

Community Services Department

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

November 15, 2024

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, November 25, 2024 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.

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, NOVEMBER 25, 2024
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 28, 2024

OLD BUSINESS

1. RESOLUTION CHRC 06-24 – Certificate of Appropriateness – 400 N. Main
A resolution to approve exterior building alterations of 400 N. Main Street.
2. RESOLUTION CHRC 08-24 – Certificate of Appropriateness – 511 Caldwell St.
A resolution to approve exterior renovations of 511 Caldwell St.

NEW BUSINESS

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – THURSDAY, OCTOBER 10, 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Mr. Bubp called the meeting to order.

ROLL CALL

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

Staff Present: Chad Henry, City Planner

MEETING MINUTES Mr. Bubp made a motion to approve minutes from from July 22, 2024 meeting, Ms. Walker seconded the motion.

NEW BUSINESS

RESOLUTION CHRC 05-24

A resolution to approve exterior painting and restoration on the building at 213 N. Main St.

The applicant, Mr. Ron McConnaughey was present and spoke on the item. The applicant asked if he removed build boards if he was allowed to paint the same color behind it. Also, if he were doing regular maintenance if that needed approved by the board. The board explained that if he was keeping the same color or performing routine maintenance a Certificate of Appropriateness is not required.

He brought color samples to show the board. Needlepoint Navy and Antiquarian Brown colors were approved.

My. Bubp made a motion to approve, and Mr. Spraggs made a second motion. The resolution was approved 5-0.

RESOLUTION CHRC 06-24

A resolution to approve exterior building alterations of 400 N. Main Street. Mr. Bubp made a motion to table the resolution due to the applicant not being present and needing more information. Mr. Bubp would like to know what is underneath the panels they are replacing and what the new windows would look like. Ms. Franz seconded the motion to table. The resolution was tabled with a 5-0 vote.

RESOLUTION CHRC 07-24

A resolution to approve exterior renovations of 523 N Wayne St.

Mr. Bubp was concerned about the potential gutter change and noted power washing will be difficult. Ms. Franz made a motion to table the item and Mr. Spraggs seconded. The resolution was tabled with a 5-0 vote.

RESOLUTION CHRC 08-24

A resolution to approve exterior renovations of 511 Caldwell St.

Mr. Oda and Mr. Bubp stated they were not opposed to vinyl siding but is worried about what is under it. Ms. Walker is curious about how the vinyl siding would fit around the windows. Mr. Bubp stated according to the Secretary of Regulations you can't replace something that isn't broke.

Ms. Walker made a motion to table this item and Ms. Franz seconded the motion. The resolution was tabled with a 5-0 vote.

OTHER BUSINESS

The Hance Pavilion was mentioned and a questions was asked if a landmark designation could be sought. Mr. Oda wants this accomplished. Mr. Henry stated he would look into this.

Ms. Walker noted that there is a Caldwell Historic District meeting on October 24 at 7PM.

It was discussed that regularly scheduled meetings would be on the last Monday of the month. The next meeting is October 28, 2024.

ADJOURNMENT

Ms. Walker made a motion to adjourn the meeting seconded by Mr. Bubp. Vote was all yes and the meeting was adjourned at 7:24PM.

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – THURSDAY, OCTOBER 28, 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 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 Emily McCulla, City Clerk

MEETING MINUTES

NEW BUSINESS

RESOLUTION CHRC 06-24

A resolution to approve exterior painting alterations of 400 N. Main St.

Mr. Oda stated the item will continue to be tabled due to the applicant not being present.

RESOLUTION CHRC 07-24

A resolution to approve exterior renovations of 523 N Wayne St.

Chad Henry gave the state report

Mr. Brad Bubp made a motion to take the item from the table, Ms. Walker seconded the motion.

Mr. Bubp stated he would like to hear the applicant state in detail what they plan on doing for this project.

Matthew and Tom Spayde, applicant came forward to speak on the item. Mr. Matthew Spayde went through each area of the home they

Mr. Oda asked Mr. Matthew Spayde about the process to take the paint off in which he said someone from Sidney is going to help with that in a process that uses sanding and power washing to remove the paint. Mr. Bubp stated to test the paint to see if it is lead before they sandblast it.

Mr. Bubp stated he would leave the overhang and not make it flat, putting the gutter on the outside. Mr. Spayde stated there was a lot of rot and that was the reasoning for what he suggested. Mr. Bubp stated that it would look better to not make it flat and keep the trim the way they are to keep it historically.

Mr. Tom Spayde stated that his son will be the home owner and their goal is to preserve the home. He stated that they don't have an unlimited budget and are hoping to look at some cost effective ways to do what is needed. He states that he is working on the outside of the home first.

Mr. Oda stated the porch is not original to the home, it was likely added in the 1990's.

Mr. Matthew Spayde then moved on to the brick and windows on the coloring. He intends to paint the windows and power wash the bricks. Mr. Bubp stated to be careful power washing because the bricks that old can not withhold the power. Mr. Bubp stated that the sash is typically the dark color. He states that black and white are not typical colors alone. Mr. Bubp also stated that a steel worker could help replace some missing parts.

Mr. Oda said if he is painting something small he doesn't need to come back to the board. But if it's a large amount to paint he will need to come back. Mr. Oda also told Mr. Spayde that Sherwin Williams has a historic paint palette that will show them what colors they can pick from.

Mr. Oda asked about the brackets. Mr. Spayde stated that one in particular is in need of repair. Mr. Tom Spayde asked about the windows on the addition of the home. Mr. Bubp stated you can get custom made windows will help preserve the restoration of the window sash. Mr. Oda stated that you can get the windows to match as close as possible. He stated to keep the back add on as close to the front as possible. Keep the front and sides together.

Ms. Walker made a motion to approve the Certificate of Appropriateness and Mr. Bubp made a second motion. The resolution was approved 5-0.

RESOLUTION CHRC 08-24

Mr. Brad Bubp make a motion to bring the item back from the table, Ms. Walker Seconded the motion. The resolution was removed from the table with a 5-0 vote.

Mr. Henry stated this was a project that was going on and was reported to the city. The city then reached out to the owner and gave them the steps that were needed for a Certificate of Appropriateness.

Craig Neves 1012 W Greene St states he was made aware of this a couple weeks ago and states that he finds it hard to believe that they paid they money and the city is still harassing them. Mr. Oda states no one is harassing anyone they are just following the ordinances in the city. Mr. Neves would like to know why they're in the situation they're in after filing for their permit and paying the money. He states the siding looks so much better after what she has done. Mr. Bubp states that the city is overwelming the historical district so people need to get a permit before the work is done. Mr. Bubp reminds him that applying isn't the end all there are steps between applying and getting approved. He states the best thing about this board is that they want to be helpful.

Mr. Oda stated that when you hire a contractor part of what you are paying them is to know the code and zoning rules in the area they are working. Ms. Walker asked Mr. Neves if he thought Mr. or Mrs. Elders

would be willing to come and speak to the board about their intentions and what they are wanting to do. Mr. Bubp stated if they put the siding over the old siding it could be a band-aid and not a fix. Mr. Neves states they are upset about the process they have to go through. Ms. Walker states she wants to make it right and would like for them to come in. Mr. Oda would like to see some trim around the windows. Mr. Neves summarized that they would like to see the hood over the windows back on and is curious to know what is under the siding. Mr. Bubp made a motion to table the resolution and Mr. Spraggs seconded the motion. The motion was tabled with a 5-0 vote.

RESOLUTION CHRC 09-24

Mr. Chad Henry visual blight with paint chipping and deteriorating condition on the front of the building. At the time of the notation CHRC was not formed and paint colors were not enforced yet. She is now here asking to for it to be approved.

Mr. Bubp stated if you would look on the historic color palate that you wouldn't find these colors.

The applicant, Roxanne Wintrow stated that she took a paint chip to Home Depot to see if they could match it and the color she used is what she was given. Mr. Oda stated the colors of the downtown are usually based on near buildings and the architecture of the building. He states the colors aren't close to anything else. Ms. Wintrow states that her code violation was dated before the first meeting of the CHRC. Her code violation also stated there was no permit needed at the time of the violation. The board looked up older pictures on the auditors website and stated that between the pictures posted on there and the one she submitted and with the fact of CHRC just forming as the building was painted. Mr. Oda made a motion to approve the request, seconded by Mr. Spraggs. The resolution was approved with a 5-0 vote.

OTHER BUSINESS

Mr. Oda asked Mr. Henry if they notice a house in the historic district if they can add it to the agenda or if it needs to go to Code Enforcement. Mr. Henry stated code enforcement is the enforcing body and the proper channels would be for the properties to come through code enforcement. Once the Community Services department is made aware of concerns they are obligated to check it. He recommended if people are friends with someone to tell them what the proper channels are to have it approved. He stated if you don't have a relationship with the owner let the city know and the city can investigate it.

Mr. Tom Spayde suggested sending a mailer to everyone affected by CHRC and let them know what steps are needed before those changes are made. He feels as a property owner and citizen it would help other citizens not be caught off guard.

Mr. Henry stated his department is working on a postcard to send out with this information on it.

Mr. Henry stated the next commission item is 11/25 the deadline is 11/8. He mentioned the meeting of 12/30 will be cancelled due to the holiday. Anything submitted after 11/8 will be held to January or we could try to hold a special meeting if needed.

Mr. Henry also stated that how the agendas and packets is new. He stated we are still having trouble getting the packet to members. Mr. Henry asked what their preferred method to receive the packet. Mr. Bubp asked that when the packet is ready that they get a reminder with the link to the packet in it.

Mr. Henry also mentioned he doesn't think we have anything adopted in this committee as far as updates and needs in the historic committee. He is looking for a PDF that he can direct people to with easy answers. They could use this document to review before they come to the board. Mr. Oda states he has items from a book he wrote for downtown that we could use to help develop one for this. Mr. Henry is looking for a document to give citizens that serve as a quick guide.

ADJOURNMENT

Mr. Bubp made a motion to adjourn the meeting seconded by Mr. Spraggs. Vote was all yes and the meeting was adjourned at 7:49PM.

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?

- Yes*
- 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: *400 N. Main St., Piqua, OH 45356* Parcel ID Number:

Zoning District:

Current Use: *Office Space*

Existing Property Use:

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: *New Ways LLC*

Contact Person First Last Name: *Ron Farhad*

Mailing Address: *4752 Fishburg rd, Suite M, Huber Heights, OH 45424*

Phone Number: *513-441-6669*

Email: *Ron@gonewways.com*

E. PROJECT DETAILS

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

Repair/replace cement panels on the outside that have water damage.
Replace all windows on the building. Most of them leaking.

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): \$65,000

Start Date: 10/05/2024

End Date: 12/05/2024

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.

New Ways LLC

Applicant Name

9/13/2024

Date

[Signature]

Applicant Signature

CEO

Title

New Ways LLC

Property Owner Name

CEO

Title

[Signature]

Property Owner Signature

Title





*paid 8/21/2024
CH # 2063*

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: *511 CALDWELL ST.*

Parcel ID Number: *N44-006840*

Zoning District: *T-RH TRADITIONAL RESIDENTIAL*

Current Use: *PRIMARY RESIDENCE*

Existing Property Use:

PRIMARY RESIDENCE

C. APPLICANT INFORMATION

☒ SAME AS OWNER (Do not complete this section)

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number: *937-572-3057*

Email: *Ohiohammer@gmail.com*

D. PROPERTY OWNER INFORMATION

Company Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

E. PROJECT DETAILS

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

REPAIR / REPLACE ROTTEN WOOD. SECURE LOOSE BOARDS. INSTALL NEW VINYL SIDING OVER ENTIRE SOUTH SIDE OF HOUSE. PAINT SIDING TO COLOR MATCH THE REST OF HOUSE.

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): \$3500.00

Start Date: 08/05/2024

End Date: 08/10/2024

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.

RHONDA ELDERS

08/21/2024

Applicant Name

Date

R Elders

PROPERTY OWNER

Applicant Signature

Title

RHONDA ELDERS

PROPERTY OWNER

Property Owner Name

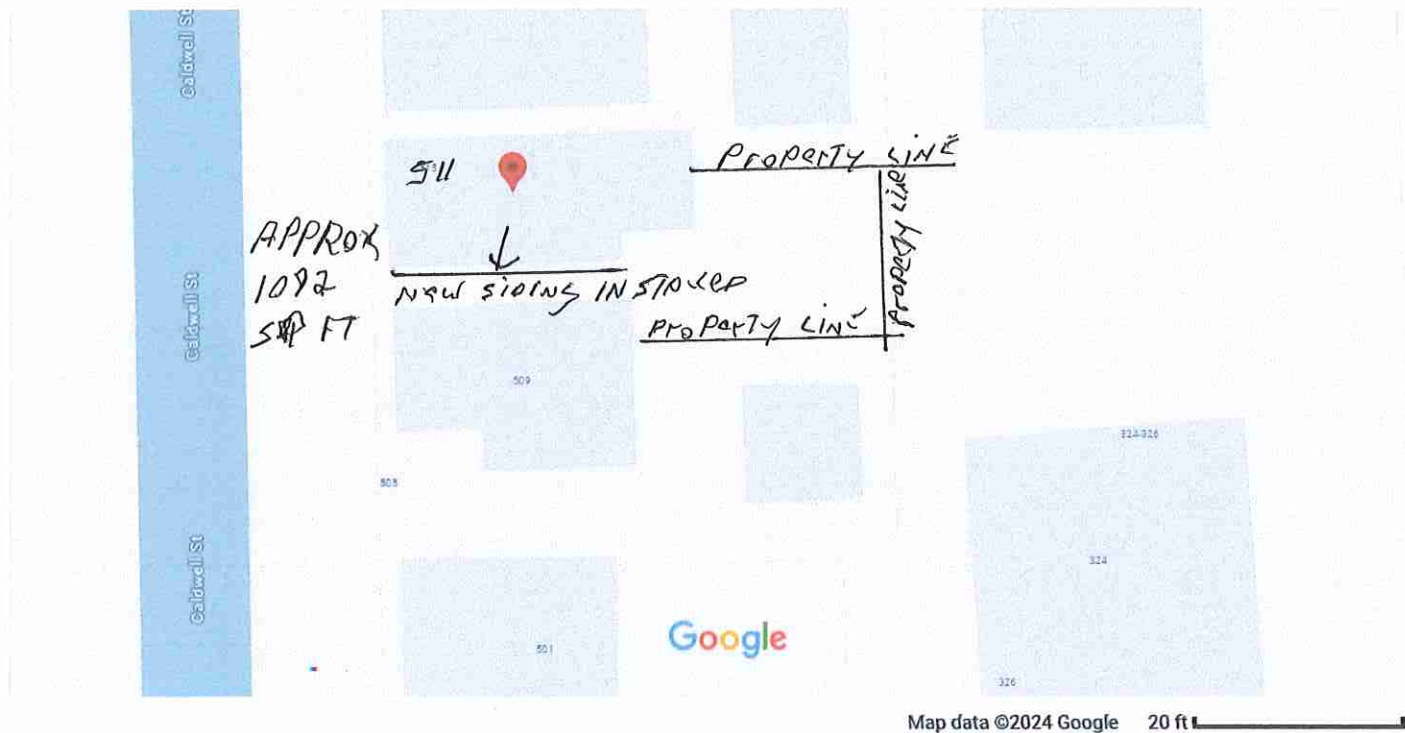
Title

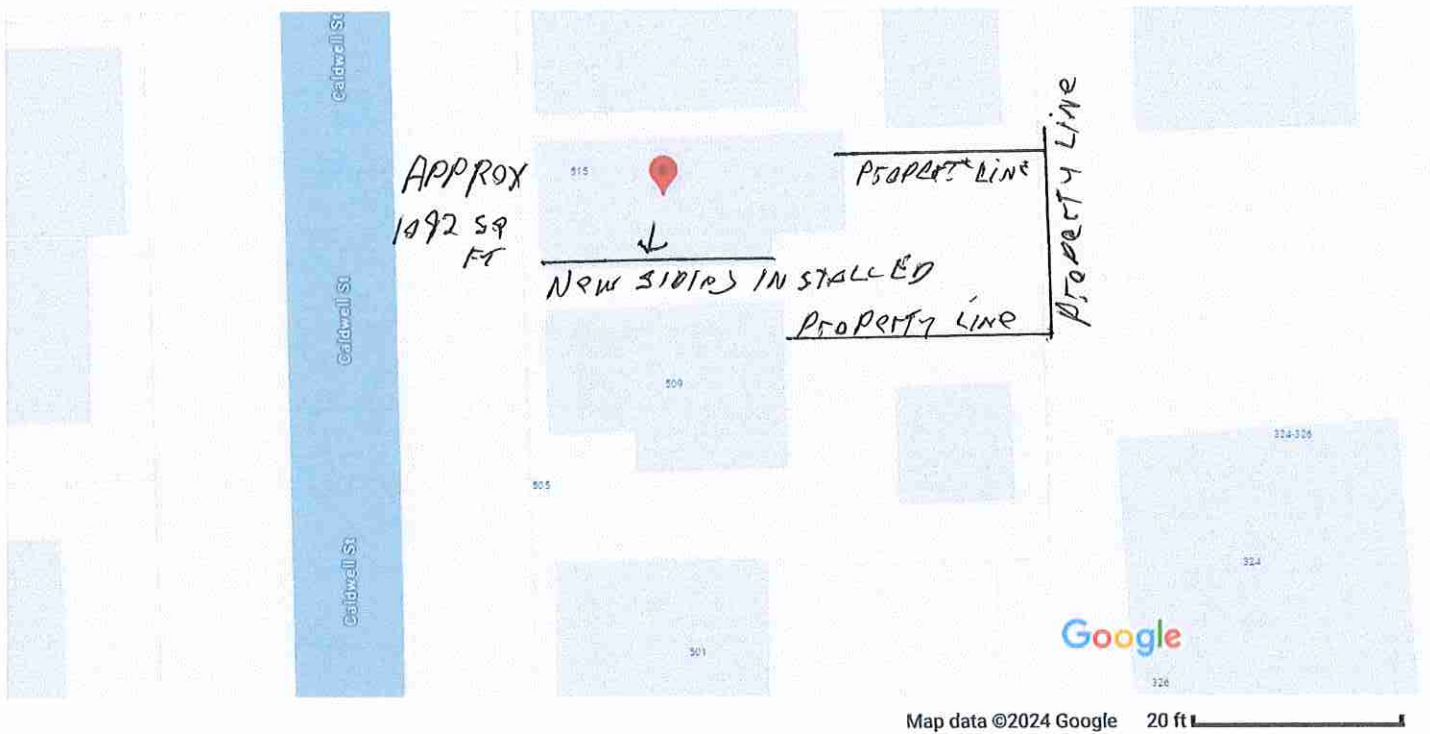
R Elders

PROPERTY OWNER

Property Owner Signature

Title





Map data ©2024 Google 20 ft



Home Building



Directions



Save



Nearby



Send to phone



Share



511 Caldwell St, Piqua, OH 45356

Photos

N44-006840

8/21/2024



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

Parcel

N44-006840

510 - SINGLE FAMILY DWLG OW...

Owner

ELDERS RHONDA L

SOLD: 2/4/1998 \$87,900.00

Address

511 CALDWELL ST

Appraised

\$97,100.00

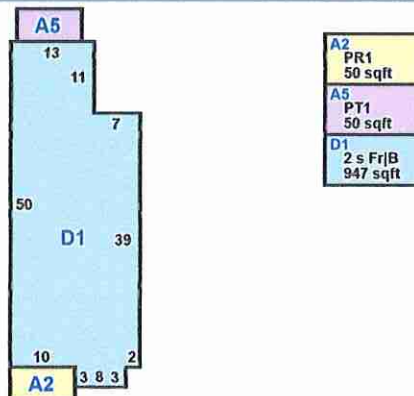
ACRES: 0.0627

Photos



N44006840 07/03/2007

Sketches



Location

Parcel N44-006840
Owner ELDERS RHONDA L
Address 511 CALDWELL ST
Municipality PIQUA CITY
Township
School District PIQUA CSD

Deeded Owner Address

Mailing Name ELDERS RHONDA L
Mailing Address 511 CALDWELL ST
City, State, Zip PIQUA OH 45356

Tax Payer Address

Mailing Name ELDERS RHONDA L



before



after



2

