



Community Services Department

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

January 14, 2025

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, January 27, 2025 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/1614/Agendas-Minutes>

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, JANUARY 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 – November 25, 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.

NEW BUSINESS

1. RESOLUTION CHRC 01-25 – Certificate of Appropriateness – 513 N. Main
A resolution to approve exterior paint colors at 513 N. Main Street.
2. Certified Local Government (CLG) – Board Training

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, NOVEMBER 25, 2024
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. Brad Bubp; Mr. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker; Ms. Jean Franz Mr. Jim Vetter

Staff Present: Chad Henry, City Planner

MEETING MINUTES

A motion to approve the October 28, 2024 meeting minutes was made by Mr. Bubp, seconded by Ms. Walker. Motion carried unanimously.

OLD BUSINESS

RESOLUTION CHRC 06-24

A resolution to approve exterior painting alterations of 400 N. Main St.

A motion was made by Mr. Bubp to pull this item from the table, seconded by Ms. Walker. Motion carried unanimously.

Mr. Ron Farhad, building owner was present. He first stated that the replacement windows would be black, similar to the bank across the street. Mr. Bubp stated these were a dark bronze, and that they were 1" insulated glass that he would be hesitant to tint. Mr. Vetter asked when the building was built? Farhad: 1903. He stated that the windows were rotten and do not function. Mr. Spraggs asked if the entire \$65k was for the windows? Farhad: Yes. He stated the new windows would be aluminum. The board stated that they wanted the exact specifications for the new windows before ruling on them.

Mr. Farhad stated that the mortar replacement above the windows needed replaced. He stated he was not sure what was under them. Mr. Oda provided instructions to determine the materials. Mr. Bubp asked if there was any way to approve this? Mr. Oda stated that when the material gets to him, the board can rule.

A motion to table CHRC 06-24 was made by Mr. Bubp, seconded by Mr. Spraggs. Motion carried unanimously.

RESOLUTION CHRC 08-24

A resolution to approve exterior renovations of 511 Caldwell Street.

A motion was made by Mr. Bubp to pull this item from the table, seconded by Ms. Walker. Motion carried unanimously.

No representative for the property appeared before the board, despite assurances to the contrary. Without additional discussion, Mr. Bubp made a motion to deny the resolution, seconded by Mr. Spraggs. Motion to deny carried unanimously.

OTHER BUSINESS

Mr. Oda asked Mr. Henry about the Landmark designation for the Hance Pavilion. Mr. Henry stated that he had not personally filed for it to occur, but would provide the board with an update to the steps necessary to do so. He stated that the initial applications were by applicants not from the City, but he would explore methods to achieve this.

Mr. Henry stated that in their next meeting they would likely receive training regarding being a Certified Local Government.

Mr. Henry also told the board that it was the intent to not meet in December unless a significant item needed addressed. The Commission agreed and stated to let them know if they were needed.

ADJOURNMENT

Mr. Oda adjourned the meeting at 7:25 without objections from the Commission.

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: 513 N MAIN Street

Parcel ID Number: N44-003210

Zoning District: D-SX Downtown Mixed Use

Current Use: Vacant

Existing Property Use:

Downtown Shop Front Mixed Use

C. APPLICANT INFORMATION

☐ SAME AS OWNER (Do not complete this section)

Company Name:

Contact Person First Last Name: Steven Schmidlapp

Mailing Address: 1241 E Bentley Cir Troy OH 45373

Phone Number: 937-603-7705 1705

Email: sschmidlapp@gmail.com

D. PROPERTY OWNER INFORMATION

Company Name:

Contact Person First Last Name: Jayden Governor Mustafa Ekingen

Mailing Address: 4 Center Court East Hanover NJ 07936

Phone Number: 551-587-3750

Email: jmgovern@gmail.com

E. PROJECT DETAILS

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

Change to CHRC-61-24 PREVIOUSLY APPROVED 7-22-24.
new color schemes

Body SW 7069 IRON ORE

Trim & Door SW 2814 Rockwood Antique Gold

Red Strip SW 7593 Rustic Red

Replace existing metal roof
with Midnight Black
PRO-RIB Steel panels

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): \$23,000

Start Date: 7-2-24

End Date: 1-31-25

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 labelling 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.

Steven Schmidlapp

11-14-24

Applicant Name

Date

Steven Schmidlapp

Applicant Signature

Title

JAYDEN GOWENBER

owner

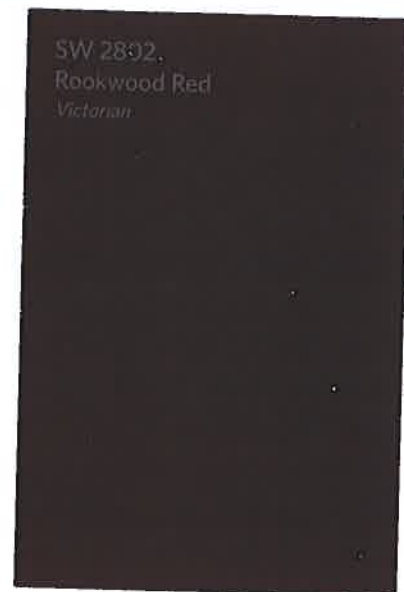
Property Owner Name

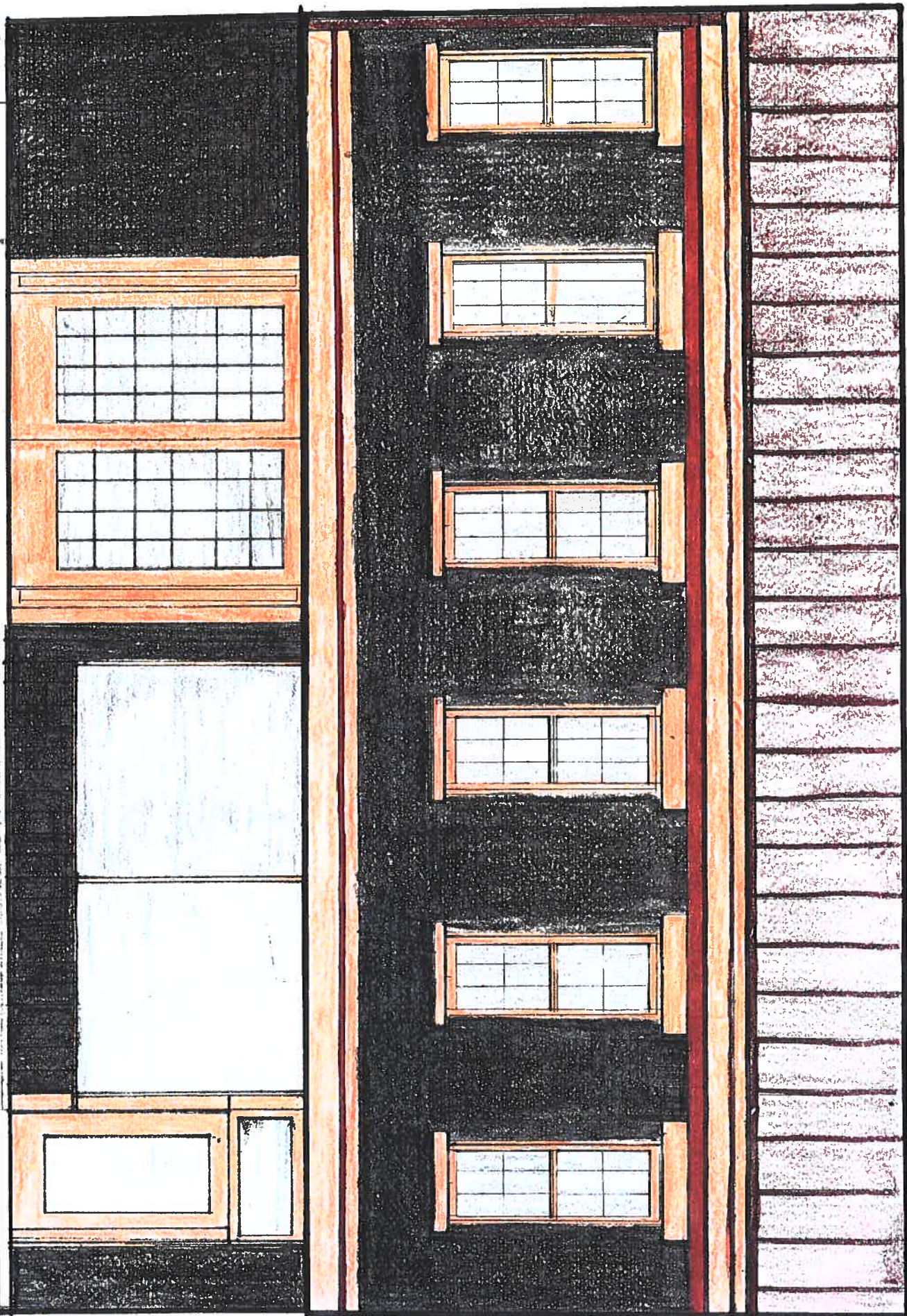
Title

JAYDEN GOWENBER

Property Owner Signature

Title

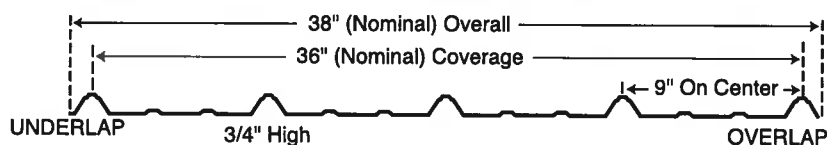




THREE GREAT STEEL PANELS

PRO-RIB

Pro-Rib® is the leading steel panel in the post frame industry offered at competitive prices and is comparable with nearly all of the standard panels on the market today. Pro-Rib® is also increasing its usage in the residential and light commercial markets.



29 Gauge Panel

Actual .0142" minimum thickness before painting
.0165" nominal thickness after painting
G-60 Galvanized Coating plus Zinc Phosphate
Limited 40 Year Paint Warranty

IN-STOCK PRE-CUT PRO-RIB® PANELS AT **MENARDS®**

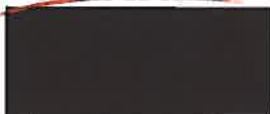
8', 10', 12', 14', 16' Lengths Available At Most Stores



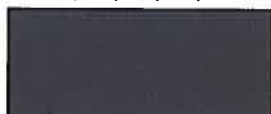
WHITE



EMERALD GREEN



BROWN



CHARCOAL GRAY

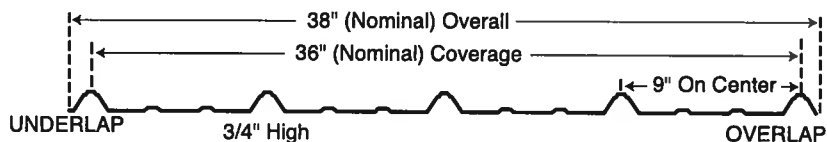


MIDNIGHT BLACK

PREMIUM

PRO-RIB

Premium Pro-Rib® is one of the most versatile members of the Pro-Rib® family of quality products. It is truly a premium wall and roof panel whose applications span a tremendous variety of residential, commercial, and industrial construction projects. The superior performance of the Premium Paint System sets this panel apart from the crowd.



28 Gauge Panel

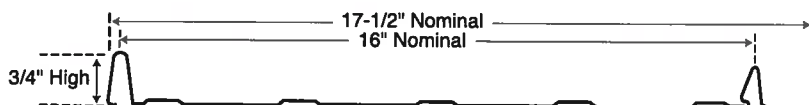
Actual .0157" minimum thickness before painting
.018" nominal thickness after painting
G-100 Galvanized Coating plus Zinc Phosphate
Limited Lifetime Paint Warranty

PREMIUM

PRO-SNAP

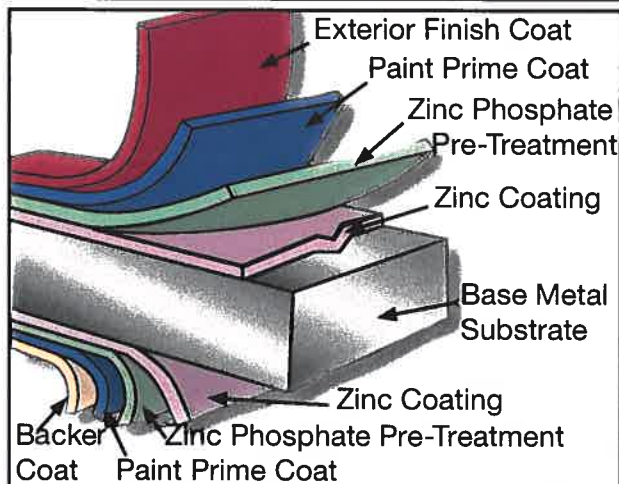
Premium Pro-Snap® is an excellent choice for your residential or light commercial applications. Premium Pro-Snap® is an economical, snap-together, concealed fastener roofing panel. Premium Pro-Snap® offers ease of installation, longevity, energy savings and exceptional durability. The superior performance of the Premium Paint System sets this steel roofing panel apart from the crowd.

Hidden Fastener Panel



28 Gauge Panel

Actual .0157" minimum thickness before painting
.018" nominal thickness after painting
G-100 Galvanized Coating plus Zinc Phosphate
Limited Lifetime Paint Warranty



Available in 23 Panel Colors

Trim Available in All Colors

Zinc Phosphate Pre-Treatment

Coil Coating "Paint" Process ASTM-A755

Structural Strength ASTM-A653

Grade 80 (Full Hard Steel)

100,000 p.s.i. nom. Tensile Strength

UL 2218 Class 4 Hail Resistance

UL 790 Class A Fire Resistance

UL 580 Class 90 Wind Uplift

Florida State Approval FL42461 On 5/8" Plywood,

FL42564 On 2x Material

For complete details on UL Product Certifications see www.ul.com
www.midwestmanufacturing.com

CHRC 01-25	N44-003160	STYLE & POLISH SALON LLC	525 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-002900	TKS BBQ N FIXINS INC	116 GREENE ST E	PIQUA	OH	45356
CHRC 01-25	N44-002890	HASSAN FEDAA FAWZI	120 GREENE ST E	PIQUA	OH	45356
CHRC 01-25	N44-003250	KELLEY AUBREY ANN & LITA MICHELLE BROWN	102 104 GREENE ST E	PIQUA	OH	45356
CHRC 01-25	N44-250521	GATHERING PLACE	105 E GREENE ST	PIQUA	OH	45356
CHRC 01-25	N44-000780	SEA VENTURES LLC	431 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003240	TIPTON JONATHON R & NICHOLE M	501 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003180	TRANSITION PROPERTIES LTD	517 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-002950	ZHU BO JIN & XIU JUAN WU	123 NORTH ST E	PIQUA	OH	45356
CHRC 01-25	N44-003230	BLAIR JEREMY S & TANYA J	505 507 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-003220	GROSS JOHN A & STEPHANIE L	106 E GREENE ST	PIQUA	OH	45356
CHRC 01-25	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	513 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003260	LANGE FRANK N	500 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003170	HAMILTON BRIAN T	531 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003140	HAMILTON BRIAN T	529 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003190	KATIE HUBER CORP	523 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-002970	TILLMAN BARBARA J	528 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-003270	LANGE FRANK N	MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-002960	DSK PORTFOLIO 15 LLC	121 21. NORTH ST E	PIQUA	OH	45356
CHRC 01-25	N44-003320	RAFFEL NATHAN A & JONNA	115 117 NORTH ST W	PIQUA	OH	45356
CHRC 01-25	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-101532	CITY OF PIQUA	NORTH - GREENE ST	PIQUA	OH	45356
CHRC 01-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-003150	PSALM 8318 UN LTD	527 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-101534	CITY OF PIQUA	GREENE - ASH ST	PIQUA	OH	45356
CHRC 01-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003300	BERTKE JOHN F	520 MAIN ST N	PIQUA	OH	45356
CHRC 01-25	N44-003160	STYLE & POLISH SALON LLC	561 E SNODGRASS RD	PIQUA	OH	45356

CHRC 01-25	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
CHRC 01-25	N44-002890	HASSAN FEDAA FAWZI	2606 OLD TROY PIKE	DAYTON	OH	45404
CHRC 01-25	N44-003250	KELLEY AUBREY ANN & LITA MICHELLE BROWN	320 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-250521	GATHERING PLACE	105 GREENE ST	PIQUA	OH	45356
CHRC 01-25	N44-000780	SEA VENTURES LLC	431 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-003240	TIPTON JONATHON R & NICHOLE M	4620 W US RT 36	PIQUA	OH	45356
CHRC 01-25	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-002950	ZHU BO JIN & XIU JUAN WU	7682 OLD WOODS CT	SPRINGBO	OH	45066
CHRC 01-25	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 01-25	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-003220	GROSS JOHN A & STEPHANIE L	409 NORTH ST	ARCANUM	OH	45304
CHRC 01-25	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	4 CENTER COURT	EAST HANC	NJ	7936
CHRC 01-25	N44-003260	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 01-25	N44-003170	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
CHRC 01-25	N44-003280	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 01-25	N44-003140	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
CHRC 01-25	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356
CHRC 01-25	N44-002970	TILLMAN BARBARA J	528 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-002910	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 01-25	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 01-25	N44-002960	DSK PORTFOLIO 15 LLC	650 S MAIN ST	PIQUA	OH	45356
CHRC 01-25	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
CHRC 01-25	N44-002930	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 01-25	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 01-25	N44-101532	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 01-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 01-25	N44-003150	PSALM 8318 UN LTD	603 E STAUNTON RD	TROY	OH	45373
CHRC 01-25	N44-101534	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 01-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
CHRC 01-25	N44-003300	BERTKE JOHN F	P O BOX 1115	PIQUA	OH	45356