

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, APRIL 28, 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 – April 28, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 05-25 – Certificate of Appropriateness
A resolution to approve exterior building alterations at 421 N. Main Street.
2. RESOLUTION CHRC 06-25 – Certificate of Appropriateness
A resolution to approve exterior painting for 520 N. Wayne Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, APRIL 28, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:05 pm Mr. Oda called the meeting to order.

ROLL CALL

Members Present: Mr. Brad Bubp; Mr. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker

Absent: Ms. Jean Franz; Mr. Jim Vetter

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

Motion to excuse Ms. Jean Franz by Melanie Walker, seconded by Brad Bubp.

MEETING MINUTES

A motion to approve the March 31, 2025 meeting minutes was made by Mr. Bubp, seconded by Mr. Spraggs. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

RESOLUTION CHRC 04-25

Chad Henry was present and gave the staff report. The property at 102 E Greene St is a contributing structure within the Downtown Historic District, is the subject of an application for a Certificate of Appropriateness to undertake exterior renovations. The proposed renovations aim to enhance the property's appearance while maintaining its historical and architectural value. Staff recommends approval of Certificate of Appropriateness.

Mr. Oda asked if the piece is physically attached to the brick.

Russ Miller, Applicant states he took 102 and 104 where the vinyl siding is on the front, took the courtyard siding off and there is brick underneath. He would like to get the siding off and have it look all uniform and it is all attached. He wants to make it all the same and not like it's two different buildings. Mr. Miller said they are talking about taking out the door on the vinyl side and making it a window and using the main door as the entrance. He wants to take the concrete steps out and make a nicer entrance to talk in. He is working with Kenton and Aaron in the city to help make that happen and within code.

Mr. Bubp asked if it will be a handicap entrance, Mr. Miller stated the front entrance will not be handicap accessible.

Mr. Oda said it sounds like he isn't doing anything upstairs. Mr. Miller said the building is structurally sound. He said his initial goal is a downtown, short term rental. He wants to make the courtyard nice in the back, but he isn't 100% sure. He said he thinks it could be useful with Lock 9. His goal is to have 3 beds and two baths with a game room.

Mr. Oda asked about the color of the building. Mr. Miller showed an example of "Mindful Gray" he said that will be the color of the building, but the roof and gutters will be black. Mr. Bubp asked about the shutters. Mr. Miller said his hope would be to replace the three windows at the top and no other. Mr. Oda said the real shutter should be the same width as the window when the shutters would be closed. Mr. Oda said they would be appropriate for this house if they were real shutters. Mr. Miller said the windows are 32" wide on the uppers. The shutters he usually uses are 15" wide. Ms. Walker stated she agreed that there shouldn't be shutters on the bottom window as it would be too cluttered but agrees that the top three windows should have them.

Mr. Spraggs asked about the height of the window beside the main door. Mr. Miller stated that the window is brick to brick. He said if they remove the door on the addition and add a window it would be the same height as the window that is currently there. He wants to work with Kenton to put as big of a porch as he can. He is hoping that he can go four feet wide and possibly 10 ft length.

He is going to re-shingle above the door, so it matches the roof.

Mr. Bubp asked what he would do on the door that has an air conditioner in it. Mr. Miller stated it is already brick and is waiting to be painted.

He thinks that he has flipped close to 20 houses and just wants to make Piqua look great again. He said he is the one that did the outdoor patio at referees.

Mr. Bubp made a motion to approve the resolution, and Ms. Walker seconded the motion. The resolution was approved with a 4-0 vote.

Mr. Bubp did remind Mr. Miller

OTHER BUSINESS

Ms. Walker mentioned that 513 N Main Street is not following what was approved for a prior Certificate of Appropriateness. She stated that they approved painting the brick, but it now has siding. They have some kind of brick that is used inside around the outside bottom. She also stated the far north window is trimmed out and completely different than the rest of the windows. Mr. Oda stated there are issues that arise once you start a project. Mr. Oda stated they aren't even close to what was approved for the Certificate of Appropriateness. Mr. Oda said it's not just a little bit that is off.

Mr. Henry stated that if we approved of a Certificate of Appropriateness and they aren't doing what was approved that the city could give them a door hanger and they would have to come before the board

again to get it reapproved. Mr. Henry stated he would reach out to them tomorrow. He also asked Ms. Walker to send him the pictures she has.

Mr. Oda asked if they are supposed to get a building permit from Miami County. Mr. Henry stated they should have it and it should be posted. Mr. Henry stated that they would typically do a post inspection when the project is done.

Mr. Henry stated he gave them a copy of Charter 99: Historic Preservation as they requested last meeting. It has some buildings that are not included such as the Eagles and Town and Country.

Mr. Bubp stated that if someone was found in violation of the charter have to fix the violations. If the violations are not corrected further actions could be taken. He states he will call the owner at 513 N Main Street and figure out why they are doing what they are doing. Mr. Oda stated he wants to review the Charter.

ADJOURNMENT

Mr. Oda adjourned the meeting at 6:51PM without objections from the Commission.

RESOLUTION No. CHRC 05-25

WHEREAS, Diana M. Hall, is requesting a Certificate of Appropriateness for exterior renovations at 421 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	☐	☐	☐	☐

Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

STAFF REPORT

Planning Commission

Date: June 30, 2025
Re: CHRC 05-25

Applicant: Diana M. Hall

Address: 421 N. Main Street
Parcel #: N44-000830

Zoning: Downtown Shopfront Mixed Use (D-SX)

Request: The applicant is requesting a Certificate of Appropriateness for exterior renovations

Staff Comments and Recommendations:

Overview

The applicant requests a Certificate of Appropriateness for the replacement of broken and rotted second-story windows at 421 N. Main Street, located within the Downtown Shopfront Mixed Use (D-SX) zoning district. The proposed new windows are designed to closely resemble the second-story windows of the adjacent buildings, promoting a unified appearance along the storefronts.

Staff Analysis

The current second-story windows at 421 N. Main Street are in poor condition, exhibiting rot and broken components that affect both functionality and aesthetics. The applicant's proposal involves installing new windows that match the style, materials, and proportions of those on the neighboring properties at 419 & 423 N. Main Street. The replacement windows will preserve the historic character of the property while enhancing visual cohesion with the surrounding historic district. No adverse impacts to the historic integrity of the property or district are anticipated.

Recommendation:

Staff recommends that the CHRC **Approve** the Certificate of Appropriateness for the replacement of the second-story windows at 421 N. Main Street. The proposed work is consistent with historic preservation guidelines and will improve the property's appearance and compatibility with the historic district.

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: 421 N. MAIN St.

Parcel ID Number: N44-000830

Zoning District:

Current Use: 353 / 324

Existing Property Use:

Retail Store/Edward Jones Investments/2ND story Conversion Res.

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:

Contact Person First Last Name: DIANA M. HALL

Mailing Address: 904 W GREENE St. Piqua OH 45354

Phone Number: 937-673-5271

Email: DianaHall286@gmail.com

E. PROJECT DETAILS

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

REPLACEMENT OF BROKEN & ROTTED SECOND STORY
WINDOWS.

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): \$ 4000.00

Start Date: Approx June 9th

End Date: June 30th

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.

Diana Hall

4-22-25

Applicant Name

Date

Diana Hall

Owner

Applicant Signature

Title

SAME AS ABOVE

Property Owner Name

Title

Property Owner Signature

Title

421 N MAIN - Current Status 4/22/25





Proposed new windows will look
like the windows on each side (Branded + the Barn Shop)
which will provide a cohesive look.

MOELLER DOOR & WINDOW
5970 STATE ROUTE 119
P.O BOX 402
ST. HENRY, OH 45883
Phone: (419) 925-4748
Fax: (419) 925-8300



QUOTE

Quote # : 030094
Quote Date : 04/09/25
Route : NONE
Sched :
Printed
Date: 04/22/25
Time: 09:49 AM

Page: 1 of 1

Sold To : D00677

DIANA HALL
904 W GREENE ST
PIQUA OH 45356

Ship To :

421 MAIN (WINTO)
421 N MAIN ST
PIQUA OH 45356

** Textable **

Via: OUR TRUCK

Contact:

Phone: (937) 673-5271

Type:	Tax Info	Your Order:	Terms:	Entd By:	In / Out:
INSTALL		WINDOW REPLACEMENT	NET 20	DK01	DK / DK

Shipping Instructions

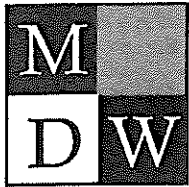
Contact Information

Line #	Item Number / Description	Quantity	Price / Unit	Extended
0001.00	Remark: ~ CONTACT: DIANA HALL - 937.673.5271			
0002.00	Item: *030094002.00 ~ WINDOW INSTALL DETAILS: EQUIPMENT NEEDED SMALL LIFT ~ WINDOW BRAND: ALLIANCE ~ MFG. QUOTE # 706010 ~ POCKET STYLE REPLACEMENT ~ EXISTING WINDOW MAIN FRAME WILL STAY INTACT ~ HOLLOW WEIGHT CAVITIES TO BE FILLED WITH FIBERGLASS INSULATION ~ WINDOW PERIMETER TO BE INSULATED WITH POLYURETHANE SPARY FOAM INSULATION ~ NEW 5/8"X5/8" WHITE PVC INTERIOR STOPS ~ EXTERIOR FRAME OF EXISTING WINDOW TO BE CAPPED IN ALUMINUM & SEALED (SEE DESCRIPTION FOR MATERIAL COLOR) ~ ALL TEAROUT, HAULAWAY, AND DISPOSAL INCLUDED IN THIS ESTIMATE ~ QUOTE INCLUDES WINDOWS, INSTALL LABOR, MATERIALS, TAX,& DISPOSAL. QUOTE SUBJECT TO CHANGE BASED ON THE DESCRIPTIONS WITHIN.	1.00	3,868.00 EA	3,868.00
0002.01	Item: SOWINQTY ~ 2	2.00	0.00 EA	0.00
0003.00	Remark: ~ WINDOWS TO BE WRAPPED IN BLACK TO MATCH WINDOWS ON EITHER SIDE. ~ EXISTING WINDOWS ARE UNREPAIRABLE.			


**SPECIAL
EQUIPMENT
NEEDED**

Quote prices valid until 04/30/25

Merchandise.....	3,868.00
Quote Total.....	3,868.00



Moeller Door & Window
5970 State Route 119
St. Henry, Ohio 45883
PH: 419-925-4748

ORDER: 706010
ORDER DATE: 4/22/2025
EST. DELIVERY DATE: 5/12/2025

QUOTE SELLING

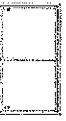
INVOICE INFORMATION

Brian Meade- Sales Associate

SHIPPING INFORMATION

Brian Meade- Sales Associate

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
706010	4/22/2025		Hall , diana				
ITEM	DESCRIPTION	QTY	SIZE	LIST	PRICE	TOTAL	
1	Belmont NW Double Hung INTERIOR COLOR{WHITE}, EXTERIOR COLOR{WHITE}, GLAZING{DUAL GLAZE - DOUBLE STRENGTH}, GLASS IG {LOE366/CLEAR IG}, HALF SCREEN, FIBERGLASS, DOUBLE LOCKS	2	TTT: 40 1/4 W x 70 1/4 H		\$1,934.00	\$3,868.00	
TOTALS: 2			SUBTOTAL:			\$3,868.00	
			TOTAL:			\$3,868.00	

COMMENT: 030094

THE BELMONT SERIES

The Belmont Series from Alliance Window Systems® offers exceptional quality, features, and benefits with many styles and configurations to choose from. The Belmont Series from Alliance Window Systems® includes options to meet Northern Energy Star ratings. All Belmont Series windows feature our Innovative® insulated glass with double strength glass as a standard. Available in white and tan colors with the option to utilize one of our 12 standard exterior colors in all configurations.

All Alliance Windows by Midway come with our exclusive Assurance Plus* Limited Lifetime Warranty.



BELMONT

HUNG WINDOW FEATURES

- Cam lock draws sashes closer together for a positive lock
- Integral interlock at meeting rail
- Heavy walled PVC framing
- Closed-cell compression seal at sloped sill
- Tri-Fin weather strip: three layers of weather stripping are standard on all sashes
- 3/4" Insulated glass for optimal energy efficiency
- Innovative® Warm Edge Spacer and High-Performance Low-E glass with argon gas fill
- Double strength glass is standard
- Three layers of weather stripping are standard on all sashes
- Constant force coil balance
- Full lift rails
- Balance covers

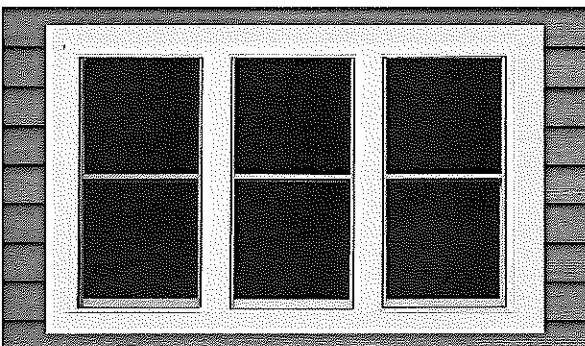
SINGLE-HUNG

One vertically sliding lower sash that tilts in for cleaning and one fixed upper glass.



DOUBLE-HUNG

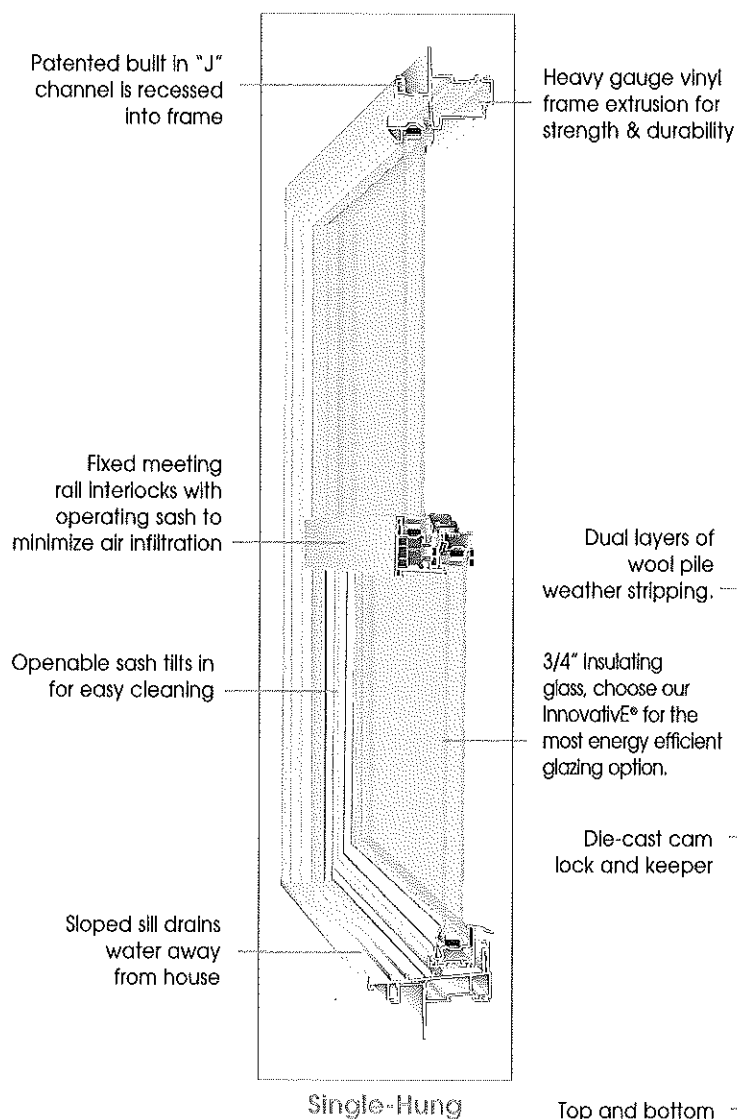
Two vertically sliding sashes that tilt to the inside for easy cleaning.



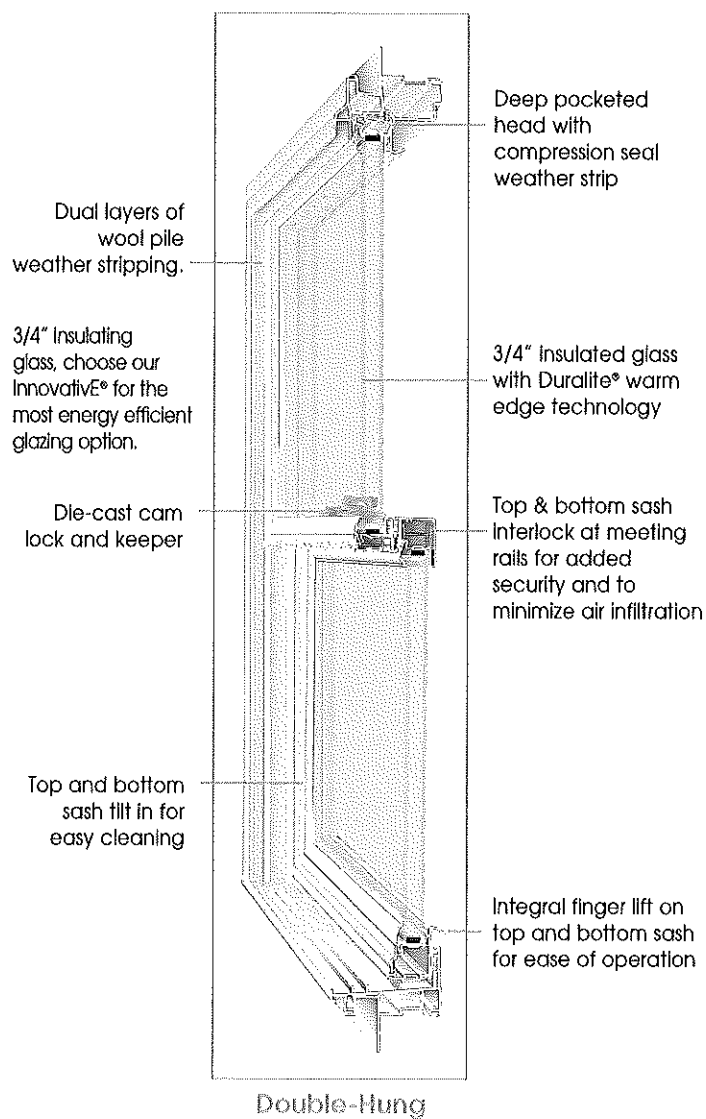
WINDGATE WINDOW FEATURES

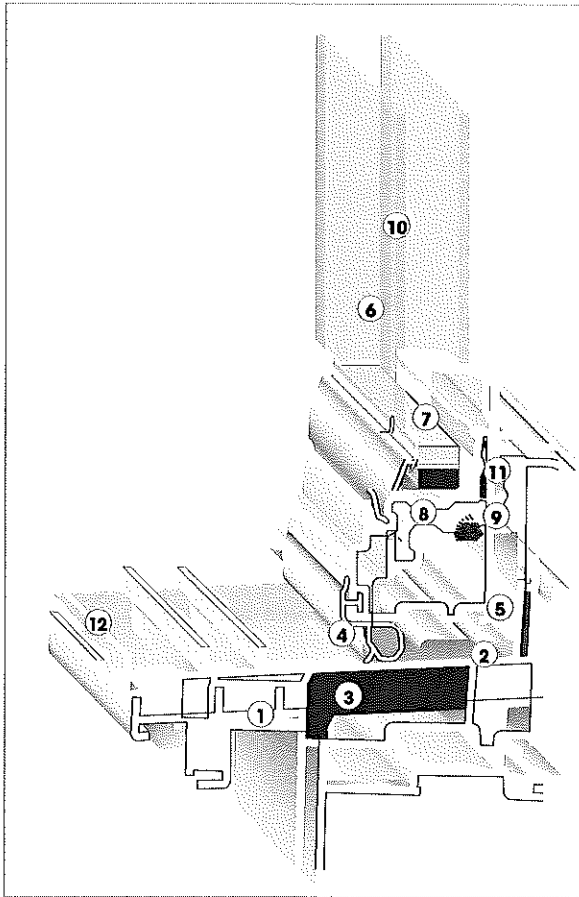
WINDOW STYLES

09



Look for the ENERGY STAR label on qualified products.





- ❶ Double-wall, integral "J" channel: Designed into the frame, eliminating the cost of an add-on "J" channel while providing a pleasing "beveled" exterior look.
- ❷ Heavy walled PVC framing acts as a natural insulator.
- ❸ Dead air spaces within the frame and sash profiles further resist energy flow.
- ❹ Closed cell compression seal at sloped sill resists air and water penetration.
- ❺ Triple-fin seal weather stripping at sill further reduces air infiltration.
- ❻ 3/4" Insulating glass provides optimum energy efficiency.
- ❼ "Warm edge" low conductance spacer resists energy flow through the edge of glass.
- ❽ Water management grooves channel moisture away from insulated glass sealant.
- ❾ Dual hollows at lift rail add strength and insulation.
- ❿ Optional Innovative® High Performance Glass utilizes Low E coating specifically engineered for local requirements.
- ⓫ Direct set back bedding bonds glass to sash, reducing air and water infiltration potential.
- ⓬ Rigid screen pocket on sill reduces "screen rattle," even on windy days.

Casements/Awnings

- Sash opens completely, so windows can be cleaned easily from inside your home*
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point locking system locks sash at multiple points for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Optional in some regions, multiple units made with single frame construction

Fixed Units

- Mulling system allows fixed units to be milled to any other window
- Equal sight lines assure uniform exterior appearance of all units

Sliders

- Anti-friction polymer Sweep N Slides glide on integral track system allowing for effortless fingertip operation
- Two sets of Sweep N Slides transfer weight of glass directly to frame, reducing stress on sash members
- Independent weep chambers on frame assure effective water runoff
- Stylish beveled exterior matches look of double-hung and casement, to provide a uniform exterior appearance

Innovative®
ENERGY MANAGEMENT SYSTEM

* Does not apply to egress hardware.

RESOLUTION No. CHRC 06-25

WHEREAS, Lisa Shockley, is requesting a Certificate of Appropriateness for exterior painting at 520 N. Wayne 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	☐	☐	☐	☐

Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

STAFF REPORT

Planning Commission

Date: June 30, 2025
Re: CHRC 06-25

Applicant: Lisa Shockley

Address: 520 N. Wayne Street
Parcel #: N44-009870

Zoning: Traditional Residential Estate (T-RM-E)

Request: The applicant is requesting a Certificate of Appropriateness for exterior paint

Staff Comments and Recommendations:

Overview

The applicant requests a Certificate of Appropriateness for the application of exterior paint colors at 520 N. Wayne Street, located within the Traditional Residential Estate zoning district. The proposed colors, Green Onyx and Roman Column, will be applied to the house to enhance its appearance and maintain compatibility with the surrounding historic district.

Staff Analysis

The proposed exterior paint colors are well-suited for the architectural style and character of the property. These colors complement the aesthetic of the historic district, contributing to a cohesive and visually appealing streetscape. The selection aligns with historic preservation guidelines by maintaining the property's historic integrity while refreshing its exterior. The colors are appropriate for the district, as they harmonize with the tones and styles of neighboring properties. No adverse impacts to the historic character of the property or district are anticipated.

Recommendation:

Staff recommends that the CHRC **Approve** the Certificate of Appropriateness for the exterior painting at 520 N. Wayne Street. The proposed colors are appropriate for the historic district and will enhance the property's compatibility with its surroundings.

A. DESIGNATION SUBMISSION QUESTIONS

1. Is your property located within the Piqua Historic District 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: 520 N. WAYNE ST.

Parcel ID Number:

Zoning District:

Current Use: RESIDENCE

Existing Property Use: RESIDENTIAL

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:

Contact Person First Last Name: LISA SHOCKLEY

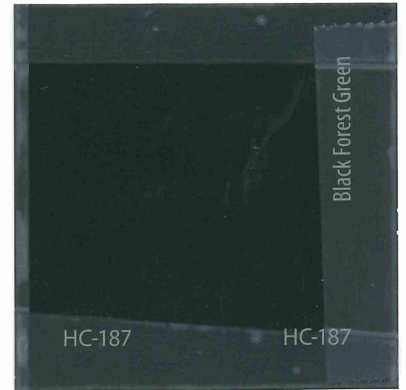
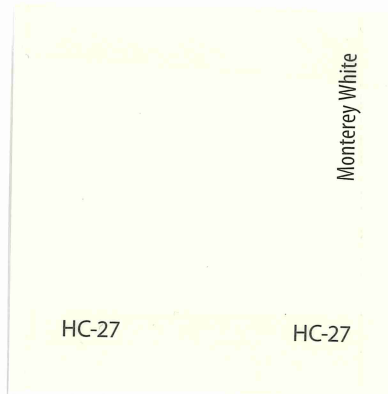
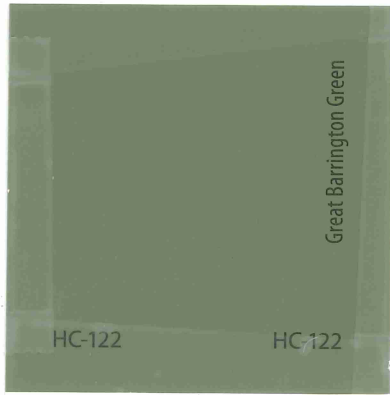
Mailing Address: 520 N. WAYNE ST.

Phone Number: 512 771 1229

Email: lisashockley2017@gmail.com

Lisa Shuckley

520 N. Wayne Street Benjamin Moore Historic Palette



E. PROJECT DETAILS

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

PAINT EXTERIOR

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): \$19,000

Start Date: 6/13/25

End Date: 7/18/25

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 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.

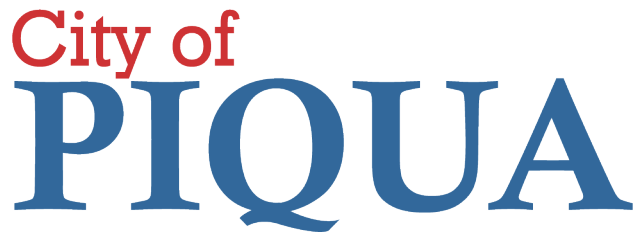
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>LISA SHOCKLEY</u>	<u>5/6/25</u>
Applicant Name	Date
<u>[Signature]</u>	<u>OWNER</u>
Applicant Signature	Title
<u>SAME</u>	
Property Owner Name	Title
Property Owner Signature	Title











Community Services Department

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

June 12, 2025

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, June 30, 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.

Resolution	Parcel	Owner	Address	City	State	Zip
CHRC 05-25	N44-000280	IRVIN JOHN D	431 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000280	IRVIN JOHN D	4623 W VERSAILLES RD	PIQUA	OH	45356
CHRC 05-25	N44-000290	SMITH RICHARD J & TRACY E	211 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-000290	SMITH RICHARD J & TRACY E	1244 BROADWAY	PIQUA	OH	45356
CHRC 05-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	419 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	1168 PARKVIEW DR	TROY	OH	45373
CHRC 05-25	N44-000320	WEITZEL INVESTMENTS LLC	415 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000320	WEITZEL INVESTMENTS LLC	1121 S MULBERRY ST	TROY	OH	45373
CHRC 05-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PEN	413 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PEN	890 SNYDER RD	PIQUA	OH	45356
CHRC 05-25	N44-000340	BANK ONE DAYTON NATL ASSC	401 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000340	BANK ONE DAYTON NATL ASSC	P.O.BOX 35605	DALLAS	TX	75235
CHRC 05-25	N44-000360	FCPT HOLDINGS LLC	201 E ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-000360	FCPT HOLDINGS LLC	591 REDWOOD HW SUITE 3215	MILL VALLE	CA	94941
CHRC 05-25	N44-000690	REISER PROPERTIES LLC	310 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-000770	CANAL VIEW INVESTMENTS LLC	107 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-000770	CANAL VIEW INVESTMENTS LLC	15 FALCONS NEST	PIQUA	OH	45356
CHRC 05-25	N44-000780	SEA VENTURES LLC	431 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000790	ANDERSON GARY R & SHIRLEY A	427 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000790	ANDERSON GARY R & SHIRLEY A	10700 N HARDIN RD	PIQUA	OH	45356
CHRC 05-25	N44-000800	PELCHI LLC	429 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000810	LATHAM SCOTT & CHRISTINE L	423 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000810	LATHAM SCOTT & CHRISTINE L	420 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000820	PICKREL LEAH	425 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000820	PICKREL LEAH	2675 W FARRINGTON RD	PIQUA	OH	45356
CHRC 05-25	N44-000830	HALL DIANA M	421 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000830	HALL DIANA M	904 W GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-000840	MAS PROPERTY VENTURES LLC	413 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000840	MAS PROPERTY VENTURES LLC	620 WOODCREEK DR	TROY	OH	45373
CHRC 05-25	N44-000850	WENRICK CHRISTOPHER S	419 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000850	WENRICK CHRISTOPHER S	9920 NEWBERRY WASH RD	PIQUA	OH	45356
CHRC 05-25	N44-000860	SEA VENTURES LLC	411N MAIN ST	PIQUA	OH	45356

CHRC 05-25	N44-000860	SEA VENTURES LLC	526 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-000870	DOBO REAL PROPERTY LLC	417 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000870	DOBO REAL PROPERTY LLC	1503 BROADWAY	PIQUA	OH	45356
CHRC 05-25	N44-000880	GREGGERSON REAL PROPERTY LLC	415 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000880	GREGGERSON REAL PROPERTY LLC	9450 N HETZLER RD	PIQUA	OH	45356
CHRC 05-25	N44-000895	CITY OF PIQUA OHIO	110 E ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-000895	CITY OF PIQUA OHIO	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-000900	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	405 407 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	10700 N HARDIN RD	PIQUA	OH	45356
CHRC 05-25	N44-000920	TRIANGLE GENERATIONS LLC	333 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000920	TRIANGLE GENERATIONS LLC	7620 W UNION CHURCH RD	COVINGTO	OH	45318
CHRC 05-25	N44-000930	TREON MICHAEL	331 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000940	SLOAN MICHAEL W TRUSTEE	323 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000940	SLOAN MICHAEL W TRUSTEE	9525 MECKSTROTH RD	PIQUA	OH	45356
CHRC 05-25	N44-000950	XSSV PROPERTIES LTD	325 MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-000950	XSSV PROPERTIES LTD	414 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-000960	A & W WALLACE LLC	327 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000960	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
CHRC 05-25	N44-000970	A & W WALLACE LLC	329 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000970	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
CHRC 05-25	N44-000990	321 LEASING LLC	321 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-000990	321 LEASING LLC	P O BOX 637	PIQUA	OH	45356
CHRC 05-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	319 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	555 CHARTWELL CT	TROY	OH	45373
CHRC 05-25	N44-001500	FESSEX CORPORATION LLC	320 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001500	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT	OH	45359
CHRC 05-25	N44-001510	BEACHY DANIEL J & TRACY	322 324 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001510	BEACHY DANIEL J & TRACY	322 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001520	PIQUA CHAMBER OF COMMERCE	326 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001520	PIQUA CHAMBER OF COMMERCE	PO BOX 1142	PIQUA	OH	45356
CHRC 05-25	N44-001530	400 N MAIN STREET LLC	400 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001530	400 N MAIN STREET LLC	406 W ASH ST #200	PIQUA	OH	45356

CHRC 05-25	N44-001540	GOOD LUCK LEASING LLC	408 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001540	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001550	JODA PROPERTIES LLC	110 112 W ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-001550	JODA PROPERTIES LLC	15707 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 05-25	N44-001560	GOOD LUCK LEASING LLC	406 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001560	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001570	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001570	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001580	ARP DOUGLAS G & TERESA C	414 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001580	ARP DOUGLAS G & TERESA C	315 BIRD SONG DR	VANDALIA	OH	45377
CHRC 05-25	N44-001590	ESDY PROPERTIES INC	418 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001590	ESDY PROPERTIES INC	1215 WALKER ST	PIQUA	OH	45356
CHRC 05-25	N44-001600	LATHAM SCOTT D & CHRISTINE L	420 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001600	LATHAM SCOTT D & CHRISTINE L	420 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 05-25	N44-001640	VESTCO LTD	423 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
CHRC 05-25	N44-001670	BENKERT JULIA M	419 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-001670	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA	OH	45356
CHRC 05-25	N44-001690	RUFFNER MATTHEW FOREST	417 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-001690	RUFFNER MATTHEW FOREST	417 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-001700	PFS LEASING LLC	114-116 W ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-001700	PFS LEASING LLC	719 E ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-001720	EJB INVESTMENTS LLC	128W ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-001720	EJB INVESTMENTS LLC	P O BOX 402	PIQUA	OH	45356
CHRC 05-25	N44-001740	VSF INVESTMENTS 10 LTD	121 123 W ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-001740	VSF INVESTMENTS 10 LTD	1268 E ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-002850	LIETTE EDWIN L (TRUSTEE)	513 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002850	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 05-25	N44-002860	HAMILTON BRIAN T	507 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002860	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
CHRC 05-25	N44-002870	GOVER MAEGAN N	505 SPRING ST	PIQUA	OH	45356

CHRC 05-25	N44-002870	GOVER MAEGAN N	505 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002880	BRADY ADRIAN P & AMBER R	501 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002880	BRADY ADRIAN P & AMBER R	501 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002890	HASSAN FEDAA FAWZI	120E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-002890	HASSAN FEDAA FAWZI	2606 OLD TROY PIKE	DAYTON	OH	45404
CHRC 05-25	N44-002900	TKS BBQ N FIXINS INC	116 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
CHRC 05-25	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002910	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 05-25	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002930	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 05-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 05-25	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003190	KATIE HUBER CORP	523 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356
CHRC 05-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	513 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	4 CENTER COURT	EAST HANC NJ		7936
CHRC 05-25	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003220	GROSS JOHN A & STEPHANIE L	106 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-003220	GROSS JOHN A & STEPHANIE L	409 NORTH ST	ARCANUM	OH	45304
CHRC 05-25	N44-003230	BLAIR JEREMY S & TANYA J	505 507N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 05-25	N44-003240	TIPTON JONATHON R & NICHOLE M	501 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003240	TIPTON JONATHON R & NICHOLE M	4620 W US RT 36	PIQUA	OH	45356
CHRC 05-25	N44-003250	RCD VENTURES LLC	102 104 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-003250	RCD VENTURES LLC	434 S COLLEGE ST	PIQUA	OH	45356
CHRC 05-25	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	124 W GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH	45356

CHRC 05-25	N44-003260	LANGE FRANK N	500N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003260	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003265	THE PIQUA IMPROVEMENT CORPORATION	W GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-003265	THE PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003280	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 05-25	N44-003300	BERTKE JOHN F	520 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003300	BERTKE JOHN F	P O BOX 1115	PIQUA	OH	45356
CHRC 05-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
CHRC 05-25	N44-003340	BRUBAKER CRISTINA C	519 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003340	BRUBAKER CRISTINA C	519 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003630	GIROLAMO MARTHA E	515 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003630	GIROLAMO MARTHA E	26642 TOWNE CENTRE DR	FOOTHILL FCA		92610
CHRC 05-25	N44-003640	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-003640	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-101532	CITY OF PIQUA	NORTH - GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-101532	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-101534	CITY OF PIQUA	GREENE - ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-101534	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-101536	CITY OF PIQUA	ASH - HIGH ST	PIQUA	OH	45356
CHRC 05-25	N44-101536	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-250040	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-250040	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-250042	CITY OF PIQUA	WAYNE R	PIQUA	OH	45356
CHRC 05-25	N44-250042	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
CHRC 05-25	N44-250059	CITY OF PIQUA	ASH ST	PIQUA	OH	45356
CHRC 05-25	N44-250059	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-250074	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-250074	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
CHRC 05-25	N44-250390	CITY OF PIQUA	MAIN ST N	PIQUA	OH	45356
CHRC 05-25	N44-250390	CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356

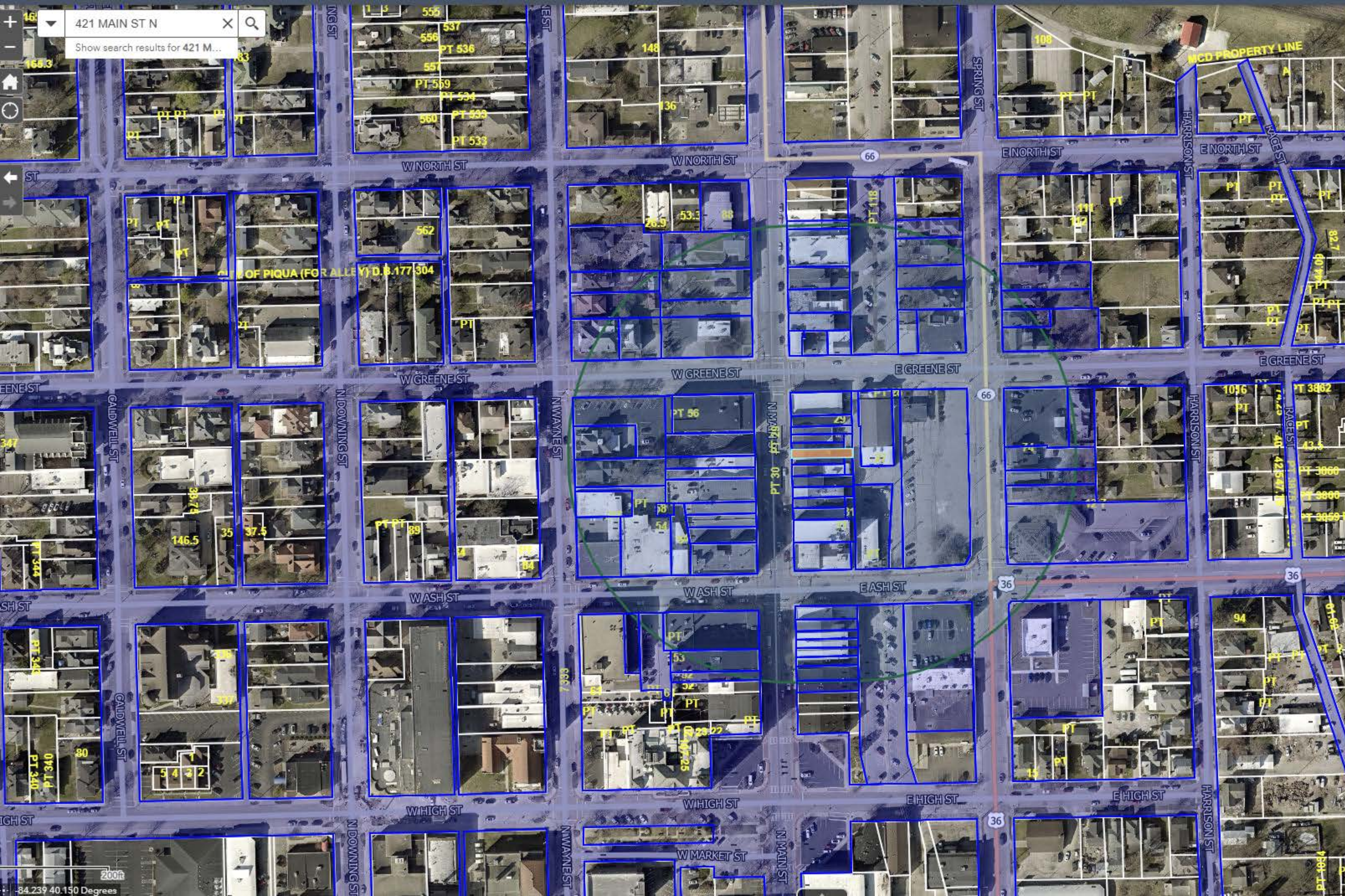
CHRC 05-25	N44-250521	GATHERING PLACE	105 E GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-250521	GATHERING PLACE	105 GREENE ST	PIQUA	OH	45356
CHRC 05-25	N44-251368	THE PIQUA ARTS COUNCIL	401 N MAIN ST	PIQUA	OH	45356
CHRC 05-25	N44-251368	THE PIQUA ARTS COUNCIL	427 N MAIN ST	PIQUA	OH	45356
CHRC 06-25	N44-010170	STALLARD JASON A	225 NORTH ST W	PIQUA	OH	45356
CHRC 06-25	N44-250074	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-004180	MUELLER JAMES H & LAURIE ANN	650 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-250495	ST PAULS UNITED CHURCH OF CHRIST	500 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-003320	RAFFEL NATHAN A & JONNA	115 117 NORTH ST W	PIQUA	OH	45356
CHRC 06-25	N44-010200	BALTES IRVIN J & KATHLEEN A	501 -515 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-075750	BENGOUGH MARY LOU	651 #1 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-004140	KLOSTERMAN C RICHARD & MARY DENISE	528 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-003610	SPAYDE MATTHEW	523 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-001640	VESTCO LTD	423 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-004080	BIBBEE ALEXANDRA IWANCHUK & LARISSA C	301 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-006870	BLANCK MICHAEL C & ANN M	324 326 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-002320	SEA VENTURES LLC	421 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-003340	BRUBAKER CRISTINA C	519 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 06-25	N44-250400	Y W C A TRUSTEES	418 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003260	LANGE FRANK N	500 MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	124 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-009840	R&T RENTALS LLC	500 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003350	NORTH SHELL INC	600 MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-009850	MANFREDI BARBARA A	510 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010190	Z&T PROPERTIES LLC	521 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-009930	MALONEY KELLY M	614 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010140	BODNAR CASSANDRA	DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-010130	LANGE ADRIANNE	611 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-004120	BH REAL PROPERTY LLC	516 16. N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-003620	HORN KYRA	119 -121 W NORTH ST	PIQUA	OH	45356

CHRC 06-25	N44-002280	UNDERWOOD MICHAEL L & DIANNE	215 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-010210	HOMETOWN PROPERTY MANAGEMENT & SER	224 GREENE W	PIQUA	OH	45356
CHRC 06-25	N44-003265	THE PIQUA IMPROVEMENT CORPORATION	W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-009900	BODNAR CASSANDRA	NORTH ST	PIQUA	OH	45356
CHRC 06-25	N44-010120	LEDEBUHR SAMUEL A & AMY E	615 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-009920	T & S PELTIER LLC	610 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003640	LANGE FRANK N	509 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-009940	HARTZELL BARBARA JEAN TRUSTEE	618 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003300	BERTKE JOHN F	520 MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-002310	KEMMER JOSEPH DOON & SARAH	429 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-004160	HERRMANN JENNIFER A	600 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-010220	POPE WAYNE M & SUE A WIDNEY	220 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-250387	SAFEHAVEN INC	WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-004130	CRUSOE DOROTHY M	518 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-250385	SAFEHAVEN INC	633 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-010180	DECASSERES TERESA M	527 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-003270	LANGE FRANK N	MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-004090	ST PAULS UNITED CHURCH OF CHRIST	312 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-250405	Y W C A	WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-004150	NOLAND MATTHEW & STEPHANIE	310 NORTH ST W	PIQUA	OH	45356
CHRC 06-25	N44-004110	HILL JOSEPH E & MISTY D	512 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-010150	BODNAR CASSANDRA	601 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-003360	TIME WARNER CABLE MIDWEST LLC	614 MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-002290	JTL PROPERTIES OF MIAMI COUNTY LLC	205 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-075770	HOUSER MICHAEL S	651 #3 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-010160	MANN AARON C & ELIZABETH	223 NORTH ST W	PIQUA	OH	45356
CHRC 06-25	N44-004170	HUDSON THOMAS D & BARBARA J	608 DOWNING ST N	PIQUA	OH	45356
CHRC 06-25	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-009860	PEDRO JEFFREY J JR & EMILY E	516 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-002300	WILSON JOSEPH H & BRENDA F	211 GREENE ST W	PIQUA	OH	45356
CHRC 06-25	N44-002345	COTRELL JANE A	415 DOWNING ST N	PIQUA	OH	45356

CHRC 06-25	N44-009830	HARMON RICK & MELISSA	218 GREENE W	PIQUA	OH	45356
CHRC 06-25	N44-003590	KOON CHARLES STEPHEN	615 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003600	JACKSON JEFFREY S & LAURA D	603 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-250040	CITY OF PIQUA	GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-009952	BONMUR LLC	700 708 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003630	GIROLAMO MARTHA E	515 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-009880	WALKER MELANIE K & WILLIAM FREDRICK JR	526 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-010110	JENKINS KEVIN A	619 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-001670	BENKERT JULIA M	419 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-002270	DOTTILLIS SHELLEY	424 430 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-006800	BINGHAM CHAD & ELIZABETH	317 NORTH W	PIQUA	OH	45356
CHRC 06-25	N44-009910	SWIER SANDRA J	608 WAYNE ST N	PIQUA	OH	45356
CHRC 06-25	N44-003380	TIME WARNER CABLE MIDWEST LLC	MAIN ST N	PIQUA	OH	45356
CHRC 06-25	N44-002330	SUNRISE FINANCIAL SERVICES LLC	221 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-009870	SHOCKLEY LISA	520 20. N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010170	STALLARD JASON A	225 W NORTH ST	PIQUA	OH	45356
CHRC 06-25	N44-250074	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-004180	MUELLER JAMES H & LAURIE ANN	650 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-250495	ST PAULS UNITED CHURCH OF CHRIST	500 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
CHRC 06-25	N44-010200	BALTES IRVIN J & KATHLEEN A	228 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-075750	BENGOUGH MARY LOU	651 N DOWNING ST UNIT 1	PIQUA	OH	45356
CHRC 06-25	N44-004140	KLOSTERMAN C RICHARD & MARY DENISE	528 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-003610	SPAYDE MATTHEW	620 WOODCREEK DR	TROY	OH	45373
CHRC 06-25	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
CHRC 06-25	N44-004080	BIBBEE ALEXANDRA IWANCHUK & LARISSA C	737 FAIRCHILD AVE	KENT	OH	44240
CHRC 06-25	N44-006870	BLANCK MICHAEL C & ANN M	324 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-002320	SEA VENTURES LLC	431 MAIN ST	PIQUA	OH	45356
CHRC 06-25	N44-003340	BRUBAKER CRISTINA C	519 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 06-25	N44-250400	Y W C A TRUSTEES	418 N WAYNE	PIQUA	OH	45356
CHRC 06-25	N44-003260	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH	45356

CHRC 06-25	N44-009840	R&T RENTALS LLC	1106 W MAIN ST	TROY	OH	45373
CHRC 06-25	N44-003350	NORTH SHELL INC	2970 PARKWOOD DR	TROY	OH	45373
CHRC 06-25	N44-009850	MANFREDI BARBARA A	510 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010190	Z&T PROPERTIES LLC	218 W ASH ST	PIQUA	OH	45356
CHRC 06-25	N44-009930	MALONEY KELLY M	614 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010140	BODNAR CASSANDRA	601 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-010130	LANGE ADRIANNE	611 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-004120	BH REAL PROPERTY LLC	4 HOPEWOOD DR	PIQUA	OH	45356
CHRC 06-25	N44-003620	HORN KYRA	PO BOX 309	RUSSIA	OH	45363
CHRC 06-25	N44-002280	UNDERWOOD MICHAEL L & DIANNE	215 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-010210	HOMETOWN PROPERTY MANAGEMENT & SER	224 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-003265	THE PIQUA IMPROVEMENT CORPORATION	201 W WATER ST	PIQUA	OH	45356
CHRC 06-25	N44-009900	BODNAR CASSANDRA	601 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-010120	LEDEBUHR SAMUEL A & AMY E	615 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-009920	T & S PELTIER LLC	717 CALDWELL ST	PIQUA	OH	45356
CHRC 06-25	N44-003640	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
CHRC 06-25	N44-003280	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 06-25	N44-009940	HARTZELL BARBARA JEAN TRUSTEE	618 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-003300	BERTKE JOHN F	P O BOX 1115	PIQUA	OH	45356
CHRC 06-25	N44-002310	KEMMER JOSEPH DOON & SARAH	429 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-004160	HERRMANN JENNIFER A	600 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-010220	POPE WAYNE M & SUE A WIDNEY	220 W GREENE ST	PIQUA	OH	45356
CHRC 06-25	N44-250387	SAFEHAVEN INC	633 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-004130	CRUSOE DOROTHY M	518 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-250385	SAFEHAVEN INC	633 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-010180	DECASSERES TERESA M	527 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 06-25	N44-004090	ST PAULS UNITED CHURCH OF CHRIST	500 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-250405	Y W C A	418 N WAYNE	PIQUA	OH	45356
CHRC 06-25	N44-004150	NOLAND MATTHEW & STEPHANIE	310 W NORTH ST	PIQUA	OH	45356
CHRC 06-25	N44-004110	HILL JOSEPH E & MISTY D	512 N DOWNING ST	PIQUA	OH	45356
CHRC 06-25	N44-010150	BODNAR CASSANDRA	601 N DOWNING ST	PIQUA	OH	45356

CHRC 06-25	N44-003360	TIME WARNER CABLE MIDWEST LLC	7820 CRESCENT EXECUTIVE DR	CHARLOTTINC	28212
CHRC 06-25	N44-002290	JTL PROPERTIES OF MIAMI COUNTY LLC	10578 BUCKEYE DR	HUNTSVILL OH	43324
CHRC 06-25	N44-075770	HOUSER MICHAEL S	PO BOX 633	PIQUA OH	45356
CHRC 06-25	N44-010160	MANN AARON C & ELIZABETH	223 W NORTH ST	PIQUA OH	45356
CHRC 06-25	N44-004170	HUDSON THOMAS D & BARBARA J	608 N DOWNING ST	PIQUA OH	45356
CHRC 06-25	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 CALDWELL ST	PIQUA OH	45356
CHRC 06-25	N44-009860	PEDRO JEFFREY J JR & EMILY E	516 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-002300	WILSON JOSEPH H & BRENDA F	211 W GREENE ST	PIQUA OH	45356
CHRC 06-25	N44-002345	COTRELL JANE A	415 N DOWNING ST	PIQUA OH	45356
CHRC 06-25	N44-009830	HARMON RICK & MELISSA	218 W GREENE ST	PIQUA OH	45356
CHRC 06-25	N44-003590	KOON CHARLES STEPHEN	615 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-003600	JACKSON JEFFREY S & LAURA D	603 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-250040	CITY OF PIQUA	201 W WATER ST	PIQUA OH	45356
CHRC 06-25	N44-009952	BONMUR LLC	1215 WALKER ST	PIQUA OH	45356
CHRC 06-25	N44-003630	GIROLAMO MARTHA E	26642 TOWNE CENTRE DR	FOOTHILL FCA	92610
CHRC 06-25	N44-009880	WALKER MELANIE K & WILLIAM FREDRICK JR	526 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-010110	JENKINS KEVIN A	619 N DOWNING ST	PIQUA OH	45356
CHRC 06-25	N44-001670	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA OH	45356
CHRC 06-25	N44-002270	DOTTILLIS SHELLEY	424 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-006800	BINGHAM CHAD & ELIZABETH	317 W NORTH ST	PIQUA OH	45356
CHRC 06-25	N44-009910	SWIER SANDRA J	608 N WAYNE ST	PIQUA OH	45356
CHRC 06-25	N44-003380	TIME WARNER CABLE MIDWEST LLC	7820 CRESCENT EXECUTIVE DR	CHARLOTTINC	28212
CHRC 06-25	N44-002330	SUNRISE FINANCIAL SERVICES LLC	PO BOX 691	DAYTON OH	45409
CHRC 06-25	N44-009870	SHOCKLEY LISA	520 N WAYNE ST	PIQUA OH	45356



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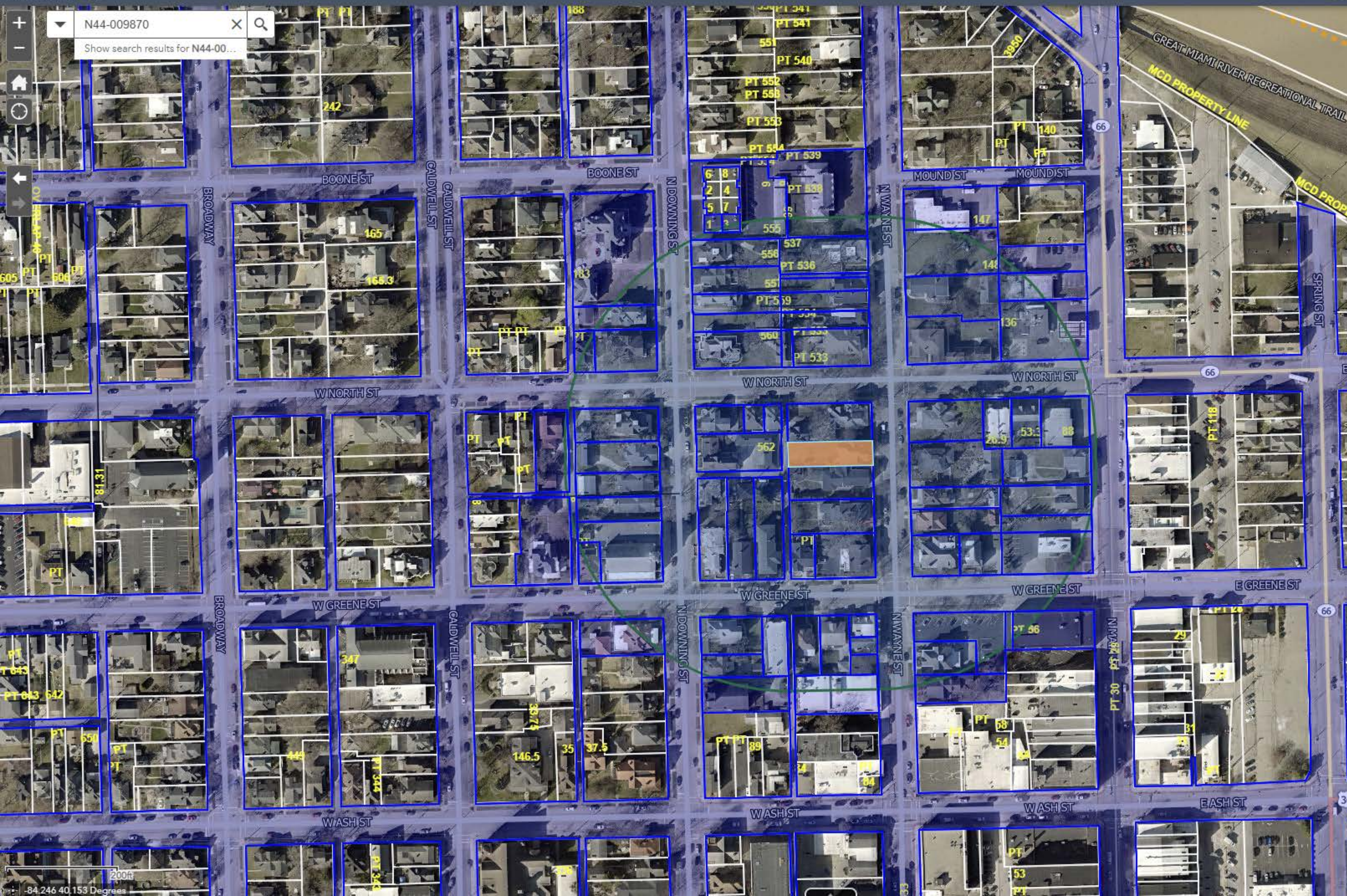
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