

MINUTES: HISTORIC PRESERVATION COMMISSION

Meeting of Friday, June 28th, 2019 – 10:00 AM

City of Bowling Green Administrative Services Building,¹
304 N. Church Street, Bowling Green, Ohio 43402

¹As is reflected in these Minutes, the Commission held its June 28, 2019 meeting in the Atrium of the Wood County Courthouse, One Courthouse Square, Bowling Green, Ohio.

MEMBERS PRESENT: Les Barber, Reina Calderon, Greg Halamay, Gail Nader, and John Sampen.

MEMBERS ABSENT: No Members were absent.

STAFF MEMBERS PRESENT: Heather Saylor, Director of Planning Department, City of Bowling Green.

AGENDA FOR THE MEETING:

The meeting's Agenda, distributed to the members and publicly posted on the City's website in advance of the meeting, is attached for convenience of reference and made a part of these Minutes. The June 28th, 2019 meeting took place in the atrium of the Wood County Court House to: (a) accommodate a presentation by Mr. Nathan Bevil, State of Ohio Historic Preservation Office, regarding its Certified Local Government program, and (b) to facilitate participation by Wood County attendees, the public, and the press. The June 28, 2019 meeting was the Commission's fourth.

SUMMARY OF MOTIONS:

There were no motions entertained at the June 28th meeting, other than a motion for adjournment.

ROLL CALL:

Greg Halamay, Chair, called the roll and each Member acknowledged his or her presence. All Commission Members were present throughout the Meeting.

APPROVAL OF MINUTES:

The Commission determined to table approval of the Minutes for the May 24, 2019 meeting until the July 26, 2019 meeting of the Commission.

PRESENTATION:

Mr. Nathan Bevil, of the State of Ohio's Historic Preservation Office, made a presentation to the Commission and attendees regarding the State of Ohio's Certified Local Government program for Historic Preservation. Commission Members and other

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MEETING OF JUNE 28th, 2019
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participants in the audience asked questions. A copy of Mr. Bevil's presentation is attached and made a part of these Minutes, as is a summary of the questions asked of Mr. Bevil and answers received from him.

LOBBY VISITATION:

There was no lobby visitation.

ADJOURNMENT:

Chairman Halamay made a motion to adjourn, Mr. Barber seconded the motion, and all Members voted in favor of adjournment. The meeting adjourned at 12:02 PM on June 28th, 2019.

Greg Halamay, Chairman Date

Reina A. Calderon

Date

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MEETING OF JUNE 28th, 2019**

SUMMARY OF QUESTIONS AND ANSWERS TO THE PRESENTATION ENTITLED: "LOCAL HISTORIC PRESERVATION, BOWLING GREEN - JUNE 28, 2019" PRESENTED BY MR. NATHAN BEVIL, COMMUNITY PLANNING AND PRESERVATION MANAGER, OHIO HISTORY CONNECTION, STATE HISTORIC PRESERVATION OFFICE 800 East 17th Avenue, Columbus, Ohio 43211-2474, 614-298-2000, email: nbevill@ohiohistory.org.)"†

1. *How important is the Comprehensive Plan to the success of a historic preservation ordinance?* Consistency with the Comprehensive Plan is important, because the passage of a historic preservation ordinance is an exercise of the City's zoning power.
2. *What are the respective protections provided by National Historic Landmark designation as compared to listing on the National Registry of Historic Places?* Neither protects against demolition or historically inappropriate modification; if federal funds are involved in a project which would impact the registered or land-marked place, there is a review process incumbent upon the federal project which would be worked through the State of Ohio Historic Preservation office. In Ohio, the protection against demolition or inappropriate modification of a historic place (building, district, site, structure) is through a historic preservation ordinance enacted at the municipal level. Essentially, the historic preservation ordinance is a zoning ordinance.
3. *How is a historic preservation ordinance enacted?* The enactment process is no different than other zoning ordinances as determined by the municipality's code of ordinances and form of municipal government, (e.g. enactment by a city council). It is not necessary to seek Certified Local Government status through the State Historic Preservation office in order to have a historic preservation ordinance enacted by the City; however, if Certified Local Government status is planned to be sought, then the State Historic Preservation Office, and Mr. Bevil's unit, would review the proposed ordinance before it is enacted to provide feedback on whether the proposed ordinance, if enacted, will meet the State of Ohio's criteria for whether the historic preservation ordinance is adequate to support granting of Certified Local Government status to the Historic Preservation Commission.
4. *What are the benefits of Certified Local Government status in Ohio?* Primarily, the eligibility to compete for grant funding from the State Historic Preservation Office to support historic preservation efforts at the local level; competition eligibility depends upon whether the community has obtained CLG status for its historic preservation commission. (which is dependent upon the commission meeting state requirements and the historic preservation ordinance meeting state requirements). There are tax credits available at the state taxing authority level for commercial buildings to fund historic preservation efforts (and federal counterparts). CLG status also permits eligibility for training seminars and other educational opportunities for communities and their commissions.

† The presentation provided by Mr. Nathan Bevil is designated as having been made possible in part by a grant from the National Park Service, U.S. Department of the Interior, administered by the State Historic Preservation Office of the Ohio History Connection. See note on Presentation page 33 (last page of the Presentation handout attached hereto and made a part of these Minutes).

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MEETING OF JUNE 28th, 2019**

SUMMARY OF QUESTIONS AND ANSWERS, continued

5. *Is it necessary to do a survey and inventory of potential historic properties (buildings, sites, districts, structures) before application for CLG status?* No. These activities can be run on a parallel basis. Public participation, however, in the establishment of districts which would be denominated “historic,” including voting of property owners, is needed prior to the establishment of a *historic district* within a City. The CLG is the unit of government which administers the historic preservation ordinance; the historic district is an overlay district in zoning terms—its definition and design guidelines are part of the City’s zoning ordinances.

6. *What steps in administration of the CLG ordinance (e.g. the appeal process) should be in the historic preservation ordinance itself (assuming that CLG status is sought for the Commission)?* All the steps in designating and administering the CLG ordinance and for determination of historic districts should be in the CLG ordinance.

7. *Who enforces the historic preservation ordinance, e.g. if a property owner does not seek approval prior to a modification or a protected building in a historic district)?* There are a number of options—zoning code enforcement or the commission itself; the enforcement mechanism can and should be written into the ordinance.

8. *What about signage and other structures that are not buildings or specialized residential areas (e.g. areas around the Courthouse)?* These can be designated as a part of a historic district; however, whenever definitions are developed in a historic preservation ordinance (e.g. for buildings, sites, structures, districts) it is important to take care with the definitions and consider them carefully for their implications, because the exercise can be one of inadvertently excluding or including items or types of properties which it may not be wise to include or exclude. The Secretary of the Interior guidelines cited in the presentation has definitions of buildings, structures, places, and sites. The point of an ordinance and the CLG mechanism is to be able to have standards under which the Commission can make legally defensible decisions in regards to historic preservation approvals and requests.

9. *Do you have tips on how to deal with naysayers in the establishment of a historic district?* Yes—ask them to think about their own property values if the ordinance is not passed.

10. *Are ordinance models available from the State Historic Preservation Office?* Yes. There is a variety within the State of Ohio, subject to basic criteria for CLG status.



**HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
CITY OF BOWLING GREEN**

***Wood County Courthouse
One Courthouse Square - Atrium**

Bowling Green, Ohio 43402

Friday, June 28, 2019 – ***10:00 A.M.**

Please note time change and location change due to special presentation

1. ROLL CALL

2. APPROVAL OF MINUTES

A. For the May 24, 2019 meeting.

3. LOBBY VISITATION

4. PRESENTATION

A. Presentation by State Historic Preservation Office – Nathan Bevil, Community Planning & Preservation Manager

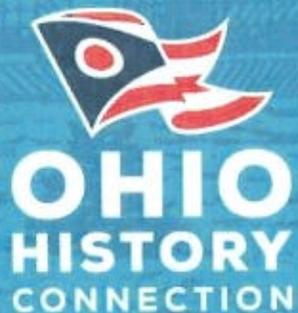
B. Discussion and questions with Mr. Bevil

5. ADJOURNMENT

Stay Informed. Sign-up for the City's eNewsletter on the City's website (www.bgohio.org) and follow the City on Facebook and Twitter (@cityofbg)

Local Historic Preservation

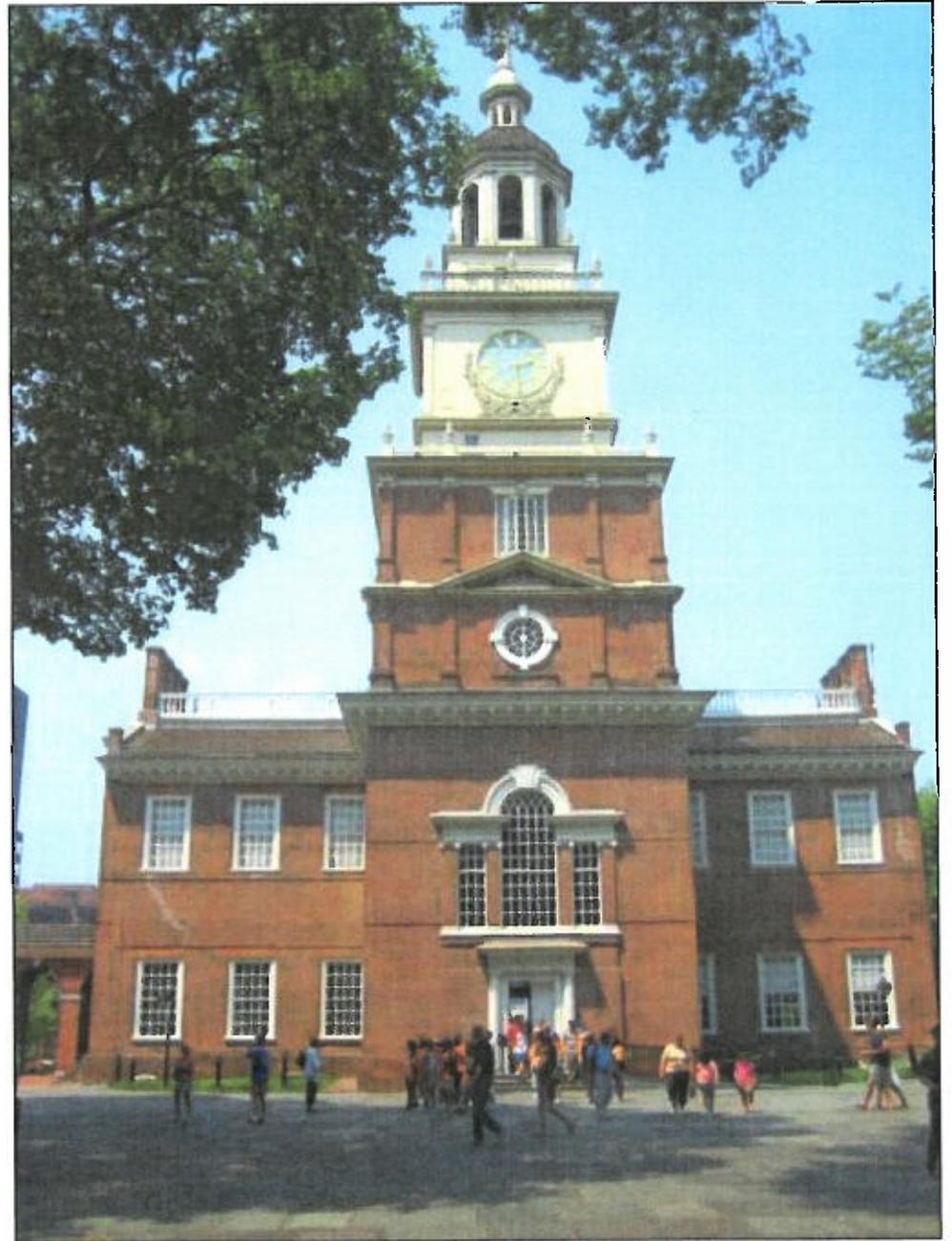
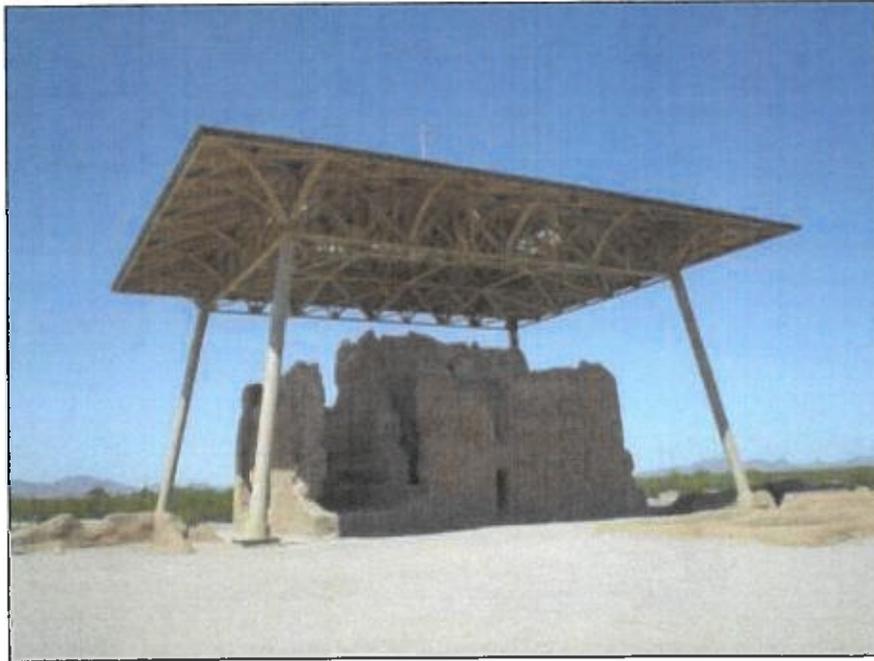
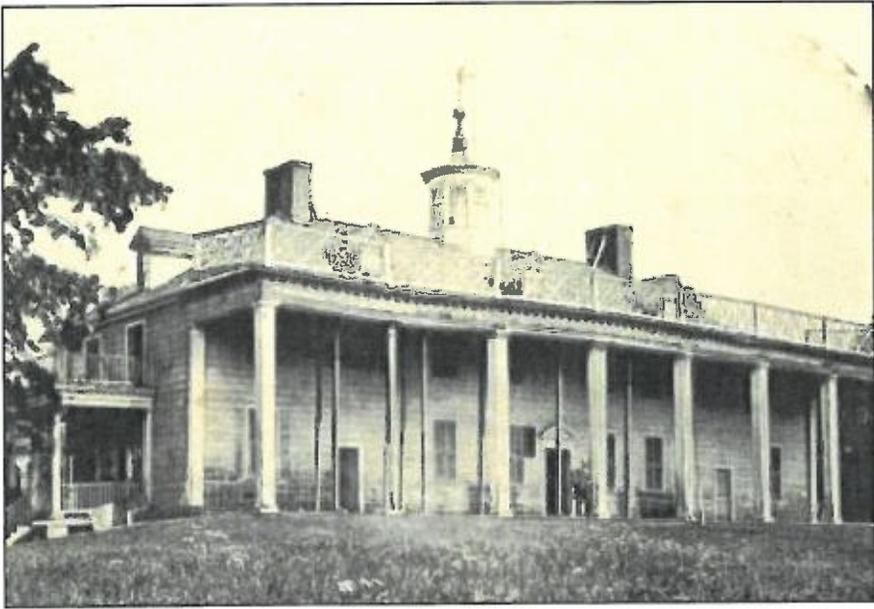
Bowling Green · June 28, 2019



Agenda

- Historic Preservation 101
- Local Preservation
- What is CLG?
- CLG Grant
- Additional Resources





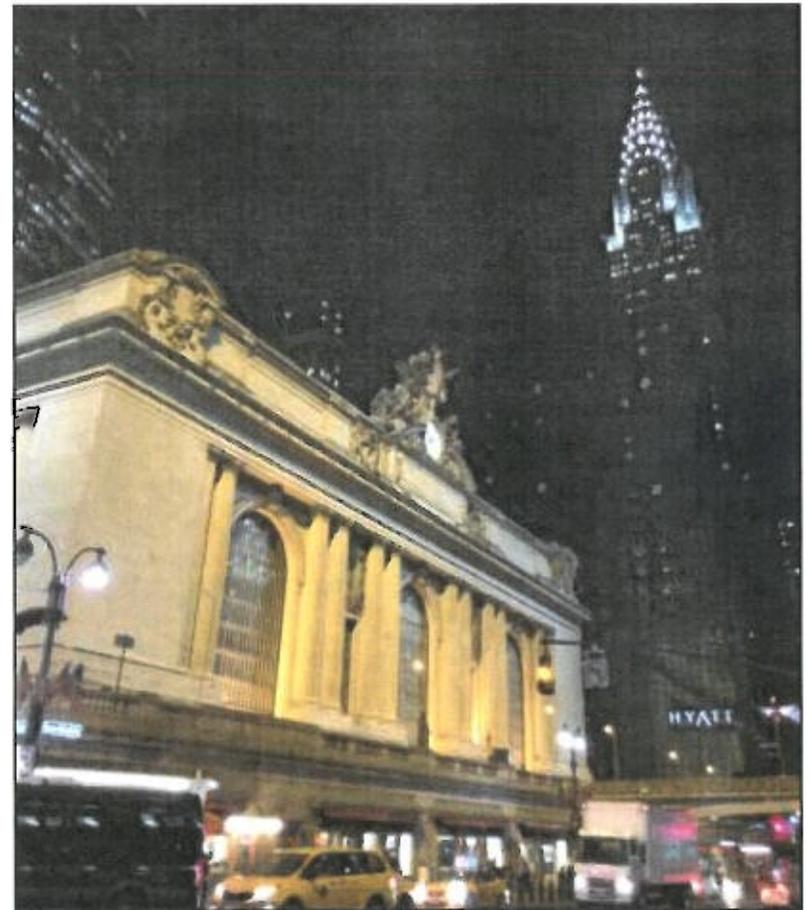
Preservation Law

- *Euclid v. Ambler Realty Co., 1926*
 - Affirmed municipal right to zoning laws
- Local historic preservation ordinances
 - Charleston, 1931
 - German Village Commission, 1960
- National Historic Preservation Act of 1966



Penn Central v. New York

- Affirmed legality of designation
- Affirmed legality of design review
- Established process
 - Due process
 - Avoiding takings



Local Preservation



Local Ordinance

- Enabling Ordinance for Historic Preservation Commission
 - Establishes Commission
 - Procedure for designation
 - Procedure for design review
- Emphasis on public participation in process
- Preservation is local policy practice



Survey & Inventory

- The baseline data for any local preservation program
 - What resources?
 - Where are they?
 - What is their condition?
 - What are the threats or concerns?
- Must be reviewed and updated for accuracy



Local Designation

- Ordinance based procedure for designation
- Criteria for designation
 - Period of significance
 - Integrity
 - Contributing vs. non-contributing
- Property owners must understand what will be required



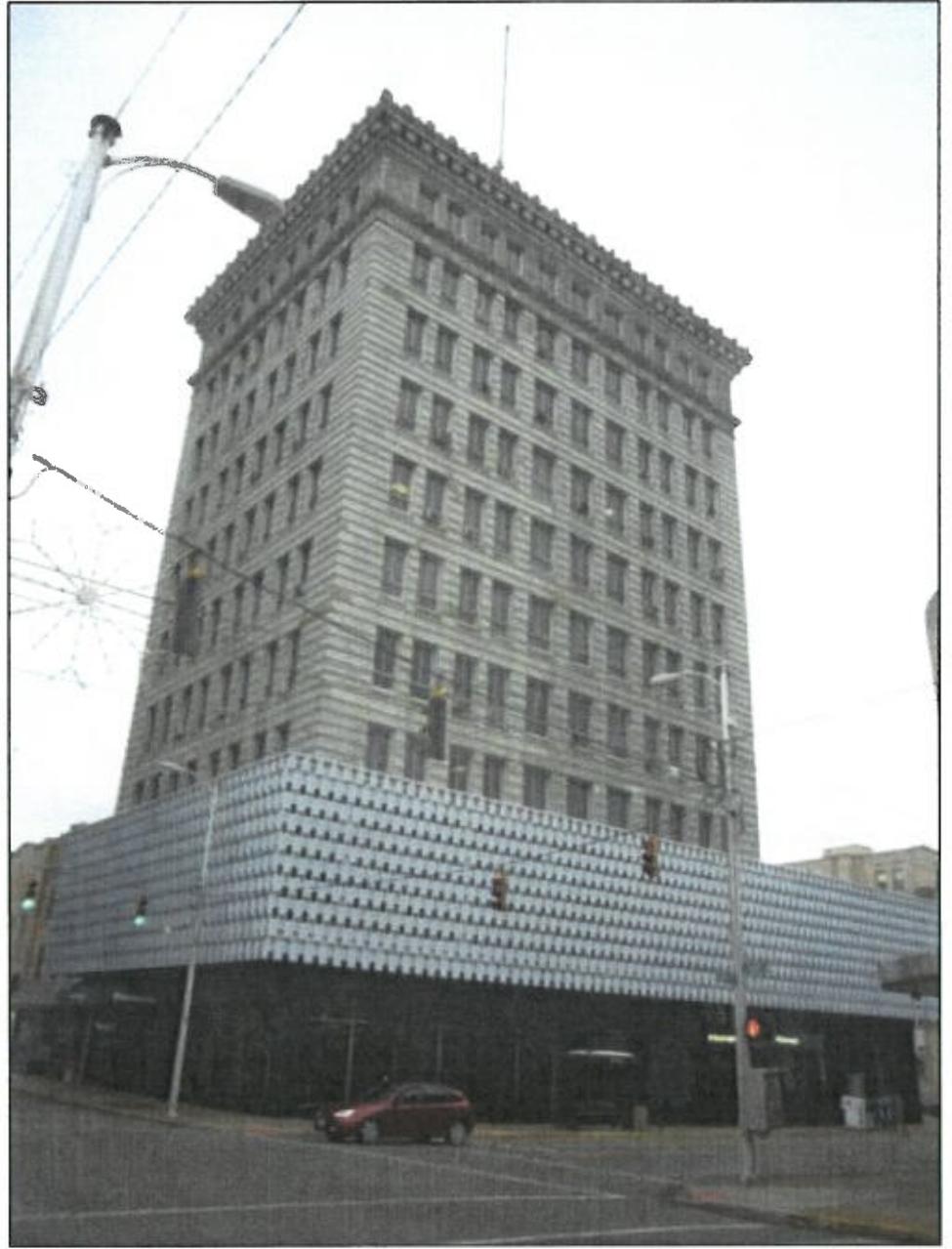
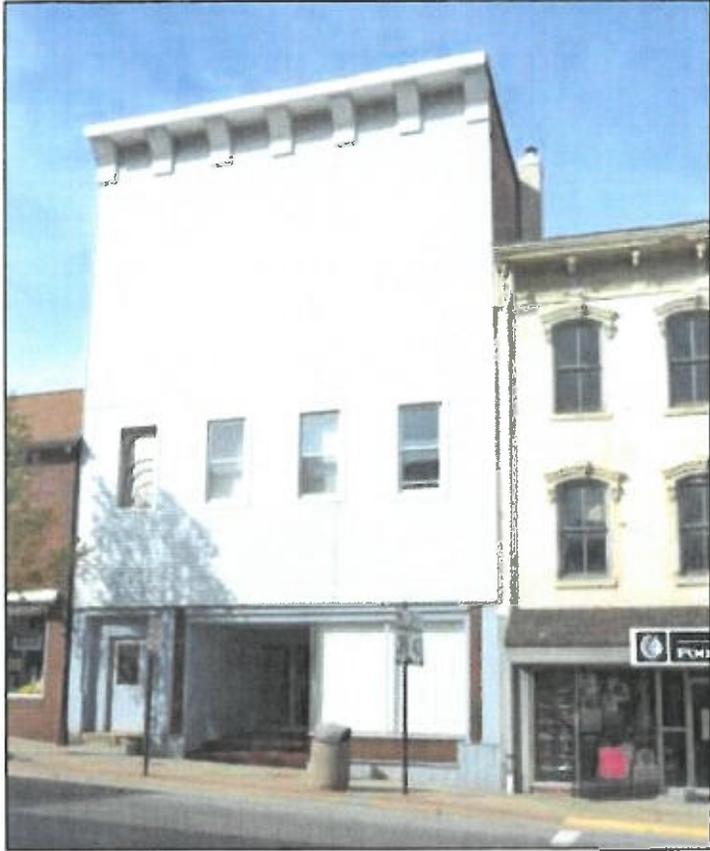




Design Review

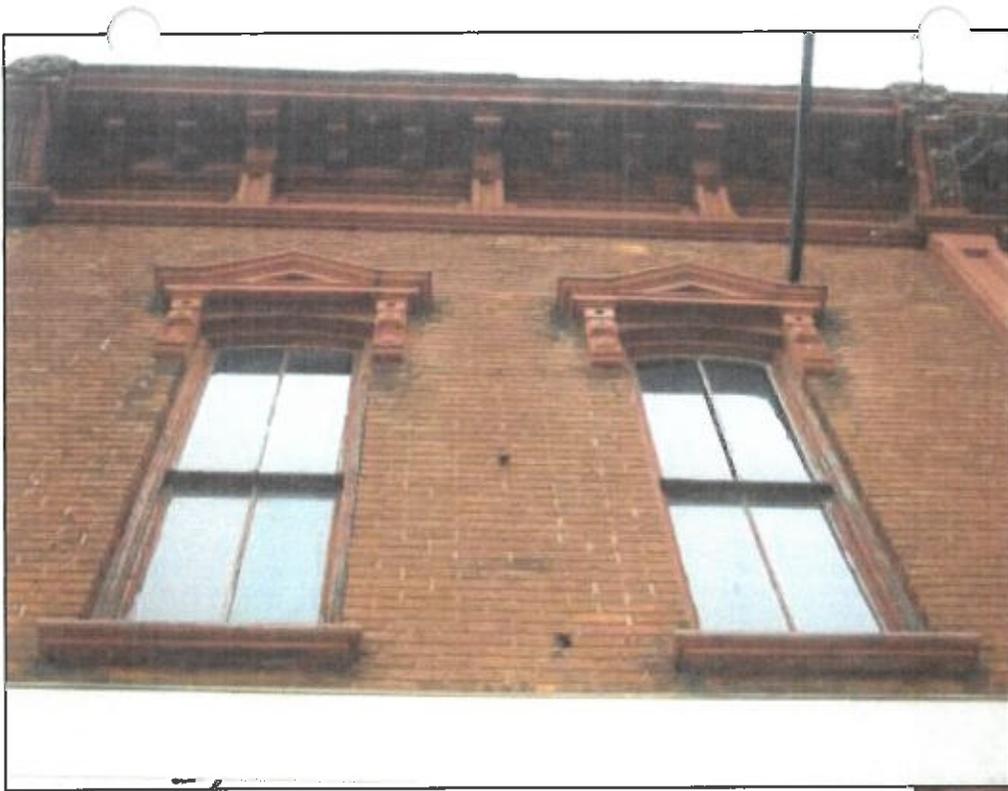
- Decisions guide development
 - Does not prevent new business or growth
 - Ensures compatibility with historic buildings
- Applying the *Standards for Rehabilitation*
 - Preservation of historic character
 - Repair vs. replacement
 - Compatibility
- Make legally defensible decisions











Certified Local Government Program



OHIO
HISTORY
CONNECTION

Certified Local Government Program

- Recognize importance of local preservation efforts
- Requirements ensure communities can review National Register nominations
- Funding to help with training and operations



Who is Certified?

Akron	Dublin	Mansfield	Ravenna
Alliance	Delaware	Mantua	Ripley
Athens	Elyria	Mariemont	Salem
Aurora	Euclid	Marysville	Sandusky
Avon Lake	Galion	Massillon	Shaker Heights
Barberton	Gallipolis	Medina	Shelby
Bellaire	Gates Mills	Millersburg	Somerset
Berea	Glendale	Montgomery	Springboro
Brookfield Twp.	Green	Mt. Pleasant	Steubenville
Burton	Hamilton	Newark	Tipp City
Canal Fulton	Hudson	New Richmond	Toledo
Canal Winchester	Jefferson	North Olmsted	Van Wert
Canfield	Kent	Oberlin	Wauseon
Cincinnati	Lakewood	Olmsted Falls	Waynesville
Cleveland	Lancaster	Oxford	Willoughby
Cleveland Hghts.	Lebanon	Parma	Wooster
Columbus	Lorain	Perrysburg	Zanesville
Cuyahoga Falls	Loveland	Portsmouth	Zoar
Dayton	Madison		

Becoming a CLG

- Pass a local ordinance
 - Meets state and federal guidelines
- Submit application for state review
 - Final version of completed ordinance
 - 90 days
- Submit to National Park Service Review
 - 2 weeks+



CLG Program Benefits

- Eligibility for training and technical assistance
- Review authority for local National Register nominations
- Eligibility for CLG Grants
- Additional benefits from Ohio History Connection and the State Historic Preservation Office





CLG Grant



CLG Grants

- Created to support local preservation efforts
 - Only available to CLGs and their preservation partners
- Awarded annually
 - ≈\$100,000 available each year
 - 7-12 awards at between \$8,000 – \$25,000 each
- 60-40 Matching reimbursement grant



Protect and Preserve Cultural Resources

Cleveland Historic Schools Feasibility Study

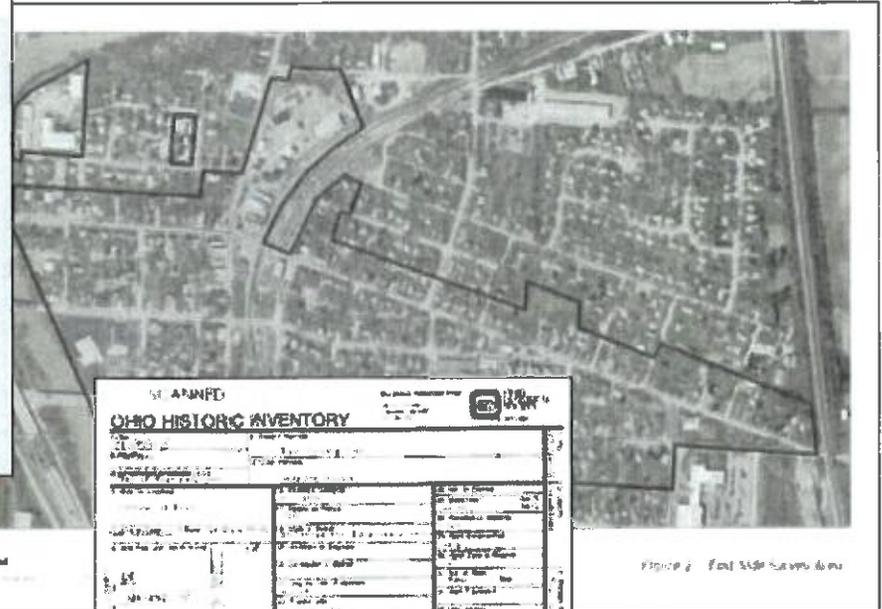
Final Report

Cleveland Restoration Society
Cleveland, Ohio



OHIO HISTORY CONNECTION
Department of the State
Historic Preservation Fund
The State Treasurer's Office
The Ohio Governor's Office

Cleveland Municipal School District



ENTRANCE PERMIT

NO. 123456789

DATE: 12/15/2010

PROJECT: RESTORATION OF HISTORIC BUILDING

APPLICANT: CLEVELAND RESTORATION SOCIETY

ADDRESS: 123 MAIN ST, CLEVELAND, OH 44101

PERMIT TYPE: RESTORATION

ISSUED TO: JOHN DOE

ISSUED BY: JANE SMITH

EXPIRES: 12/15/2011

REMARKS: SEE PERMIT PLAN FOR DETAILS.

RESTORATION PERMIT PLAN

NO. 123456789

DATE: 12/15/2010

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SEARCHED

OHIO HISTORIC INVENTORY

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DATE: 12/15/2010

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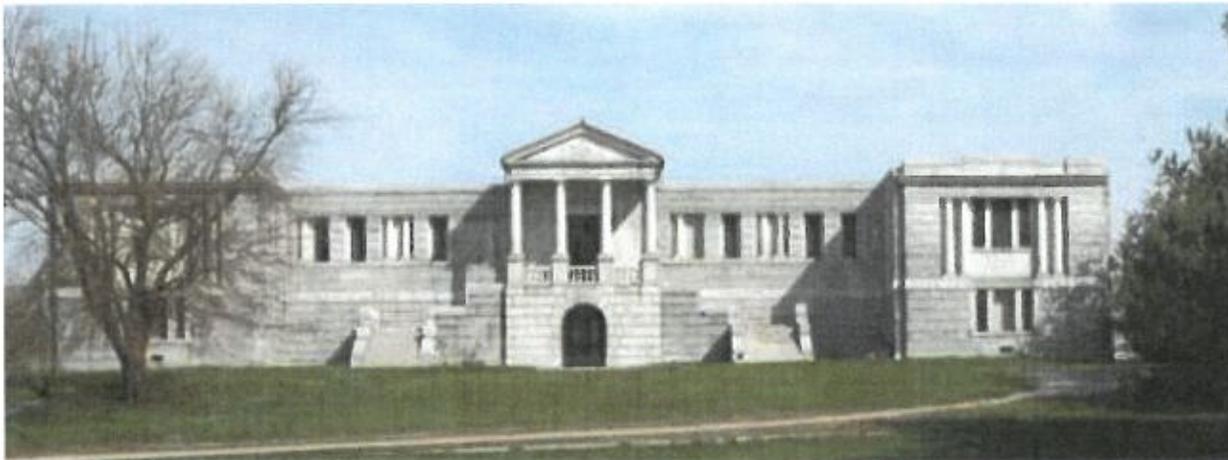
ISSUED BY: JANE SMITH

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Physically Preserve Cultural Resources



Promote Economic Development

Mobile History



More Shaker Heights History? There's An App for That. The Cleveland

Historical website and smart phone app feature information about dozens of landmark properties, events, and people significant to the history of Shaker Heights. The app puts Cleveland—and now Shaker Heights—history at your fingertips. Developed by the Center for Public History + Digital Humanities at Cleveland State University, Cleveland Historical includes information about the city's 45 individual landmarks, two local landmark districts and the Shaker Village National Register District. Download the app or visit the website in your browser

ClevelandHistorical.org



Apple App Store



Google Play

Franklin Park Trolley Barn

A Feasibility Study for the Rehabilitation and Adaptive Reuse of an historic building complex in Columbus, Ohio

DATE: 07 10 2012

THIS STUDY WAS PREPARED BY

BENJAMIN D. RICKBY & COMPANY
UNDER CONTRACT TO COLUMBUS COMCAST CORPORATION



Franklin Park Trolley Barn



Friends of Historic Downtown Salem
ROAD TRIPS
Preservation Means Business



As part of our downtown revitalization efforts, we have organized trips to explore cities with thriving historic downtown districts. If you didn't look closely, you might think these photos were taken in Salem. We have a lot in common with these places—rich history, wonderful architecture, and a small, close-knit community. But there is a difference between Salem and these cities: regional accreditation, business owner support, and preservation protection. What can we learn from these cities? Civic, social, and commercial leaders from each town have agreed to meet with us. During our visit we will hear presentations, work around development, talk to merchants and residents, and have lunch. It's not a day to gain a lifetime of experience. They share some of their culture and ideas so that we may include them in our plan for Historic Downtown Salem.



Keosauqua - Mohave - Tucson - Appletonburg - Waterloo



The CLG Grant Process

- Grant period opens in November, applications are due in February, awards are announced in March
- Grants are evaluated based on need
- SHPO staff are available to review project ideas and draft applications
- All projects must meet the applicable Secretary of the Interior's Standards



Additional Resources



History Fund Grant

- Eligible Applicants
 - Ohio-based, nonprofits in good standing
 - Public entities in Ohio; government, public libraries, educational institutions
- Eligible Projects
 - Organizational Development
 - Programs & Collections
 - Bricks & Mortar
 - National Register Properties or used for collections



Pipeline Initiative

- Small grants to assist in listing properties to the National Register
 - Targeted to properties seeking tax credits
- Nominations for historic districts or landmarks
- Integrity investigation for individual property
 - e.g. Removing a metal screen



Federal Historic Preservation Tax Credit

- 20% federal tax credit for properties listed on the National Register of Historic Places
- No annual cap or application deadline
- Administered by National Park Service in partnership with IRS



Ohio Historic Preservation Tax Credit

- 25% state tax credit for properties that are listed on the National Register of Historic Places or are CLG designated
- Competitive program of \$60 million awarded annually in two rounds of \$30 million each
 - General project cap of \$5 million
- Administered by Development Services Agency and Department of Taxation



Historic Rehabilitation Tax Credits

- All properties must be income producing
- All work must conform to the Secretary of the Interior's *Standards for Rehabilitation*
- Projects may seek both credits at the same time
- Credits are based on Qualified Rehabilitation Expenditures (QREs)



Technical Preservation Services Department

Nathan A. Bevil
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This presentation is made possible in part by a grant from the National Park Service, U.S. Department of the Interior, administered by the State Historic Preservation Office of the Ohio History Connection. This program receives federal financial assistance for identification and protection of historic properties. The U.S. Department of the Interior prohibits discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.