

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, AUGUST 25, 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 – June 30, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 07-25 – Certificate of Appropriateness
A resolution to approve exterior paint colors at 421 N. Main Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, JUNE 30, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:02 pm Mr. Oda called the meeting to order.

ROLL CALL

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

Absent: Ms. Brad Bubp, Mr. Jim Vetter

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

Motion to excuse Mr. Brad Bubp by Melanie Walker, seconded by Rich Spraggs.

MEETING MINUTES

A motion to approve the April 28, 2025 meeting minutes was made by Ms. Melanie Walker, seconded by Mr. Spraggs. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

RESOLUTION CHRC 05-25

Chad Henry was present and gave the staff report. The applicant requested a Certificate of Appropriateness for the replacement of broken and rotten second-story windows at 421 N Main St, located within the Downtown Shopfront Mixed Used 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 storefront. Staff recommends approval of the Certificate of Appropriateness.

Diana Hall 904 W Greene St, applicant was present to speak on the item. White vinyl with a black aluminum frame around the window. Ms. Walker asked for clarification on the order

Barbershop is wrapped in black aluminum. Mr. Oda stated the darker color is not out of line historically. But that white has been very prevalent with the other structures. Ms. Hall asked for clarification. He said the more you use a dark color the better it would be. She said she hasn't thought about paint color yet because she has waited for 2 months to get the windows approved. Ms. Walker stated the building was previously approved to be painted black. She stated she will be flexible in the color but if the windows are all black she wouldn't want to paint the building black. Ms. Frantz said she would not like all black. MS.

Walker stated black is in the historic color palate. But Mr. Oda stated there aren't many structures that started as black historically. Ms. Frantz said she would like to see white.

Ms. Hall stated she isn't sure she can get black windows in this building. Mr. Oda stated white windows wrapped in black for clarification. He then said the building would be a lighter color. Ms. Hall stated she hasn't looked at the base color too much because she wanted the windows approved first. Ms. Frantz likes the frames of the window and that they have size to them. Mr. Oda stated he is fine with the white windows wrapped in black with the brick a lighter color

Mr. Spraggs made a motion to approve, Mrs. Frantz seconded the motion.

Ms. Walker asked what Ms. Hall will be doing in the building. Ms. Hall stated upstairs will be residential. Mr. Oda stated that has always been the goal of downtown.

Motion was approved 4-0.

RESOLUTION CHRC 06-25

Chad Henry was present and gave the staff report. He stated 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, Great Barrington Green, Monterey White and Black Forest Green will be applied to the house to enhance its appearance and maintain compatibility with the surrounding historic district. Staff recommends approval.

Ms. Walker asked Mr. Oda if these homes are typically one color or multiple. Mr. Oda stated it could be either.

Ms. Shockley, 520 N Wayne St was present to speak on the item. She stated the white is for the trim. Ms. Walker made a motion to approve, Ms. Frantz made a second. Resolution

OTHER BUSINESS

Ruth Koon, Park Ave, has worked with many people here. She is here tonight because of the yellow submarine painted on the restaurant. She was very surprised that it passed and hopes that we haven't set a precedence that other business can paint their logos on the building. She is not here to criticize but thinks that we as Piqua should keep our standards high. She feels as critical as they were tonight of the houses and that mentality should be carried into the downtown businesses. Ms. Koon stated that she Lorna worked hard to put the murals up downtown and the yellow submarine has nothing to do with Piqua.

Mr. Oda stated each case is different. Just because one place did it doesn't mean others can. Ms. Walker said they also listen to the recommendation of the city.

Ms. Frantz stated that she was happy to see a business come downtown.

Ms. Koons asked if the City recommended this. Mr. Henry stated that he did make the recommendation. Mr. Henry stated paint is always temporary and won't last forever. He was very adamant he felt it was a fun image that with the theme of the business. Ms. Koons stated that it is kind of permanent because

brick was painted yellow. She asked the board again to just think about things thoroughly before they vote.

Sam Ledebuhr 615 N Downing Street, he agrees with the city planner that the paint is some what temporary. But takes note and thanks Submarine House for all they have done to the building. He hopes the submarine to become part of Piqua's history. He is happy to see the building maintained and a popular space.

ADJOURNMENT

Mr. Oda adjourned the meeting at 6:46PM without objections from the Commission.

RESOLUTION No. CHRC 07-25

WHEREAS, Diana M. Hall, is requesting a Certificate of Appropriateness for exterior paint colors 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: August 25, 2025
Re: CHRC 07-25

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 paint colors

Staff Comments and Recommendations:

Overview

The applicant requests a Certificate of Appropriateness for exterior paint colors at 421 N. Main Street, located within the Downtown Shopfront Mixed Use (D-SX) zoning district. The proposed Sherwin-Williams (SW) paint colors are:

- SW 0067 (Belvedere Cream): Historic Palette, a warm cream for main/body siding
- SW 2854 (Caribbean Coral): Historic Palette, a vibrant yet muted coral for accents (e.g window frames, shutters)
- SW 2829 (Classical White): Historic Palette, a crisp white for trim or railings
- SW 6258 (Tricorn Black): Standard Palette, a deep black for accents (e.g front door, sashes)

The CHRC ensures exterior alterations preserve the historic and architectural character of Piqua's historic districts. The SW Historic Color Palette, used for three of the proposed colors, aligns with period-appropriate hues for American historic architecture. Tricorn Black, though not in the Historic Palette, is a recognized accent color in preservation standards.

Staff Analysis

The proposed colors – Belvedere Cream, Caribbean Coral, Classical White, and Tricorn Black – are well-suited for Piqua's historic districts, as they match architectural styles like Victorian or Italianate, blend with neighboring properties, and use durable Sherwin-

STAFF REPORT

Williams exterior paints. Belvedere Cream and Classical White provide a neutral, timeless base and trim, while Caribbean Coral adds a subtle, historically appropriate accent. Tricorn Black, though from the standard palette, is a common accent color in historic preservation, supported by National Park Service guidelines, and its limited use ensures it enhances the overall look without overpowering it.

Recommendation:

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

Zoning Applications: #CH-COA-25-0004

Overview

Type: CHRC - Certificate of Appropriateness

Submitted: 07-20-25, 5:00pm EDT

Address: 421 N Main St, Piqua, Ohio, 45356

Form Submission

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

Yes

Choose one: No

Applicant Information:

Diana Hall
904 W Greene ST
Piqua OH 45356
diana.hall286@gmail.com, (937) 673-5271

Property Owner Information (if different from applicant):

Street Address: 421 N Main St, Piqua, Ohio, 45356

Current Use: Single-unit living

Zoning District: D-SX

Description of Project: Exterior Painting - Front
Three options have been submitted for review.

Type of work being completed: Exterior Painting where color is changing

If Other, please explain: -

Estimated Project Cost: \$8,000.00

Start Date: August 11, 2025

End Date: August 29, 2025

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

Diana Hall



Edward Jones | INVESTMENTS

15-19

225

419

OPEN
BAR
SHC



419

BARBER
SHOP
PARKING

NO PARKING
Reservé Parking For
School, Police, Fire
ONLY
Not To Be Used At Any Time

KIS 5940

PREMIER
TOYOTA 4RUNNER

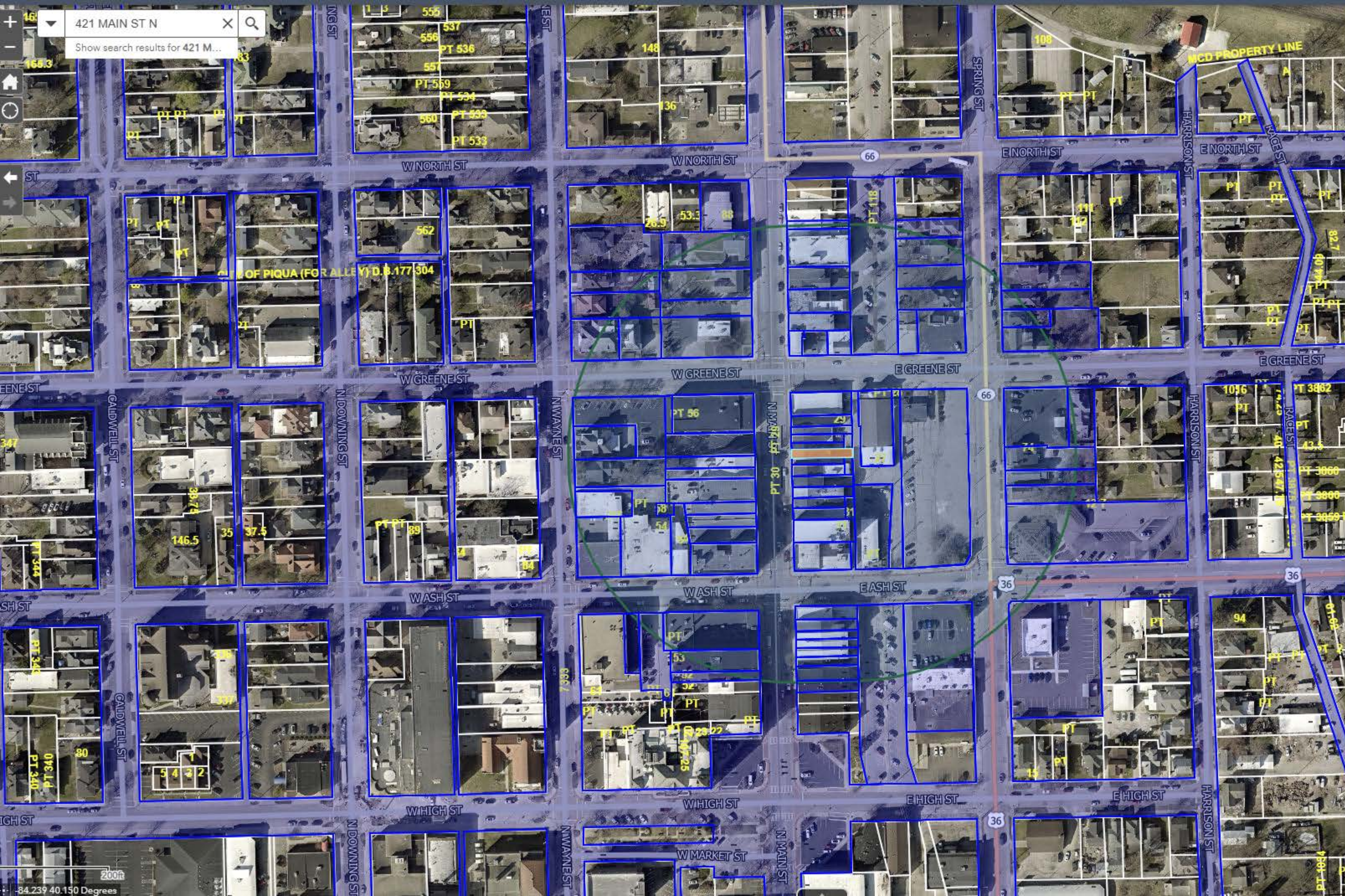
SW 0067
Belvedere Cream
Streamlined Years

SW 2854
Caribbean Coral
Suburban Modern

SW 2829
Classical White
Classical/Colonial

SW 6258
Tricorn Black

251-C1



Public Notification

Select or search for a feature in the map

☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

90 addressees found; do you want to continue?

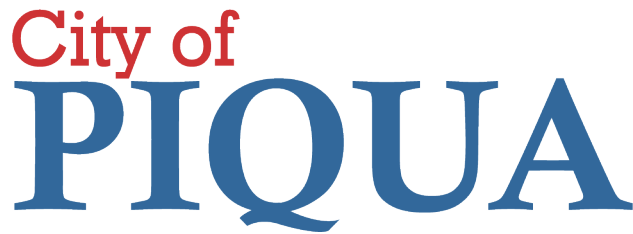
Review

Download

Resolution	Parcel	Owner	Address	City	State	Zip
CHRC 07-25	N44-003300	BERTKE JOHN F	P O BOX 1115	PIQUA	OH	45356
CHRC 07-25	N44-001720	EJB INVESTMENTS LLC	P O BOX 402	PIQUA	OH	45356
CHRC 07-25	N44-000990	321 LEASING LLC	P O BOX 637	PIQUA	OH	45356
CHRC 07-25	N44-002860	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
CHRC 07-25	N44-000340	BANK ONE DAYTON NATL ASSC	P.O.BOX 35605	DALLAS	TX	75235
CHRC 07-25	N44-001520	PIQUA CHAMBER OF COMMERCE	PO BOX 1142	PIQUA	OH	45356
CHRC 07-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
CHRC 07-25	N44-000960	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
CHRC 07-25	N44-003250	RCD VENTURES LLC	102 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-003250	RCD VENTURES LLC	104 GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-250521	GATHERING PLACE	105 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-003220	GROSS JOHN A & STEPHANIE L	106 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-000770	CANAL VIEW INVESTMENTS LLC	107 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-000790	ANDERSON GARY R & SHIRLEY A	10700 N HARDIN RD	PIQUA	OH	45356
CHRC 07-25	N44-001550	JODA PROPERTIES LLC	110 ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-001550	JODA PROPERTIES LLC	112 ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-000895	CITY OF PIQUA OHIO	110 E ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-000320	WEITZEL INVESTMENTS LLC	1121 S MULBERRY ST	TROY	OH	45373
CHRC 07-25	N44-001700	PFS LEASING LLC	114 W ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-001700	PFS LEASING LLC	116 W ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-002900	TKS BBQ N FIXINS INC	116 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	1168 PARKVIEW DR	TROY	OH	45373
CHRC 07-25	N44-002890	HASSAN FEDAA FAWZI	120 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-001740	VSF INVESTMENTS 10 LTD	121 W ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-001740	VSF INVESTMENTS 10 LTD	123 W ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-001590	ESDY PROPERTIES INC	1215 WALKER ST	PIQUA	OH	45356
CHRC 07-25	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	124 W GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-002910	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 07-25	N44-000290	SMITH RICHARD J & TRACY E	1244 BROADWAY	PIQUA	OH	45356
CHRC 07-25	N44-001740	VSF INVESTMENTS 10 LTD	1268 E ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-001720	EJB INVESTMENTS LLC	128 W ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
CHRC 07-25	N44-000770	CANAL VIEW INVESTMENTS LLC	15 FALCONS NEST	PIQUA	OH	45356
CHRC 07-25	N44-000870	DOBO REAL PROPERTY LLC	1503 BROADWAY	PIQUA	OH	45356
CHRC 07-25	N44-001550	JODA PROPERTIES LLC	15707 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 07-25	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 07-25	N44-000360	FCPT HOLDINGS LLC	201 E ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-000290	SMITH RICHARD J & TRACY E	211 E GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 07-25	N44-001670	BENKERT JULIA M	2219 WILSHIRE DR	PIQUA	OH	45356
CHRC 07-25	N44-002890	HASSAN FEDAA FAWZI	2606 OLD TROY PIKE	DAYTON	OH	45404
CHRC 07-25	N44-003630	GIROLAMO MARTHA E	26642 TOWNE CENTRE DR	FOOTHILL RANCH	CA	92610
CHRC 07-25	N44-000820	PICKREL LEAH	2675 W FARRINGTON RD	PIQUA	OH	45356
CHRC 07-25	N44-000690	REISER PROPERTIES LLC	310 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-001580	ARP DOUGLAS G & TERESA C	315 BIRD SONG DR	VANDALIA	OH	45377
CHRC 07-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	319 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001500	FESSEX CORPORATION LLC	320 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000990	321 LEASING LLC	321 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001510	BEACHY DANIEL J & TRACY	324 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001510	BEACHY DANIEL J & TRACY	322 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000940	SLOAN MICHAEL W TRUSTEE	323 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000950	XSSV PROPERTIES LTD	325 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001520	PIQUA CHAMBER OF COMMERCE	326 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000960	A & W WALLACE LLC	327 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000970	A & W WALLACE LLC	329 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000930	TREON MICHAEL	331 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000920	TRIANGLE GENERATIONS LLC	333 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	4 CENTER COURT	EAST HANOVER	NJ	7936
CHRC 07-25	N44-001530	400 N MAIN STREET LLC	400 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-251368	THE PIQUA ARTS COUNCIL	401 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000340	BANK ONE DAYTON NATL ASSC	401 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	405 N MAIN ST	PIQUA	OH	45356

CHRC 07-25	N44-000910	ANDERSON GARY R & SHIRLEY ANN	407 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001560	GOOD LUCK LEASING LLC	406 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001530	400 N MAIN STREET LLC	406 W ASH ST #200	PIQUA	OH	45356
CHRC 07-25	N44-001540	GOOD LUCK LEASING LLC	408 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003220	GROSS JOHN A & STEPHANIE L	409 NORTH ST	ARCANUM	OH	45304
CHRC 07-25	N44-000900	FISHER JAMES C	409 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
CHRC 07-25	N44-001570	GOOD LUCK LEASING LLC	410 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000860	SEA VENTURES LLC	411 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PENROD TRUST	413 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-000840	MAS PROPERTY VENTURES LLC	413 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001580	ARP DOUGLAS G & TERESA C	414 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000950	XSSV PROPERTIES LTD	414 W WATER ST	PIQUA	OH	45356
CHRC 07-25	N44-000880	GREGGERSON REAL PROPERTY LLC	415 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000320	WEITZEL INVESTMENTS LLC	415 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-000870	DOBO REAL PROPERTY LLC	417 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001690	RUFFNER MATTHEW FOREST	417 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-001590	ESDY PROPERTIES INC	418 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000850	WENRICK CHRISTOPHER S	419 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000310	BIGGS RENTAL PROPERTIES LLC	419 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-001670	BENKERT JULIA M	419 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-001600	LATHAM SCOTT D & CHRISTINE L	420 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000830	HALL DIANA M	421 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000810	LATHAM SCOTT & CHRISTINE L	423 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001640	VESTCO LTD	423 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-000820	PICKREL LEAH	425 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000790	ANDERSON GARY R & SHIRLEY A	427 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-251368	THE PIQUA ARTS COUNCIL	427 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000800	PELCHI LLC	429 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000780	SEA VENTURES LLC	431 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-000280	IRVIN JOHN D	431 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003250	RCD VENTURES LLC	434 S COLLEGE ST	PIQUA	OH	45356
CHRC 07-25	N44-003240	TIPTON JONATHON R & NICHOLE M	4620 W US RT 36	PIQUA	OH	45356
CHRC 07-25	N44-000280	IRVIN JOHN D	4623 W VERSAILLES RD	PIQUA	OH	45356
CHRC 07-25	N44-003260	LANGE FRANK N	500 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002880	BRADY ADRIAN P & AMBER R	501 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003240	TIPTON JONATHON R & NICHOLE M	501 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002870	GOVER MAEGAN N	505 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003230	BLAIR JEREMY S & TANYA J	507 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003230	BLAIR JEREMY S & TANYA J	505 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002870	GOVER MAEGAN N	505 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-002860	HAMILTON BRIAN T	507 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003260	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	513 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002850	LIETTE EDWIN L (TRUSTEE)	513 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003630	GIROLAMO MARTHA E	515 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003340	BRUBAKER CRISTINA C	519 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-003300	BERTKE JOHN F	520 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-003190	KATIE HUBER CORP	523 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-000860	SEA VENTURES LLC	526 N WAYNE ST	PIQUA	OH	45356
CHRC 07-25	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 07-25	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 N MAIN ST	PIQUA	OH	45356
CHRC 07-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	555 CHARTWELL CT	TROY	OH	45373
CHRC 07-25	N44-000360	FCPT HOLDINGS LLC	591 REDWOOD HW SUITE 3215	MILL VALLEY	CA	94941
CHRC 07-25	N44-000840	MAS PROPERTY VENTURES LLC	620 WOODCREEK DR	TROY	OH	45373

CHRC 07-25	N44-001700	PFS LEASING LLC	719 E ASH ST	PIQUA	OH	45356
CHRC 07-25	N44-000920	TRIANGLE GENERATIONS LLC	7620 W UNION CHURCH RD	COVINGTON	OH	45318
CHRC 07-25	N44-000330	PENROD SUE ANN TRUSTEE OF SUE ANN PENROD TRUST	890 SNYDER RD	PIQUA	OH	45356
CHRC 07-25	N44-000830	HALL DIANA M	904 W GREENE ST	PIQUA	OH	45356
CHRC 07-25	N44-002850	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 07-25	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356
CHRC 07-25	N44-000880	GREGGERSON REAL PROPERTY LLC	9450 N HETZLER RD	PIQUA	OH	45356
CHRC 07-25	N44-000940	SLOAN MICHAEL W TRUSTEE	9525 MECKSTROTH RD	PIQUA	OH	45356
CHRC 07-25	N44-001500	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT HILL	OH	45359
CHRC 07-25	N44-000850	WENRICK CHRISTOPHER S	9920 NEWBERRY WASH RD	PIQUA	OH	45356



Community Services Department

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

August 7, 2025

*** MEETING NOTICE ***

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting is scheduled for **Monday, August 25, 2025 at 6:00 PM**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

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

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by August 19, 2025, at <https://piquaoh.gov/1614/Agendas-Minutes>

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

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

Chad Henry
City Planner

Enc.