

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, APRIL 6, 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 – February 23, 2026

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 02-26 – Certificate of Appropriateness
A resolution to approve the installation of a fence at 213 N. Main Street.
2. RESOLUTION CHRC 03-26 – Certificate of Appropriateness
A resolution to approve exterior renovations to 115 W. North Street.

OTHER BUSINESS/ADJOURNMENT

RESOLUTION No. CHRC 02-26

A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A FENCE AT 213 N. MAIN STREET, PIQUA, OHIO

WHEREAS, the property located at 213 N. Main Street, Piqua, Ohio (Parcel ID #N44-001090), is situated within the Piqua Historic District and is subject to the historic preservation regulations of the City of Piqua Code of Ordinances, Chapter 99; and

WHEREAS, the applicant has submitted an application for a Certificate of Appropriateness to install a new fence on the subject property; 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 has determined that the proposed fence is compatible with the historic character of the property and the surrounding Piqua Historic District, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City's historic preservation goals; and

WHEREAS, the installation of the fence qualifies as minor work involving replacement, removal, or installation of fencing, and the CHRC finds the design, materials, height, location, and appearance to be appropriate and fitting with the district's character.

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

STAFF REPORT

CITY HISTORIC REVIEW COMMISSION

Date: April 6, 2026
Re: CHRC 02-26

Applicant: Lisa Whitsell, Lighthouse at the Lock

Address: 213 N. Main Street
Parcel #: N44-00105

Zoning: Downtown Shopfront Mixed-Use (D-SX)

Request: The applicant is requesting a Certificate of Appropriateness to construct a fence for utilization by the Lighthouse at the Lock for outdoor seating.

Overview

The applicant proposes to add a fence to the exterior of the building to support the business operations of the Lighthouse at the Lock at 213 N. Main Street.

Staff Analysis

The fence design and location will be consistent with other outdoor fencing in the downtown area, including the recently approved Submarine House outdoor seating area. Downtown outdoor seating utilization is supported by staff to create a more active environment in the warmer months. This space will allow the Lighthouse to serve food and beverages to patrons during the warmer months, especially during the concerts at Lock 9.

Recommendation:

Staff recommends approval of the Certificate of Appropriateness for the proposed fence.

Record Report for CHRC - Certificate of Appropriateness #CH-COA-26-0002

Record Overview

Record Number: CH-COA-26-0002

Record Type: CHRC - Certificate of Appropriateness

Record Status: In Progress

Record Submitted At: Tuesday March 10, 2026

Record Address: 213 N Main St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Lisa Whitsell

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:

Lighthouse At The Lock, Lisa Whitsell

213 N Main St

Piqua, OH 45356

lighthouseatthelock@yahoo.com, (937) 606-0811

Property Owner Information (if different from applicant):

Ron McConnaughey

9829 N County Rd 25A

Piqua, 45356

lighthouseatthelock@yahoo.com, (937) 606-1188

Street 213 N Main St, Piqua, Ohio, 45356

Address:

Current Use: Restaurant

Zoning District: D-SX

Description of Project:

Install rod iron fencing for outdoor seating

Type of work being completed: Restoration (Small scale remodel or individual architectural feature update – awning, etc.)

If Other, please explain:

-

Estimated Project Cost: \$16,000.00

Start Date: 3/30/26

End Date: 4/13/26

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

Lisa Whitsell

EXHIBIT A: Leased Space



Location / Dimensions:

- A roughly 1,975 square foot space on parcel N44-001105
- Located south of 213 N. Main Street – Lighthouse at the Lock

Utilization / Amenities:

- Space will be used as outdoor seating for the restaurant at Lighthouse at the Lock and may include alcohol sales.
- Space will have a 4' iron fence that surrounds the space with doors.
- Removable tables with awnings and chairs may be placed within the fenced areas.







RESOLUTION No. CHRC 03-26

A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS AT 115 W. NORTH STREET, PIQUA, OHIO

WHEREAS, the property located at 115 N. West Street, Piqua, Ohio (Parcel ID #N44-003320), is situated within the Piqua Historic District and is subject to the historic preservation regulations of the City of Piqua Code of Ordinances, Chapter 99; and

WHEREAS, the applicant has submitted an application for a Certificate of Appropriateness to perform exterior renovations, specifically a porch rehab, on the subject property; 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 has determined that the proposed renovations are compatible with the historic character of the property and the surrounding Piqua Historic District; and

WHEREAS, the applicant has made a good-faith effort to use appropriate materials and design that align with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City's historic preservation goals.

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

STAFF REPORT

CITY HISTORIC REVIEW COMMISSION

Date: April 6, 2026
Re: CHRC 03-26

Applicant: The City of Piqua

Address: 115 W. North Street
Parcel #: N44-003320

Zoning: Downtown General Mixed Use (D-GX)

Request: The applicant is requesting a Certificate of Appropriateness to rehabilitate a porch at 115 W. North Street

Overview

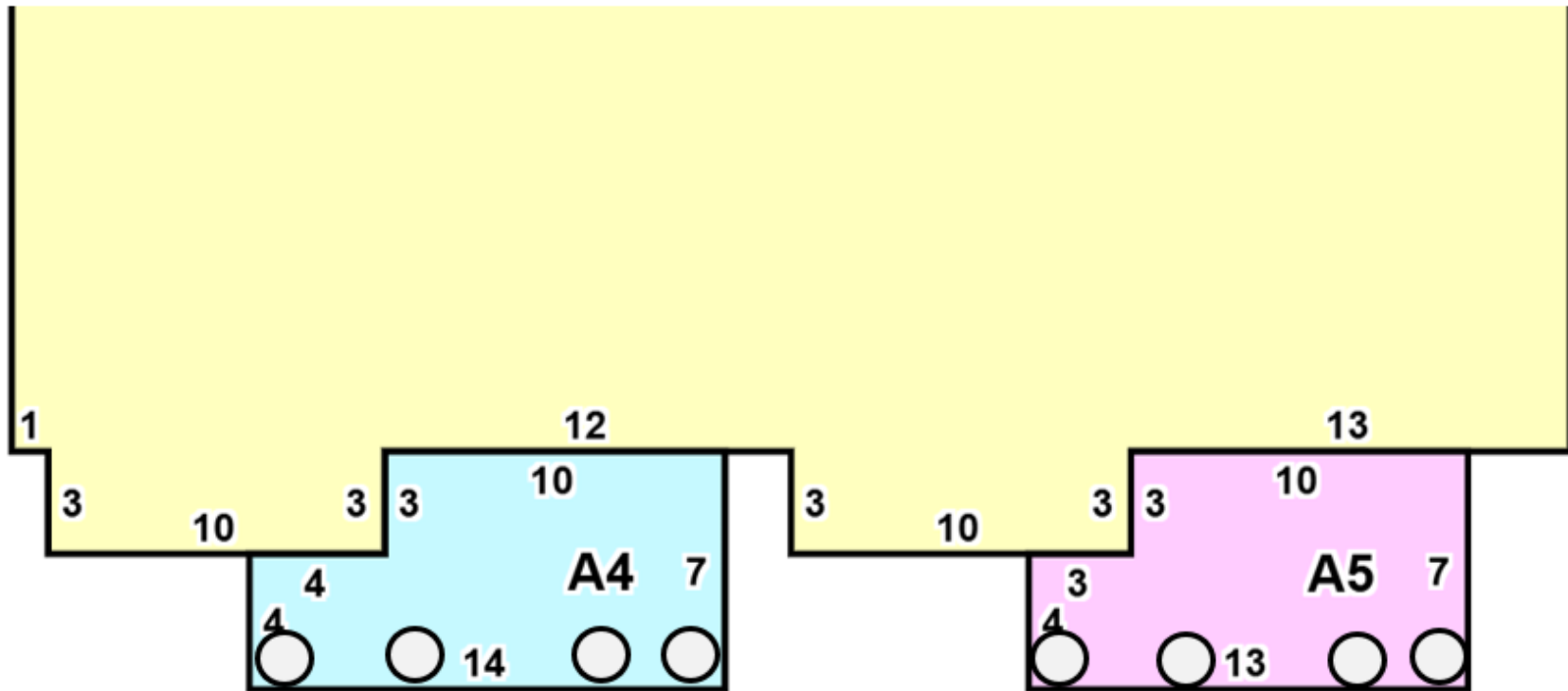
The applicant has requested approval to replace the existing porch columns with smooth, round columns featuring a slight taper.

Staff Analysis

The applicant has provided images of the building which looks to reflect round columns, similar to what is proposed. The current columns are not in line with the historic nature of the building, and the proposed columns will be more in line with the historical architecture of the building.

Recommendation:

Staff recommends approval of the request as the proposed modifications and improvement are in line with the historical character of the structure.



Front Elevation with proposed historically accurate columns

Proposed Work Replace existing porch columns with smooth, round columns featuring a slight taper. Columns will remain in their existing locations with no changes to spacing, dimensions, or structure.

Historic Compatibility The proposed column replacements are designed to be historically appropriate and enhance the architectural character of the structure while maintaining its original scale and configuration.

Record Report for CHRC - Certificate of Appropriateness #CH-COA-26-0003

Record Overview

Record Number: CH-COA-26-0003

Record Type: CHRC - Certificate of Appropriateness

Record Status: In Progress

Record Submitted At: Friday March 20, 2026

Record Address: 115 W. North St., Piqua

Record Owner: Chad Henry

Record Applicant: Jonna Raffel

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:

Jonna Raffel

115-117 W. North St.

Piqua, OH 45356

jonna.raffel@gmail.com, (937) 218-3280

Property Owner Information (if different from applicant):

704 W. Ash St.

Street Address:

115 W. North St., Piqua

Current Use: Two-unit living

Zoning District: D-GX

Description of Project:

Porch Rehab

Type of work being completed: Restoration (Small scale remodel or individual architectural feature update – awning, etc.)

If Other, please explain:

-

Estimated Project Cost: \$2,000.00

Start Date: 5/01/26

End Date: 6/30/26

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







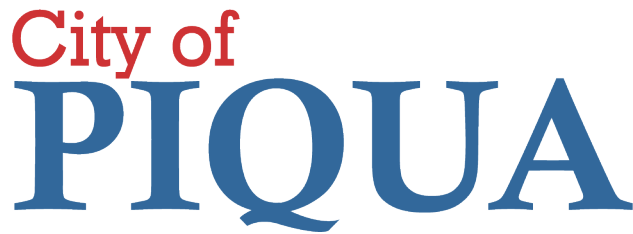




117







Community Services Department

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

March 23, 2026

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting is scheduled for **Monday, April 6, 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.

		NAME	ADDRESS	CITY	STATE	ZIP
CHRC 03-26	N44-003300	BERTKE JOHN F (TOD)	P O BOX 1115	PIQUA	OH	45356
CHRC 03-26	N44-003170	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
CHRC 03-26	N44-003620	HORN KYRA	PO BOX 309	RUSSIA	OH	45363
CHRC 03-26	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
CHRC 03-26	N44-003100	A & W WALLACE LLC	100 WOODHAVEN DR	SIDNEY	OH	45365
CHRC 03-26	N44-003250	RCD VENTURES LLC	102 E GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-003250	RCD VENTURES LLC	104 E GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-002290	JTL PROPERTIES OF MIAMI COUNTY LLC	10578 BUCKEYE DR	HUNTSVILLE	OH	43324
CHRC 03-26	N44-003220	GROSS JOHN A & STEPHANIE L	106 E GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-000790	ANDERSON GARY R & SHIRLEY A	10700 N HARDIN RD	PIQUA	OH	45356
CHRC 03-26	N44-002990	HERRON ROBERT E	10780 N BRADFORD BLOOMER	COVINGTON	OH	45318
CHRC 03-26	N44-003410	LOOP 4 LLC	109 MOUND ST	PIQUA	OH	45356
CHRC 03-26	N44-009840	R&T RENTALS LLC	1106 W MAIN ST	TROY	OH	45373
CHRC 03-26	N44-003090	BIM-MERLE ROBERT W IV	1111 CAMP ST	PIQUA	OH	45356
CHRC 03-26	N44-003320	RAFFEL NATHAN A & JONNA	115 W NORTH ST	PIQUA	OH	45356
CHRC 03-26	N44-002900	TKS BBQ N FIXINS INC	116 E GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-003620	HORN KYRA	119 W NORTH ST	PIQUA	OH	45356
CHRC 03-26	N44-002960	DSK PORTFOLIO 15 LLC	121 E NORTH ST	PIQUA	OH	45356
CHRC 03-26	N44-009952	BONMUR LLC	1215 WALKER ST	PIQUA	OH	45356
CHRC 03-26	N44-002950	LIDYA PROPERTIES LLC	123 E NORTH ST	PIQUA	OH	45356
CHRC 03-26	N44-003255	THE PIQUA IMPROVEMENT CORPORATION	124 W GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-002910	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
CHRC 03-26	N44-003400	CBN INVESTMENT GROUP LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
CHRC 03-26	N44-003110	VSF INVESTMENTS 2 LTD	1268 E ASH ST SUITE 108	PIQUA	OH	45356
CHRC 03-26	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
CHRC 03-26	N44-003410	LOOP 4 LLC	141 CRANDON BLVD APT 340	KEY BISCAYNE	FL	33149
CHRC 03-26	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
CHRC 03-26	N44-002290	JTL PROPERTIES OF MIAMI COUNTY LLC	205 W GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-001620	FOUR B S REAL ESTATE	217 FLANDERS AVE	LIMA	OH	45801
CHRC 03-26	N44-009830	HARMON RICK & MELISSA	218 W GREENE ST	PIQUA	OH	45356
CHRC 03-26	N44-003350	NORTH SHELL INC	2970 PARKWOOD DR	TROY	OH	45373
CHRC 03-26	N44-000820	PICKREL LEAH	3341 W ZIEGLER RD	PIQUA	OH	45356
CHRC 03-26	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	4 CENTER COURT	EAST HANCOCK	NJ	7936
CHRC 03-26	N44-003220	GROSS JOHN A & STEPHANIE L	409 NORTH ST	ARCANUM	OH	45304
CHRC 03-26	N44-001640	VESTCO LTD	410 CORPORATE CENTER DR	VANDALIA	OH	45377
CHRC 03-26	N44-001640	VESTCO LTD	423 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-000820	PICKREL LEAH	425 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-000790	ANDERSON GARY R & SHIRLEY A	427 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-000800	PELCHI LLC	429 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-001620	FOUR B S REAL ESTATE	430 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-000780	SEA VENTURES LLC	431 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003250	RCD VENTURES LLC	434 S COLLEGE ST	PIQUA	OH	45356
CHRC 03-26	N44-003240	TIPTON JONATHON R & NICHOLE M	4620 W US RT 36	PIQUA	OH	45356
CHRC 03-26	N44-003260	LANGE FRANK N	500 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-009840	R&T RENTALS LLC	500 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003240	TIPTON JONATHON R & NICHOLE M	501 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003230	BLAIR JEREMY S & TANYA J	505 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003230	BLAIR JEREMY S & TANYA J	507 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002920	THOBE LINDA K	508 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003640	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-009850	MANFREDI BARBARA A	510 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINGEN	513 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-003630	GIROLAMO MARTHA E	515 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-009860	PEDRO JEFFREY J JR & EMILY E	516 N WAYNE ST	PIQUA	OH	45356

CHRC 03-26	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003340	BRUBAKER CRISTINA C	519 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003300	BERTKE JOHN F	520 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-009870	SHOCKLEY LISA	520 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003190	KATIE HUBER CORP	523 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003610	SPAYDE MATTHEW	523 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003160	STYLE & POLISH SALON LLC	525 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-009880	WALKER MELANIE K & WILLIAM FREDRICK JR	526 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003150	PSALM 8318 UN LTD	527 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002970	DAVEY SARAH MADELINE	528 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-003140	HAMILTON BRIAN T	529 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	530 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003170	HAMILTON BRIAN T	531 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003160	STYLE & POLISH SALON LLC	561 E SNODGRASS RD	PIQUA	OH	45356
CHRC 03-26	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 CALDWELL ST	PIQUA	OH	45356
CHRC 03-26	N44-003350	NORTH SHELL INC	600 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002980	LIETTE REALTY II LLC	600 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-009890	SEBESTYEN GLYNN & LEE LLC	600 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-009900	BODNAR CASSANDRA	601 N DOWNING ST	PIQUA	OH	45356
CHRC 03-26	N44-003150	PSALM 8318 UN LTD	603 E STAUNTON RD	TROY	OH	45373
CHRC 03-26	N44-003600	JACKSON JEFFREY S & LAURA D	603 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003600	JACKSON JEFFREY S & LAURA D	603 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-002990	HERRON ROBERT E	604 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-003010	CULP CLARENCE W	606 SPRING ST	PIQUA	OH	45356
CHRC 03-26	N44-009910	SWIER SANDRA J	608 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-009920	T & S PELTIER LLC	610 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003110	VSF INVESTMENTS 2 LTD	611 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003360	TIME WARNER CABLE MIDWEST LLC	614 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-009930	MALONEY KELLY M	614 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003120	DSK PORTFOLIO 16 MAIN LLC	615 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003590	KOON CHARLES STEPHEN	615 WAYNE ST N	PIQUA	OH	45356
CHRC 03-26	N44-009940	HARTZELL BARBARA JEAN TRUSTEE	618 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003610	SPAYDE MATTHEW	620 WOODCREEK DR	TROY	OH	45373
CHRC 03-26	N44-003100	A & W WALLACE LLC	623 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003090	BIM-MERLE ROBERT W IV	625 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003080	BIM-MERLE ROBERT W IV	627 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-003390	CBN INVESTMENT GROUP LTD	628 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-250387	SAFEHAVEN INC	633 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003400	CBN INVESTMENT GROUP LTD	638 N MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002960	DSK PORTFOLIO 15 LLC	650 S MAIN ST	PIQUA	OH	45356
CHRC 03-26	N44-002950	LIDYA PROPERTIES LLC	6545 N MARKET AVE SUITE 100	CANTON	OH	44721
CHRC 03-26	N44-009952	BONMUR LLC	700 N WAYNE ST	PIQUA	OH	45356
CHRC 03-26	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
CHRC 03-26	N44-009920	T & S PELTIER LLC	717 CALDWELL ST	PIQUA	OH	45356
CHRC 03-26	N44-003380	TIME WARNER CABLE MIDWEST LLC	7820 CRESCENT EXECUTIVE DR	CHARLOTT	NC	28212
CHRC 03-26	N44-003280	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
CHRC 03-26	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356