

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, JANUARY 26, 2026
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – October 27, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 01-26 – Certificate of Appropriateness
A resolution to approve the demolition of 204 N. Wayne Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, OCTOBER 27, 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. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker, Ms. Jean Frantz

Absent: Ms. Brad Bubp

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

Motion to excuse Mr. Brad Bubp by Melanie Walker, seconded by Jean Frantz.

MEETING MINUTES

A motion to approve the August 25, 2025 meeting minutes was made by Ms. Walker, seconded by Ms. Frantz. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

RESOLUTION CHRC 08-25

Mr. Henry was present to give the staff report. He recommended approval of the Certificate of Appropriateness for the modifications.

Mike McCorkel, Piqua Arts Council was present to go over modifications. He stated there will be an elevator that is added for ease of access from the basement up. The area shown on the image in black and brown will be completely demolished and build back for the build of the elevator. There will now be entrances from the West, South and in the back. This would allow them to have classes without disturbing the rest of the building.

Mr. Oda asked if he will work to get parking behind. Mr. McCorkel stated that the city currently owns it and it is a public parking lot. Mr. Oda stated it will make it look good when people come into the city. Mr. Vetter asked if it really will be \$4 million. Mr. McCorkel stated it is closer to \$5 million. He stated the project will be done in two phases and the project will be funded by donors, grants and sponsorships.

Mr. Oda asked if there will be lights on the outside of the building. Mr. McCorkel stated not at this time. Mr. Oda confirmed that they are approving the demolition and rebuild. Mr. McCorkel wants to break ground in the spring. He stated they have about 2/3 of the funding established.

Mr. McCorkel stated that the black and the brown/red on the image is metal. The white will be painted brick. He stated they do not have a contract yet. Mr. McCorkel stated that if it is materials that the board doesn't like they are willing to adjust the materials.

Mr. Spraggs stated there are a lot of utilities in the way and is asking where they will go. Mr. McCorkel stated that when the city redoes the alley they are going to move the utilities underground. He stated that Mr. Schmiesing can attest to that.

Mr. Spraggs made a motion to approve, Ms. Walker made a motion to second it. The resolution was approved 4-0.

RESOLUTION CHRC 09-25

Mr. Henry stated there is no staff report because the city is the applicant. He stated that the city applied to get this building on the National Register of Historic Places. He is asking for the city to approve this as a Landmark.

There was discussion about if this building was already approved to be a Landmark Designation. It was determined. It was determined this was approved in July 2024. Mr. Oda made a motion to approve the resolution in support of it being placed on the National Register of Historic Places. Mr. Spraggs seconded the motion. The resolution passed 4-0.

Ms. Walker asked if the plans for the building is still for a boutique hotel. He stated that there is a developer that is interested in the building but that historic tax credits make it more realistic. He stated that if market surveys suggest that a hotel would work there that would be considered. He stated there is a lot of work to be done. Mr. Schmiesing thanked them for their support.

OTHER BUSINESS

Mr. Vetter asked for an update with a historic landmark for the Hance Pavilion because he knows someone applied. Mr. Oda stated that with government layoffs things are moving slowly but that the application was sent back to the applicant

Mr. Vetter stated he was asking about the City of Piqua Historic Registry. Mr. Oda stated that the application has been submitted but is waiting a City Manager's signature. The Friends of the Hance Pavilion has applied but has not moved forward. Mr. Oda stated that he is under the impression that the city said there is too much going on right now. Mr. Spraggs said he doesn't understand because so many people want to keep it. Mr. Vetter states that it meets the Piqua criteria and doesn't feel like the national registry should/does tie to it. He said that his understanding is by making is a Piqua designation that there is no money tied to it. Mr. Oda stated that there isn't anything this board can do without the signature from the City Manager.

A contractor showed up at the end to show samples of the metal that will be used in the Piqua Arts Council project. Mr. Oda stated he really liked the copper metal.

Kim Heisler, Parkview, she is asking about the pavilion to get it on the register. She clarified that no money is needed. She said that she understands the levy system and that they don't want to move forward on it. But that this is just a status thing and that maybe if this becomes an item on the register that it will give the city a leg to stand on to keep it. She asked why the city manager hasn't signed it. Mr. Oda stated that he knows the applicant is not a valid application without a signature. She asked if the board has asked the city to approve it. Mr. Oda stated they received a letter that they weren't going to sign it at this time. Mr. Oda stated that it wouldn't stop the state from doing anything. Ms. Heisler stated that it may slow it down or give us more time to try to preserve it. She asked if it is on the national register. Mr. Oda stated they are currently working on that. He stated that you can't tear something down federal funds but that a landmark doesn't have that kind of power.

ADJOURNMENT

Mr. Oda adjourned the meeting at 6:56PM without objections from the Commission.

RESOLUTION No. CHRC 01-26

A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AT 204 N. WAYNE STREET

WHEREAS, The City of Piqua, as applicant and owner, has submitted an application to demolish the structure located at 204 N. Wayne Street, Piqua, OH 45356, within the Piqua Downtown Historic District; and

WHEREAS, the Piqua City Historic Review Commission (CHRC) has reviewed the application, including structural assessments, photographs, historical documentation, and public testimony presented; and

WHEREAS, the CHRC finds that the building is structurally unsound and beyond reasonable repair, and that demolition is necessary for public safety and compatible redevelopment that enhances the district; and

WHEREAS, the proposed demolition meets the criteria set forth in Chapter 99 of the Piqua Code of Ordinances and does not unduly adversely affect the historic character of the district;

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

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

Adopted this ____ day of _____, 2026.

Jim Oda
Chairman

Emily McCulla
Clerk

Record Report for CHRC - Certificate of Appropriateness #CH-COA-26-0001

Record Overview

Record Number: CH-COA-26-0001

Record Type: CHRC - Certificate of Appropriateness

Record Status: In Progress

Record Submitted At: Tuesday January 6, 2026

Record Address: 204 N Wayne St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Kyle Hinkleman

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:

City of Piqua, Kyle Hinkelman

201 W. Water Street

Piqua, OH 45356

khinkelman@piquaoh.gov, (937) 778-2033

Property Owner Information (if different from applicant):

Street Address:

204 N Wayne St, Piqua, Ohio, 45356

Current Use:

Office

Zoning District:

D-GX

Description of Project:

Demolition of the Primary Structure

Type of work being completed:

Demolition (Removal of any building features, or the razing of any structure)

If Other, please explain:

-

Estimated Project Cost:

\$250,000.00

Start Date:

4/30/26

End Date:

12/30/26

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



Signed in GovWell: Tuesday January 6, 2026, 12:59pm

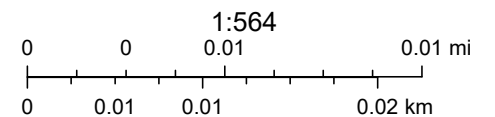
204 N. Wayne Street



1/6/2026, 12:57:18 PM

Parcels

Lot Numbers



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



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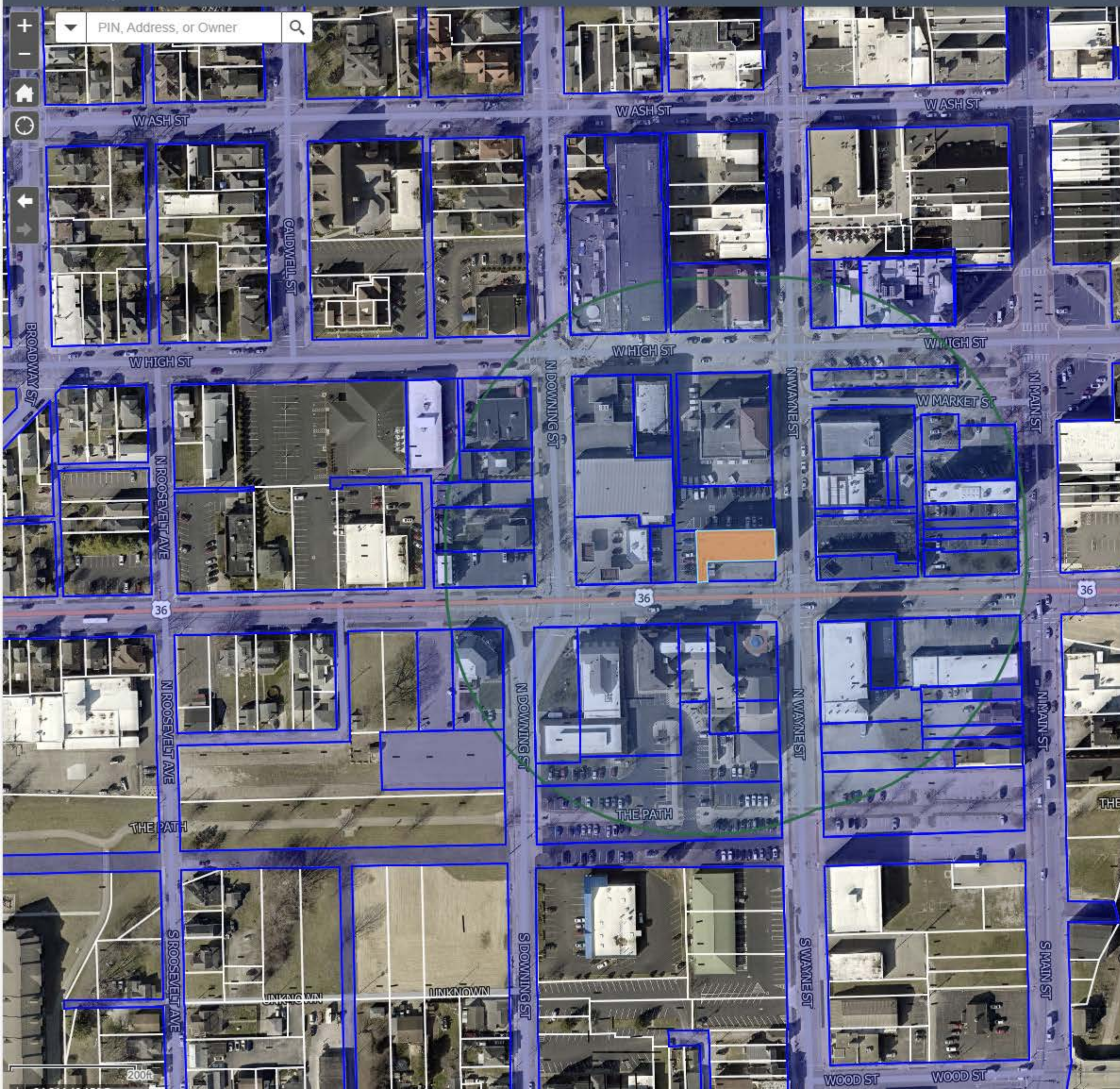
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Auditor Map



Public Notification

Select or search for a feature in the map

N44-002070



☒ Apply a search distance

400

Feet

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Notification Fields

Format

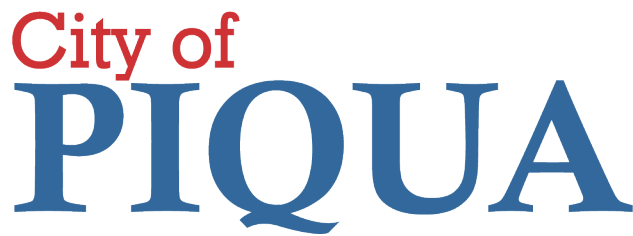
Comma-separated values (CSV)

60 addressees found; do you want to continue?

Review

Download

PARCEL	NAME	ADDRESS	CITY	STATE	ZIP
N44-251094	SCHNELL WESTFALL POST 184 AMERICAN LEGION INC	P O BOX 720	PIQUA	OH	45356
N44-001330	UNITY NATIONAL BANK	P O BOX 913	PIQUA	OH	45356
N44-001340	THIRD SAVINGS & LOAN COMPANY	P O BOX 913	PIQUA	OH	45356
N44-001810	FIRST BANK RICHMOND	P O BOX 937	RICHMOND	IN	47375
N44-001390	THIRD SAVINGS & LOAN COMPANY	PO BOX 913	PIQUA	OH	45356
N44-001290	FINKES PROPERTIES LLC	1025 W GEISERMAN RD	PIQUA	OH	45356
N44-001290	FINKES PROPERTIES LLC	112 N MAIN ST	PIQUA	OH	45356
N44-001280	BAUMANN ERIC W	114 N MAIN ST	PIQUA	OH	45356
N44-001300	BAUMANN ERIC W & JERI ANN	118 N MAIN ST	PIQUA	OH	45356
N44-001280	BAUMANN ERIC W	118 N MAIN ST	PIQUA	OH	45356
N44-001270	FINKES PROPERTIES LLC	120 N MAIN ST	PIQUA	OH	45356
N44-001820	FIRST BANK RICHMOND	121 S OHIO AVE	SIDNEY	OH	45365
N44-001850	FIFTH THIRD BANK	123 MARKET ST	PIQUA	OH	45356
N44-001310	124 MAIN PIQUA LLC	124 N MAIN ST	PIQUA	OH	45356
N44-001810	FIRST BANK RICHMOND	126 W HIGH ST	PIQUA	OH	45356
N44-001880	VSF INVESTMENTS 6 LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
N44-001820	FIRST BANK RICHMOND	130 W HIGH ST	PIQUA	OH	45356
N44-002072	BAKER TIM & JANELLE	1612 S MAIN ST	PIQUA	OH	45356
N44-250470	ST JAMES EPISCOPAL CHURCH	200 W HIGH ST	PIQUA	OH	45356
N44-001880	VSF INVESTMENTS 6 LTD	201 N WAYNE ST	PIQUA	OH	45356
N44-001880	VSF INVESTMENTS 6 LTD	203 N WAYNE ST	PIQUA	OH	45356
N44-001330	UNITY NATIONAL BANK	204 N MAIN ST	PIQUA	OH	45356
N44-001340	THIRD SAVINGS & LOAN COMPANY	206 N MAIN ST	PIQUA	OH	45356
N44-001320	THIRD SAVINGS & LOAN COMPANY	208 N MAIN ST	PIQUA	OH	45356
N44-006600	ROOF NANCY J	208 N DOWNING ST	PIQUA	OH	45356
N44-006590	JRW RE HOLDINGS LLC	210 N DOWNING	PIQUA	OH	45356
N44-001390	THIRD SAVINGS & LOAN COMPANY	210 N MAIN ST	PIQUA	OH	45356
N44-001400	THIRD SAVINGS & LOAN	212 N MAIN ST	PIQUA	OH	45356
N44-001860	THIRD SAVINGS & LOAN CO	215 N WAYNE ST	PIQUA	OH	45356
N44-006570	HUNOLT THERESE L	216 DOWNING ST	PIQUA	OH	45356
N44-002072	BAKER TIM & JANELLE	217 W HIGH ST	PIQUA	OH	45356
N44-250000	UNITED STATES OF AMERICA	220 N WAYNE ST	PIQUA	OH	45356
N44-250395	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN ASSOC AT PIQUA OH	223 W HIGH ST	PIQUA	OH	45356
N44-002540	RIDI REIO LLC	226 W WATER ST	PIQUA	OH	45356
N44-251317	MIAMI COUNTY YMCASUPPORT CORPORATION	230 W HIGH ST	PIQUA	OH	45356
N44-001450	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS	TX	75234
N44-006590	JRW RE HOLDINGS LLC	2801 AMBERWOOD DR	TROY	OH	45373
N44-006580	FIFTH THIRD BANK OF WESTERN OHIO NA	301 HIGH	PIQUA	OH	45356
N44-251094	SCHNELL WESTFALL POST 184 AMERICAN LEGION INC	301 W WATER ST	PIQUA	OH	45356
N44-250409	MIAMI COUNTY YMCA AT PIQUA OHIO	307 W HIGH ST	PIQUA	OH	45356
N44-006610	CJH HOLDINGS LLC	308 W WATER ST	PIQUA	OH	45356
N44-006640	NICODEMUS DEBORAH ELAINE	315 W HIGH ST	PIQUA	OH	45356
N44-006640	NICODEMUS DEBORAH ELAINE	317 W HIGH ST	PIQUA	OH	45356
N44-001310	124 MAIN PIQUA LLC	319 N WAYNE ST SUITE 207	PIQUA	OH	45356
N44-006610	CJH HOLDINGS LLC	3740 W BROWN RD	PIQUA	OH	45356
N44-006640	NICODEMUS DEBORAH ELAINE	412 29TH ST OCEAN	MARATHON	FL	33050
N44-002540	RIDI REIO LLC	5131 W ALEXIS RD	SYLVANIA	OH	43560
N44-006570	HUNOLT THERESE L	7700 GRAVES RD	CINCINNATI	OH	45243



Community Services Department

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

January 12, 2026

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting is scheduled for **Monday, January 26, 2026 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 January 20, 2026, 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.