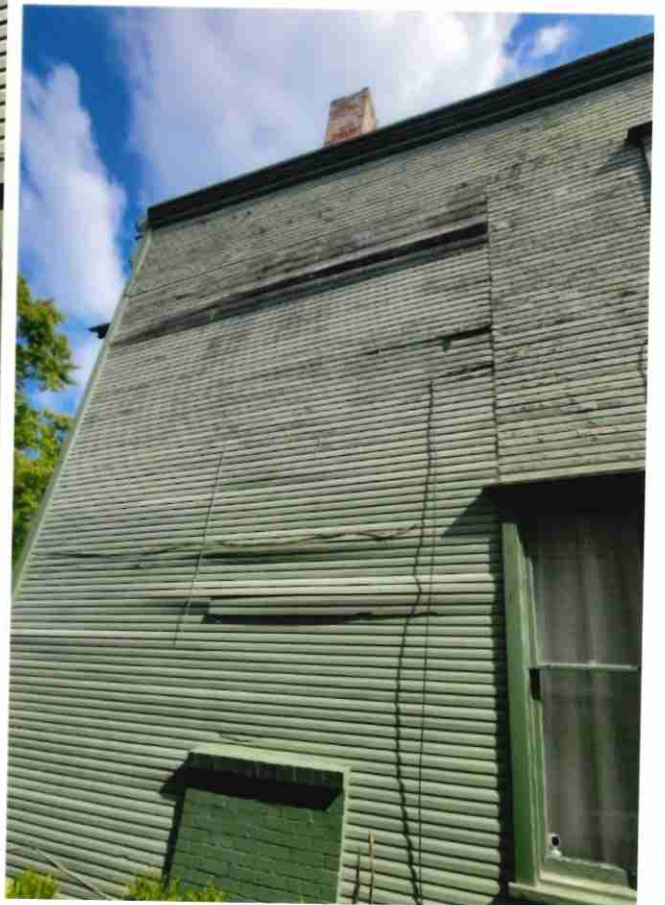
Mailing Name ELDERS RHONDA L

after



before

before



2

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) - **YES**
- Changes that were required by the Miami County Bldg. Official for public safety - **NO**
- Interior Improvements of any kind - **NO**
- Securing the property after it was compromised (i.e. broken window, boarded up door, etc.) - **NO**

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: **413- N. Main St**

Parcel ID Number:

Zoning District:

Current Use:

Existing Property Use: **Rental - Empty first floor**

C. APPLICANT INFORMATION

☒ SAME AS OWNER (Do not complete this section)

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

D. PROPERTY OWNER INFORMATION

Company Name: **Roxanne Wintrow**

Contact Person First Last Name: **Roxanne Wintrow**

Mailing Address: **820 Cabell St. Piqua Ohio 45356**

Phone Number: **937-570-9914**

Email: **Roxie454@yahoo.com**

E. PROJECT DETAILS

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

Code violation. Case# CVN 16570620944

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: Cleaned up and painted every thing back to original color except top siding boards painted to match trim

F. PROJECT COST / TIMELINE

Estimated Project Cost (Req'd): \$450.00

Started siding 10-10-24 Finished 10-10-24

Start Date: 8-16-2024

End Date: 8-19-2024 Siding painted on 10-10-24

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:

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- ☒ 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

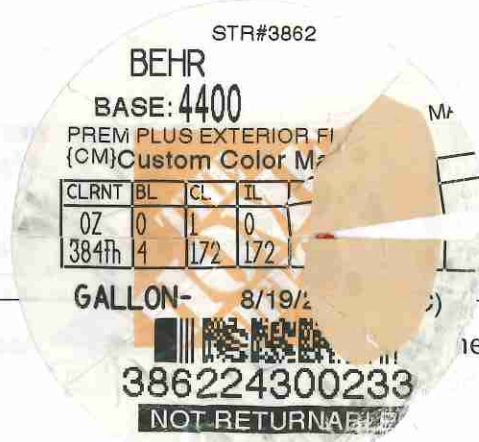
Payments made be completed by check, cash, or by credit card at the Municipal Government Center – 201 W. Water Street, Piqua, OH 45356.

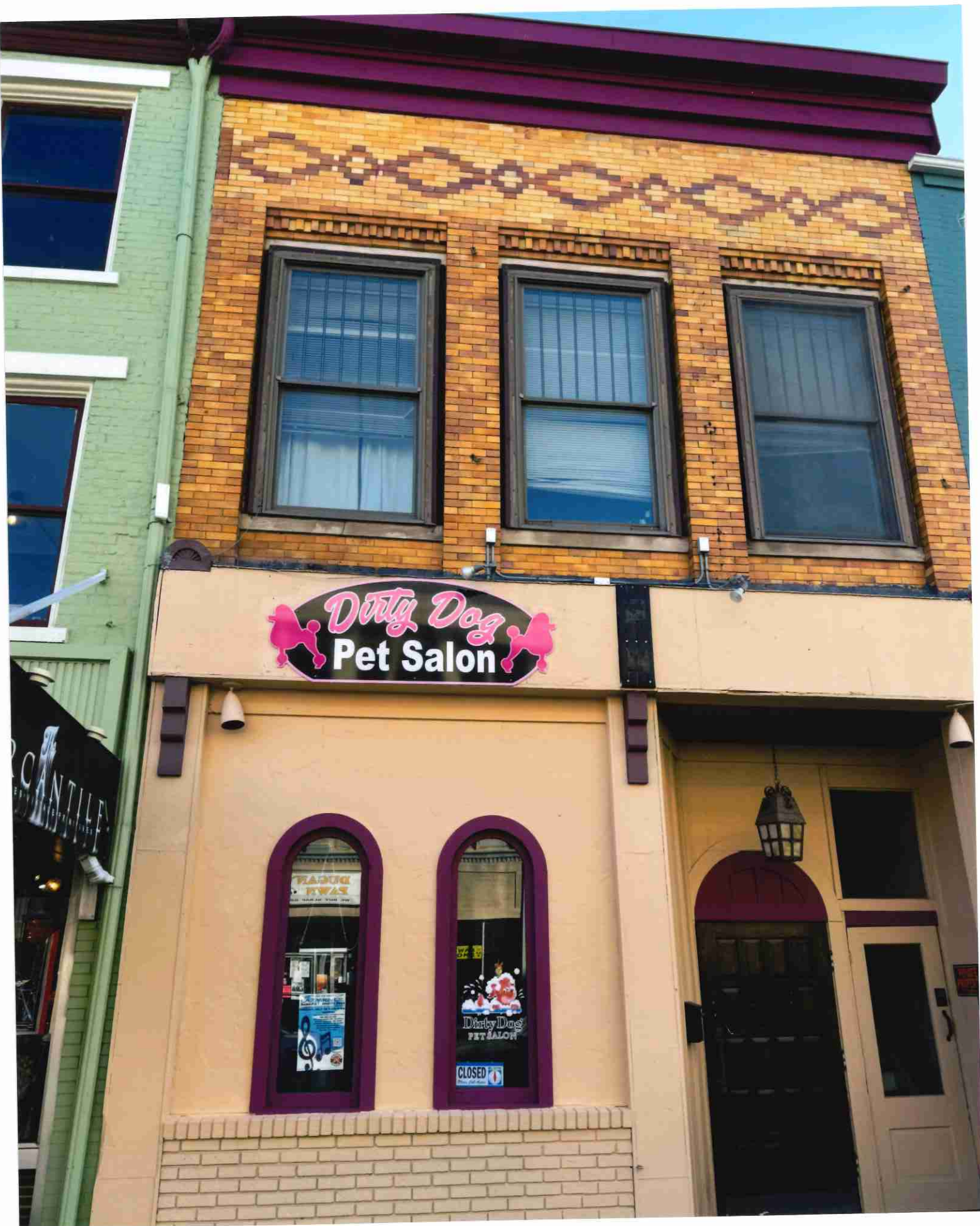
ACKNOWLEDGMENT AND AUTHORIZATION

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

<u>Ralph Wintrow</u>	<u>10-11-24</u>
Applicant Name	Date
<u>[Signature]</u>	<u>10-11-24 One who completed repairs & paint</u>
Applicant Signature	Title
<u>Roxane Wintrow</u>	<u>10-11-24</u>
Property Owner Name	Title
<u>[Signature]</u>	<u>Owner</u>
Property Owner Signature	Title

Paint was matched the best they could at Home Depot from paint chips of original color. Trim is Raspberry (Behr Flat) Walls state Custom Color from paint chip. Flat paint code 386224300233. According to criterion no permit was need to do work. Everything back to original color except sporting trim went from dark brown to Raspberry to match the trim.





Dirty Dog
Pet Salon



NOTICE OF CODE VIOLATION

Number: CVN 16570620944

Page 3

of Concern: Visual Blight

Section: Nuisance Code: 91.20(A)

Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.

Penalty(s) Required: None

Correct/Abate By Date: September 17, 2024 or BEFORE



R-CHRC-05-24	N44-001330	UNITY NATIONAL BANK	P O BOX 913	PIQUA	OH	45356
R-CHRC-05-24	N44-001050	QUINTER BRIAN E & ANN M	PO BOX 1135	PIQUA	OH	45356
R-CHRC-05-24	N44-001390	THIRD SAVINGS & LOAN COMPANY	PO BOX 913	PIQUA	OH	45312
R-CHRC-05-24	N44-101539	222 SPRING ST LLC	HIGH ST	PIQUA	OH	45356
R-CHRC-05-24	N44-000620	BOWMAN KEITH B & LISA A (TOD)	MAIN ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001450	FIFTH THIRD BANK	MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-000570	BOWMAN KEITH B & LISA A (TOD)	WATER ST E	PIQUA	OH	45356
R-CHRC-05-24	N44-001040	CHOCOLATE NATION LLC	113 E HIGH ST	PIQUA	OH	45356
R-CHRC-05-24	N44-000640	222 SPRING ST LLC	114 SPRING ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001044	CHOCOLATE NATION LLC	115 E HIGH ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001310	124 MAIN PIQUA LLC	124 N MAIN ST	PIQUA	OH	45356
R-CHRC-05-24	N44-101539	222 SPRING ST LLC	124 N MAIN ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001040	CHOCOLATE NATION LLC	124 N MAIN ST	PIQUA	OH	45356
R-CHRC-05-24	N44-000580	MIAMI VALLEY EQUITY PARTNERS LLP	128 WATER ST E	PIQUA	OH	45356
R-CHRC-05-24	N44-000610	HARDENBROOK THEODORE JR & DIANE G	200 SPRING ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001330	UNITY NATIONAL BANK	204 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001340	THIRD SAVINGS & LOAN COMPANY	206 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001320	THIRD SAVINGS & LOAN COMPANY	208 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001390	THIRD SAVINGS & LOAN COMPANY	210 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001400	THIRD SAVINGS & LOAN	212 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001090	LIGHTHOUSE AT THE LOCK LLC	213 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001060	LIGHTHOUSE AT THE LOCK LLC	215 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001400	THIRD SAVINGS & LOAN	215 N WAYNE ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001080	REARDON DAVID S (TOD) & GAIL A (TOD)	217 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-001070	REARDON DAVID S (TOD) & GAIL A (TOD)	219 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-000615	222 SPRING ST LLC	222 SPRING ST	PIQUA	OH	45356
R-CHRC-05-24	N44-001050	QUINTER BRIAN E & ANN M	225 MAIN ST N	PIQUA	OH	45356
R-CHRC-05-24	N44-000610	HARDENBROOK THEODORE JR & DIANE G	2540 CHAMOMILE CT	TROY	OH	45356
R-CHRC-05-24	N44-001450	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS	TX	45356
R-CHRC-05-24	N44-001310	124 MAIN PIQUA LLC	319 N WAYNE ST SUITE 207	PIQUA	OH	45312
R-CHRC-05-24	N44-001070	REARDON DAVID S (TOD) & GAIL A (TOD)	344 FOX DR	PIQUA	OH	45356
R-CHRC-05-24	N44-000580	MIAMI VALLEY EQUITY PARTNERS LLP	4414 W DEMMING RD	PIQUA	OH	45356
R-CHRC-05-24	N44-000570	BOWMAN KEITH B & LISA A (TOD)	5181 E TROY-URBANA RD	CASSTOWN	OH	45312

R-CHRC-05-24	N44-001090	LIGHTHOUSE AT THE LOCK LLC	9829 N COUNTY ROAD 25A	PIQUA	OH	45356
R-CHRC-06-24	N44-001510	BEACHY DANIEL J & TRACY	P O BOX 1492	PIQUA	OH	45356
R-CHRC-06-24	N44-001720	EJB INVESTMENTS LLC	P O BOX 402	PIQUA	OH	45356
R-CHRC-06-24	N44-000990	321 LEASING LLC	P O BOX 637	PIQUA	OH	45356
R-CHRC-06-24	N44-001520	PIQUA CHAMBER OF COMMERCE	PO BOX 1142	PIQUA	OH	45356
R-CHRC-06-24	N44-000970	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
R-CHRC-06-24	N44-000910	ANDERSON GARY R & SHIRLEY ANN	10700 N HARDIN RD	PIQUA	OH	45356
R-CHRC-06-24	N44-001550	JODA PROPERTIES LLC	110 112 ASH ST W	PIQUA	OH	45356
R-CHRC-06-24	N44-001700	PFS LEASING LLC	114-116 ASH ST W	PIQUA	OH	45356
R-CHRC-06-24	N44-001740	VSF INVESTMENTS 10 LTD	121 123 ASH ST W	PIQUA	OH	45356
R-CHRC-06-24	N44-001590	ESDY PROPERTIES INC	1215 WALKER ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001750	VSF INVESTMENTS 9 LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
R-CHRC-06-24	N44-001720	EJB INVESTMENTS LLC	128 ASH ST W	PIQUA	OH	45356
R-CHRC-06-24	N44-000870	DOBO REAL PROPERTY LLC	1503 BROADWAY	PIQUA	OH	45356
R-CHRC-06-24	N44-001550	JODA PROPERTIES LLC	15707 KIRKWOOD RD	SIDNEY	OH	45365
R-CHRC-06-24	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
R-CHRC-06-24	N44-001670	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA	OH	45356
R-CHRC-06-24	N44-000820	PICKREL LEAH	2675 W FARRINGTON RD	PIQUA	OH	45356
R-CHRC-06-24	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	314 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001580	ARP DOUGLAS G & TERESA C (TOD)	315 BIRD SONG DR	VANDALIA	OH	45377
R-CHRC-06-24	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	318 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001500	FESSEX CORPORATION LLC	320 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000990	321 LEASING LLC	321 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001510	BEACHY DANIEL J & TRACY	322 324 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000940	SLOAN MICHAEL W TRUSTEE	323 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000950	XSSV PROPERTIES LTD	325 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001520	PIQUA CHAMBER OF COMMERCE	326 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000960	A & W WALLACE LLC	327 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000970	A & W WALLACE LLC	329 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000930	TREON MICHAEL	331 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000920	TRIANGLE GENERATIONS LLC	333 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001530	NEW WAYS LLC	400 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000890	THE PIQUA ARTS COUNCIL	401 MAIN ST N	PIQUA	OH	45356

R-CHRC-06-24	N44-000910	ANDERSON GARY R & SHIRLEY ANN	405 407 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001540	GOOD LUCK LEASING LLC	408 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000900	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
R-CHRC-06-24	N44-001570	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000860	SEA VENTURES LLC	411 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000840	WINTROW ROXANNE	413 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001580	ARP DOUGLAS G & TERESA C (TOD)	414 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000950	XSSV PROPERTIES LTD	414 W WATER ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000880	GREGGERSON REAL PROPERTY LLC	415 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000870	DOBO REAL PROPERTY LLC	417 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001690	RUFFNER MATTHEW FOREST	417 N WAYNE ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001590	ESDY PROPERTIES INC	418 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000850	WENRICK CHRISTOPHER S	419 19. MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001670	BENKERT JULIA M	419 WAYNE ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001600	LATHAM SCOTT D & CHRISTINE L	420 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000830	HALL DIANA M	421 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000810	LATHAM SCOTT & CHRISTINE L	423 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-001640	VESTCO LTD	423 WAYNE ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000820	PICKREL LEAH	425 MAIN ST N	PIQUA	OH	45356
R-CHRC-06-24	N44-000890	THE PIQUA ARTS COUNCIL	427 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001530	NEW WAYS LLC	4752 FISHBURG RD	HUBER HEI	OH	45424
R-CHRC-06-24	N44-000860	SEA VENTURES LLC	526 N WAYNE ST	PIQUA	OH	45356
R-CHRC-06-24	N44-001700	PFS LEASING LLC	719 E ASH ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000920	TRIANGLE GENERATIONS LLC	7672 W UNION CHURCH RD	COVINGTO	OH	45318
R-CHRC-06-24	N44-000840	WINTROW ROXANNE	820 CALDWELL ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000830	HALL DIANA M	904 W GREENE ST	PIQUA	OH	45356
R-CHRC-06-24	N44-000880	GREGGERSON REAL PROPERTY LLC	9450 N HETZLER RD	PIQUA	OH	45356
R-CHRC-06-24	N44-000940	SLOAN MICHAEL W TRUSTEE	9525 MECKSTROTH RD	PIQUA	OH	45356
R-CHRC-06-24	N44-001500	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT	OH	45359
R-CHRC-06-24	N44-000850	WENRICK CHRISTOPHER S	9920 NEWBERRY WASH RD	PIQUA	OH	45356
R-CHRC-07-24	N44-003300	BERTKE JOHN F (TOD)	P O BOX 1115	PIQUA	OH	45356

R-CHRC-07-24	N44-003620	HORN KYRA	PO BOX 309	RUSSIA	OH	45363
R-CHRC-07-24	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
R-CHRC-07-24	N44-003270	LANGE FRANK N	MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003265	THE PIQUA IMPROVEMENT CORPORATION	W GREENE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-009840	R&T RENTALS LLC	1106 W MAIN ST	TROY	OH	45373
R-CHRC-07-24	N44-003320	RAFFEL NATHAN A & JONNA	115 117 NORTH ST W	PIQUA	OH	45356
R-CHRC-07-24	N44-003620	HORN KYRA	119 -121 W NORTH ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	124 W GREENE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003630	GIROLAMO MARTHA E	26642 TOWNE CENTRE DR	FOOTHILL F CA		92610
R-CHRC-07-24	N44-003350	NORTH SHELL INC	2970 PARKWOOD DR	TROY	OH	45373
R-CHRC-07-24	N44-003260	LANGE FRANK N	500 MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009840	R&T RENTALS LLC	500 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-009850	MANFREDI BARBARA A	510 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003630	GIROLAMO MARTHA E	515 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009860	PEDRO JEFFREY J JR & EMILY E	516 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003340	BRUBAKER CRISTINA C	519 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009870	SHOCKLEY LISA	520 20. N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003300	BERTKE JOHN F (TOD)	520 MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009870	SHOCKLEY LISA	520 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003610	HICKORY FALLS PROPERTY GROUP LLC	523 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009880	WALKER MELANIE K & WILLIAM FREDRICK	526 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 CALDWELL ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003350	NORTH SHELL INC	600 MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003600	JACKSON JEFFREY S & LAURA D	603 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-009910	SWIER SANDRA J	608 N WAYNE ST	PIQUA	OH	45356
R-CHRC-07-24	N44-009920	T & S PELTIER LLC	610 WAYNE ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003360	TIME WARNER CABLE MIDWEST LLC	614 MAIN ST N	PIQUA	OH	45356
R-CHRC-07-24	N44-003590	KOON CHARLES STEPHEN	615 N WAYNE ST	PIQUA	OH	45356

R-CHRC-07-24	N44-003610	HICKORY FALLS PROPERTY GROUP LLC	620 WOODCREEK DR	TROY	OH	45373
R-CHRC-07-24	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
R-CHRC-07-24	N44-009920	T & S PELTIER LLC	717 CALDWELL ST	PIQUA	OH	45356
R-CHRC-07-24	N44-003360	TIME WARNER CABLE MIDWEST LLC	7820 CRESCENT EXECUTIVE DR	CHARLOTTE	NC	28212
R-CHRC-07-24	N44-003280	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
R-CHRC-08-24	N44-007230	FABER SARAH A	CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006830	SCAGLIA MEGAN N & SEAN E A	CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-007195	FIVE OEIGHT LIMITED	222 W ASH ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004080	BIBBEE ALEXANDRA IWANCHUK & LARISSA	301 GREENE ST W	PIQUA	OH	45356
R-CHRC-08-24	N44-004090	ST PAULS UNITED CHURCH OF CHRIST	312 GREENE ST W	PIQUA	OH	45356
R-CHRC-08-24	N44-006800	BINGHAM CHAD & ELIZABETH	317 NORTH W	PIQUA	OH	45356
R-CHRC-08-24	N44-006900	SCHWARZ BARBARA A(TOD)	321 GREENE ST W	PIQUA	OH	45356
R-CHRC-08-24	N44-006900	SCHWARZ BARBARA A(TOD)	321 W GREENE ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006790	SCAGLIA MEGAN N & SEAN E A	323 NORTH W	PIQUA	OH	45356
R-CHRC-08-24	N44-006790	SCAGLIA MEGAN N & SEAN E A	323 W NORTH ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006870	BLANCK MICHAEL C & ANN M	324 326 GREENE ST W	PIQUA	OH	45356
R-CHRC-08-24	N44-006870	BLANCK MICHAEL C & ANN M	324 W GREENE ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006810	LINK KATLYND M	325 NORTH W	PIQUA	OH	45356
R-CHRC-08-24	N44-006810	LINK KATLYND M	325 W NORTH ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006890	SMITH DONALD J & SUE A	333 W GREENE ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004120	BH REAL PROPERTY LLC	4 HOPEWOOD DR	PIQUA	OH	45356
R-CHRC-08-24	N44-250502	GREENE STREET METHODIST CHURCH	415 GREENE ST W	PIQUA	OH	45356
R-CHRC-08-24	N44-007195	FIVE OEIGHT LIMITED	418 W GREENE ST	PIQUA	OH	45356
R-CHRC-08-24	N44-250495	ST PAULS UNITED CHURCH OF CHRIST	500 DOWNING ST N	PIQUA	OH	45356
R-CHRC-08-24	N44-006880	501 CALDWELL STREET PROPERTIES LLC	501 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-007190	GAPE RUSSELL G (TOD) & TIAN (TOD)	502 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-007210	BATES LAURA B (TOD)	508 08. CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006860	BUTTERFIELD BEAU B	509 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006840	ELDERS RHONDA L	511 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-007200	COX MITCHELL A & MERRILL L	512 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004110	HILL JOSEPH E & MISTY D	512 DOWNING ST N	PIQUA	OH	45356
R-CHRC-08-24	N44-006850	PELTIER BRITTANY M	515 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004120	BH REAL PROPERTY LLC	516 16. N DOWNING ST	PIQUA	OH	45356

R-CHRC-08-24	N44-007220	ANDERSON BRYAN & CHASTITY	518 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004130	CRUSOE DOROTHY M	518 N DOWNING ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006820	ODA JAMES C & CATHERINE J	523 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006780	CAMPBELL GREGORY L & MIA	525 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-006770	FABER SARAH A	528 CALDWELL ST	PIQUA	OH	45356
R-CHRC-08-24	N44-004140	KLOSTERMAN C RICHARD & MARY DENISE	528 DOWNING ST N	PIQUA	OH	45356
R-CHRC-08-24	N44-004080	BIBBEE ALEXANDRA IWANCHUK & LARISSA	737 FAIRCHILD AVE	KENT	OH	44240
R-CHRC-08-24	N44-006880	501 CALDWELL STREET PROPERTIES LLC	766 S JOHNSON RD	LUDLOW F	OH	45339