

**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 overviewing 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.