

**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.