

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, MARCH 31, 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 – February 24, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 03-25 – Certificate of Appropriateness – 311 N. Main Street
A resolution to approve exterior renovations at 311 N. Main Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, FEBRUARY 24, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:08 pm Mr. Oda called the meeting to order.

ROLL CALL

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

Staff Present: Chad Henry, City Planner

MEETING MINUTES

A motion to approve the January 27, 2025 meeting minutes was made by Mr. Bubp, seconded by Ms. Walker. Motion carried unanimously.

OLD BUSINESS

RESOLUTION CHRC 06-24

Mr. Bubp made a motion to un-table the item Ms. Walker seconded the motion. Motion was un-tabled by a voice vote.

Mr. Henry gave history on the resolution. He told the applicant that if he was not present at tonight's meeting the resolution would be denied and he would have to reapply. Mr. Henry stated that the applicant understood that

Mr. Bubp made a motion to deny and Mr. Spraggs seconded the motion. Resolution was denied with a 5-0 vote.

NEW BUISNESS

RESOLUTION CHRC 02-25

Mr. Henry gave the staff report. He states there is a two family dwelling wanting an exterior renovations.

The applicant was present and gave information siding,

Shaker shingles will be removed

Bubp vinyl shaker shingles recommended. Applicant states vinyl would be easier because they are going over the current siding.

Mr. Bubp states it is what keeps it historical. He assumes like style and size

Applicant states same size for windows. Measures for custom, style. Bubp asked if transoms could be repaired. Applicant said they are brittle and falling apart. Mr. Bubp states there are three of them and they should be replaced.

Ms. Walker states it is in the historic district and she knows it can be expensive. She would love to see some effort put into the windows and the shaker shingles to keep the historical look. Mr. Bubps states the wood trim around the windows is rough but there is vinyl that gives it the same look.

Mr. Oda asks if the back windows on the upper right are staying. Applicant states he has proposed to demo that part. He believes it was an addition that is poorly constructed. It has different siding and the style is completely different. He feels it was maybe a porch at one time and turned into an addition. Mr. Oda asked

Jarred states that the regular wood siding runs through the addition. Mr. Bubp wants to know what the plan would look like if the addition is removed. He would like to see if there would be windows or what the exterior would look like if it's redone.

Mr. Bubp summarized the conversations. Covinering old siding with matching vinyl but wants to know color. He thinks shingles should be covered with vinl shingle should be good. Concerns about wood trim around windows. Having wood trim match windows and doors, casings and hoods. States there are vincy companies that make those. Keeping character of building. Contrasting of shingle band that goes all the way around. Wood trim to keep covered with matching vinyl, similar. Tearing back off if structurally insufficianet. Front porch needs work but not tore down.

Applicant 1 Windows aluminum same look with woo trum, same color.

Oda asked about siding if back addition is removed. It will all looke the same once it is taken off. It might need painted.

Jarrod states it would look like the addition was never there.

Spraggs- gable ends on the dormer, applicant hoping to do vinyl siding.

Queen Anne's. board states it is a nice home. Windows in oriel the top sash is decorative. Mr. Bubp states to keep the form but can wrap in aluminum to water proof. Grills on top sash of octagon bump out would be nice if

Applicant 1 said maintenance free long lasting product. Mr. Bubp understands that. Oda asked if they have a feel what we're looking for. Applicant 1 stated he believes so. Mr. Oda sked when it was build. Applicant 1 believes 1920 . Ms. Walker states 1920 if they don't know. Oda could be 1890 or turn of century. Ms. Walker states the historic area of the library could probably give more information on the house.

Applicant 1 on brackets can be wrapped in aluminum or painted, the other option would be to box it in. Mr. Oda states the brackets are a strong Queen Ann element.

Mr. Bubp talks about the foundation of the front porch and the slope that can be seen in the photo. Applicant 1 states the work it would take to replace. Mr. Bubp gave suggestions on how to fix the porch. Applicant 1 said it will be a lot of work but it will be worth it. Mr. Bubp states it is a nice home. Oda asked if applicant is understanding what is wanted. Applicant 1 is asking on the third floor asked about one large window to seal it up. Try to see what is there, but use glass to seal it up. Mr. Spraggs asked how those windows were, applicant states they were the worst windows. Mr. Oda states the applicants are welcome to reach out to the City if they have any questions to clarify. Mr. Bubp stated to make sure they know to get all permits and things they need for city and county. Applicant 1 said they have a color picked out, bone color for house, white trim. Mr. Bubp states maybe a clay color for shingles. Bubp approved Spraggs second

OTHER BUSINESS

Mr. Henry subscribe to city updates to know when a meeting is scheduled, canceled and packet is released.

Design guidelines is an example of what was put together in Greenville in their historic district. This was served as a booklet that was handed out to individuals asking about design guidelines. The document wants everything to be replaced with exact materials but that is no longer a standard. He states the guideline is high level to help people get started. Mr. Henry was wanting to create a document that would be available online. He is asking the board review the document to create some do's and don'ts in the district. It would give people some guidelines before they come before the board. Mr. Henry would like to use the next 2-3 meetings to design a guideline.

Mr. Oda states it would help people to have an idea before they come to the board.

Mr. Spraggs states it would be a good resource for people wanting to get started but not sure how or where.

Mr. Bubp wants to do the guidelines to be able to hand out to people.

Mr. Oda asked if Mr. Henry has looked at the one we already have. Mr. Henry states we submitted to Nathan's office. Mr. Oda states that what we had includes styles and terms and definitions of the terms. He states it has historic pictures of downtowns and how to research your work. Mr. Bubp states this is an overview.

Mr. Oda asks where we are with the land designation for the Franz Pavilion.

Mr. Henry states that someone came to him to apply for the land designation. Mr. Henry states that he hasn't received the application. Mr. Oda states there is a fee

Wants in on next months agenda, Mr. Henry states he needs to receive something to put it on the agenda. Mr. Oda asked if it could go under other business or an item for discussion. Mr. Henry states he wasn't sure but will check.

ADJOURNMENT

Mr. Bubp made a motion to adjourn the meeting with Ms. Walker seconding the motion. Mr. Oda adjourned the meeting at 7:11PM without objections from the Commission.

RESOLUTION No. CHRC 03-25

WHEREAS, Muha Construction Inc., is requesting a Certificate of Appropriateness for exterior renovations at 311 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: March 31, 2025
Re: CHRC 03-25

Applicant: Muha Construction Inc.
Owner: Arnovitz Enterprises, Inc.

Address: 311 N. Main Street
Parcel #: N44-001020

Zoning: Downtown Shopfront Mixed Use (D-SX)

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

Staff Comments and Recommendations:

Overview

The applicant proposes exterior renovations to support the business operations of The Submarine House at 311 N. Main Street. The primary modification involves opening the south side of the building with a garage door to integrate the indoor space with the outdoor patio. Additionally, the applicant is seeking approval for a mural to the building's exterior.

Staff Analysis

The garage door installation will replace what was historically a shipping door, as shown in the applicant's supporting documentation. This alteration is a key part of the business's plan to enhance the customer experience by creating a fluid transition between indoor and outdoor areas. Given the building's history of modifications, staff does not believe this change will negatively impact its historical character.

The proposed mural meets the standard size requirements for businesses set back between 50 and 100 feet from the property line. However, due to the zero-lot-line condition at this location, the allowable mural size is limited to 50 square feet. While this restriction applies, the parcel immediately to the south is City-owned quad (public parking), and the next property boundary is 90 feet away, minimizing any potential impact.

Recommendation:

Staff recommends approval of the Certificate of Appropriateness. The garage door

STAFF REPORT

installation respects the building's historical integrity while supporting the business's success, and the mural, despite its size limitation, is appropriately placed within the context of the adjacent public lot. These modifications align with the intent of historic preservation while allowing for functional and aesthetic improvements that benefit both the business and the surrounding district.



Certificate of Appropriateness Application
City Historic Review Commission (CHRC)

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.



Certificate of Appropriateness Application
City Historic Review Commission (CHRC)

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: 311 North Main Street

Parcel ID Number: N44-001020

Zoning District:

Current Use: restaurant/bar

Existing Property Use: restaurant/bar

C. APPLICANT INFORMATION

☐ SAME AS OWNER (Do not complete this section)

Company Name: Muha Construction Inc.

Contact Person First Last Name: Lacey Reigelsperger

Mailing Address: 855 Congress Park Drive, Dayton, OH 45459

Phone Number: 937-435-0678

Email: laceyr@muhaconstruction.com

D. PROPERTY OWNER INFORMATION

Company Name: Arnovitz Enterprises Inc.

Contact Person First Last Name: Matthew Arnovitz

Mailing Address: PO Box 565, Dayton OH 45409

Phone Number: 937-222-8800

Email: matt@arnovitz.net



Certificate of Appropriateness Application
City Historic Review Commission (CHRC)

E. PROJECT DETAILS

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

Exterior renovations for new tenant, same use. Please see attached scope of work.

Lacey Reigelsperger, Muha Construction Inc.

- ☐ 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: -EXTERIOR RENOVATIONS --

F. PROJECT COST / TIMELINE

Estimated Project Cost (Req'd): \$120,000.00

Start Date: Immediately

End Date: May 1, 2025

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

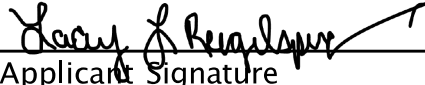
Provide a **SITE PLAN** of the property that includes the following:

- ☐ 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.



Certificate of Appropriateness Application
City Historic Review Commission (CHRC)

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.	
Lacey Reigelsperger, Muha Construction Inc.	2/27/25
Applicant Name	Date
	Office Manager
Applicant Signature	Title
Arnovitz Enterprises Inc.	
Property Owner Name	Title
	President
Property Owner Signature	Title





Muha Construction, Inc.
855 Congress Park Dr.
Dayton, Ohio 45459
Phone 937/435-0678
Fax 937/435-0683

Submarine House

311 North Main Street, Piqua, OH 45356

Exterior renovations scope of work:

1. Front of building – main street side – re-paint existing siding, wood trim, and windows per rendering, see attached.
2. Remove existing middle door and restore back to original design of building with wood panels below and above, see rendering attached.
3. Side of building – south side – re-paint windows and doors, see rendering.
4. Add 16' wide glass garage door, to open interior dining area to the exterior, including awnings.
5. Install awnings along back, and back right corner, see rendering.
6. Installing one new man door as required for emergency egress to the right of the new garage door.
7. Signage – Front of building – re-use existing lights. Material to be wood/composite material matching existing signage (subs sports spirits) on high entrance feature with submarine house with little submarine.
8. Add 3 light fixtures, matching the light fixtures at the front of the building, around the corner on the side where signage is existing, same sizes to match existing.
9. Large painted graphic center of south side at very top, see rendering.
10. Repair and replace railing as necessary.

David Muha
Muha Construction Inc.
Dmuha@muhaconstruction.com
937-435-0678

OUTSIDE - SIDE/FRONT



OUTSIDE - REAR/SIDE



OUTSIDE - SIDE



OUTSIDE - SIDE



OUTSIDE - SIDE



OUTSIDE - FRONT



OUTSIDE - FRONT



OUTSIDE - FRONT

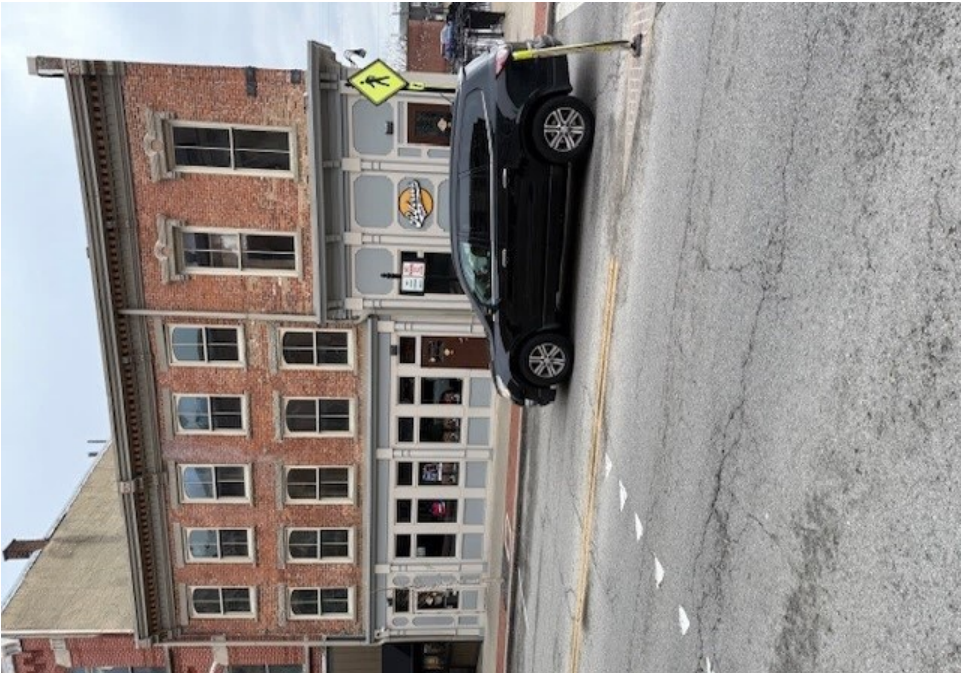


OUTSIDE - SIDE

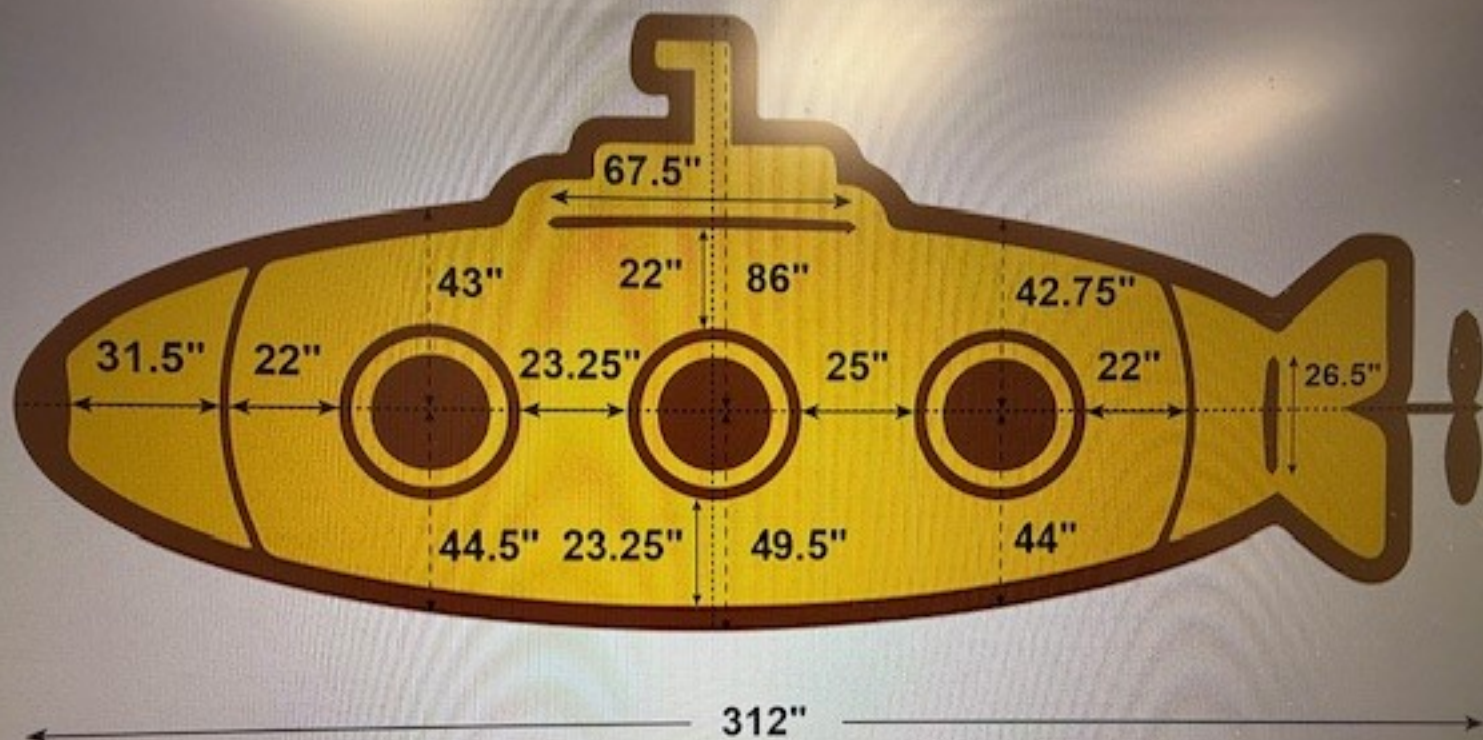








36"

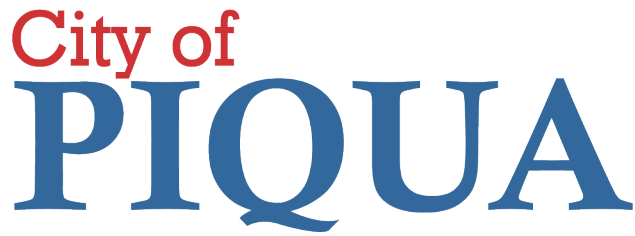


Brown Border Stroke: 6"
Inner Porthole Diameter: 25"
Gold Porthole Stroke: 3.5"
Outer Porthole Diameter: 38"









Community Services Department

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

March 18, 2025

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, March 31, 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.

CHRC 03-25	N44-250055	CITY OF PIQUA	901 LUDLOW S	PIQUA	OH	45356
CHRC 03-25	N44-001490	HARRISON FAMILY LIMITED PARTNERSHIP	314 316 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000940	SLOAN MICHAEL W TRUSTEE	323 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	319 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001520	PIQUA CHAMBER OF COMMERCE	326 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001470	THOMA LOUIS ALBERT	312 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000990	321 LEASING LLC	321 N MAIN ST	PIQUA	OH	45356
CHRC 03-25	N44-000950	XSSV PROPERTIES LTD	325 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001500	FESSEX CORPORATION LLC	320 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000970	A & W WALLACE LLC	329 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001040	CHOCOLATE NATION LLC	113 E HIGH ST	PIQUA	OH	45356
CHRC 03-25	N44-001510	BEACHY DANIEL J & TRACY	322 324 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000690	REISER PROPERTIES LLC	310 SPRING ST	PIQUA	OH	45356
CHRC 03-25	N44-001010	ARNOVITZ ENTERPRISES INC	315 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	318 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000980	ADM REAL ESTATE HOLDINGS LLC	317 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000680	REISER PROPERTIES LLC	SPRING ST	PIQUA	OH	45356
CHRC 03-25	N44-000920	TRIANGLE GENERATIONS LLC	333 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-001020	ARNOVITZ ENTERPRISES INC	311 313 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000960	A & W WALLACE LLC	327 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-000930	TREON MICHAEL	331 MAIN ST N	PIQUA	OH	45356
CHRC 03-25	N44-250055	CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
CHRC 03-25	N44-001490	HARRISON FAMILY LIMITED PARTNERSHIP	314-316 N MAIN ST	PIQUA	OH	45356
CHRC 03-25	N44-000940	SLOAN MICHAEL W TRUSTEE	9525 MECKSTROTH RD	PIQUA	OH	45356
CHRC 03-25	N44-001000	ADM REAL ESTATE HOLDINGS LLC	555 CHARTWELL CT	TROY	OH	45373
CHRC 03-25	N44-001520	PIQUA CHAMBER OF COMMERCE	PO BOX 1142	PIQUA	OH	45356
CHRC 03-25	N44-000990	321 LEASING LLC	P O BOX 637	PIQUA	OH	45356
CHRC 03-25	N44-000950	XSSV PROPERTIES LTD	414 W WATER ST	PIQUA	OH	45356
CHRC 03-25	N44-001500	FESSEX CORPORATION LLC	955 N HARSHBARGER RD	PLEASANT I OH		45359
CHRC 03-25	N44-000970	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365
CHRC 03-25	N44-001040	CHOCOLATE NATION LLC	124 N MAIN ST	PIQUA	OH	45356
CHRC 03-25	N44-001510	BEACHY DANIEL J & TRACY	322 N MAIN ST	PIQUA	OH	45356
CHRC 03-25	N44-001010	ARNOVITZ ENTERPRISES INC	PO BOX 565	DAYTON	OH	45409

CHRC 03-25	N44-001460	HARRISON FAMILY LIMITED PARTNERSHIP	314 N MAIN ST	PIQUA	OH	45356
CHRC 03-25	N44-000980	ADM REAL ESTATE HOLDINGS LLC	555 CHARTWELL CT	TROY	OH	45373
CHRC 03-25	N44-000680	REISER PROPERTIES LLC	310 SPRING ST	PIQUA	OH	45356
CHRC 03-25	N44-000920	TRIANGLE GENERATIONS LLC	7620 W UNION CHURCH RD	COVINGTO	OH	45318
CHRC 03-25	N44-001020	ARNOVITZ ENTERPRISES INC	PO BOX 565	DAYTON	OH	45409
CHRC 03-25	N44-000960	A & W WALLACE LLC	100 WOODHAVEN	SIDNEY	OH	45365



Auditor Map

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