

MINUTES: HISTORIC PRESERVATION COMMISSION

Meeting of Friday, April 26, 2019 – 3:30PM at
City of Bowling Green Administrative Services Building,
304 N. Church St., Bowling Green, Ohio 43402

MEMBERS PRESENT: Les Barber, Reina Calderon, Greg Halamay, Gail Nader, 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. Of the items on the Agenda, all items were discussed by the members and no item was not discussed by the members. A summary of the discussion of Agenda items is set forth below, under the same heading for the item as is used in the Agenda.

SUMMARY OF MOTIONS:

No motion was made as to any Agenda item at this meeting, other than for adjournment. Minutes were unanimously approved by concurrence. Informal action items identified by the Commission, and action items which individual members of the Commission agreed to undertake and report back to the Commission, are detailed in these Minutes under the applicable agenda item. The April 26, 2019 meeting is the Commission's second.

AGENDA ITEM 1: ROLL CALL:

Chairman Halamay called the roll. Each member acknowledged his or her presence, such that the Roll Call established both the constituency of the Commission members present, at five, and the presence of a quorum. All Commission members were present throughout the Meeting, except that Ms. Nader left the meeting shortly before its adjournment.

AGENDA ITEM 2: APPROVAL OF MINUTES

Chairman Halamay requested a motion to approve the Minutes of the March 20, 2019 meeting. Ms. Calderon interjected that she had received an email from Mr. Barber correcting the spelling of his surname and suggesting that the

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Commission meeting minutes have a "Staff Present" entry. The Commission Members informally concurred that, on a going forward basis, that Commission Meeting Minutes would have a "Staff Present" entry. The Members unanimously voted to approve the Minutes of the March 20, 2019 as submitted, except with the the spelling of Mr. Barber's surname corrected.

AGENDA ITEM 3: STAFF RESEARCH:

- A. National Register of Historic Places;**
- B. Certified Local Government Program; and**
- C. National Historic Landmarks Program.**

Ms. Saylor presented a short summary of Staff Research regarding National Register of Historic Places, Certified Local Government Program, and National Historic Landmarks Program. Ms. Saylor had emailed Members, some days prior to the meeting, copies of several documents relating to these programs.

As the Members had, in the prior meeting of March 20, 2019, identified pursuing National Historic Landmark designation for the Wood County Courthouse, as a possible goal, discussion ensued among the members concerning the National Historic Landmarks program, its suitability for the Wood County Courthouse, and contacting Wood County officials to determine their interest. A discussion of Certified Local Government status also was taken up by the Commission. Points discussed follow in a summary format:

a. Ms.Saylor identified for the Commission that, as between the two federal programs—Register of Historic Places and National Historic Landmark—the latter is a much more involved process of designation, with lead times of from 2 to 4 years from application to National Historic Landmark designation. Landmark designation protects a building from being demolished or modified in a historically inappropriate manner, whereas the Register program is voluntary and does not protect the property from demolition or inappropriate changes. If a National Historic Landmark designation is made for the building (or place), federal tax credits are available for historic preservation work.

b. As Ms. Saylor reported to the Commission, the National Historic Landmarks program application requires a significant amount of scholarly work and detailed information to support why the building (or place) is of national significance and a *national landmark* . Ms. Saylor referred the Commission to the sample National Historic Landmark designation application of the Herndon House, the home of the founder of the Atlantic Insurance Company, a historically important

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example of African American entrepreneurship, capital raising, and corporate formation in the Atlanta, Georgia region in the early 20th century. This document she had emailed to Commission members some days prior to the April 26th Commission meeting.

c. National Historic Landmark designation applications typically run between 30 to 100 pages or more and require extensive archival and scholarly documentation. This contrasts with the National Register of historic Places designation, which entails a less intensive application and approval process. The Wood County Court House is already listed on the National Register of Historic Places.

d. Ms. Nader asked if there are any other court houses in Ohio which are National Historic Landmarks, and could the Commission go to them and ask how hard it was to have their courthouse designated as such. Mr. Barber questioned whether there was a real case to be made that the Wood County Courthouse had national, as distinct from regional, significance. Mr. Halamay observed that Mr. Barber raised a good point—"what was the national significance of the Wood County Courthouse?" Ms. Saylor offered that she believed that the Wood County Courthouse had been designed by a nationally recognized architect. Ms. Calderon offered that she believed that the stained glass in the building, and its court rooms, which had been restored for the 1976 Bicentennial, may be examples of Tiffany glass, but that this would have to be checked with the County.

e. Mr. Barber asked what the significance would be to the community of having the Wood County Courthouse designated as a National Historic Landmark—what protections were actually afforded by the designation, and maybe this designation would be a way of getting the community on board as to historic preservation in the City. Ultimately, if a National Historic Landmark designation for the Courthouse would also be a basis for a historic district in and around the Courthouse.

f. Ms. Nader offered and the Members agreed that she would make an informal contact with Mr. Andrew Kalmar, the County Administrator, to determine the County's interest in, and case for, a National Historic Landmark designation application for the Courthouse. Ms. Calderon asked if this inquiry should be made by letter from the Commission, rather than informally; the Members concurred that a letter of inquiry was not needed as this time.

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g. Mr. Halamay asked whether the application would have to be made by the building owner (the County), or the Commission. Who initiated the application by way of ownership? Ms. Sayler indicated that she believed a joint application (City Commission/County) could be a possibility. Ms. Nader indicated that she thought a call to Mr. Sibbersen and Mr. Kalmar would both be appropriate (Mr. Sibbersen had served on the former Historic Preservation Study Group.) Ms. Nader offered and the Commission members all concurred that she contact both Mr. Kalmar and Mr. Sibbersen.

h. Mr. Barber offered that, in the interest of transparency, he wished the other Commission members to understand that his real interest in a National Historic Landmark designation for the Court house would be to build in protections for older areas of the city. If this was not part of the goal of the Commission in pursuing that historical status for the Courthouse, he was not interested in spending time or money as a Commission on seeking such a National Historic Landmark designation. Ms. Nader offered that increasing the view corridor and protecting historic districts were important issues.

i. Discussion then turned to seeking CLG status through the Ohio Historic Preservation Office. Mr. Halamay offered that the push-back in 2013 showed that CLG status, at that time, ruffled a lot of feathers, but that also there was a mixture of response among the City's landlords, and that City Council then had reservations. Mr. Zanfardino, a member of City Council who attended the April 26th Commission meeting, then spoke and said that he did not think there was terrific pushback, and that he sat on the study group in 2013., and was present at a group convened at the country club in 2013 by Bob Maurer. Mr. Halamay said that he thought there was a strong mix, with some quite opposed, among City landlords and property owners. Mr. Zanfardino offered that a new CLG effort's success would depend on "how it gets walked out."

j. Mr. Barber offered that one sensible way to proceed would be to enlist public participation in how to define historic districts and written guidelines for them.

k. The Commission members reviewed a map of the City and the current definition of the Boomtown and Main Street historic districts that are currently

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registered on the National Register of Historic Districts. Ms. Saylor offered that a historic district could be defined around the Courthouse, which is beautiful, and including the view corridors in and around Court House Square.

l. Mr. Halamay and Commission members requested Ms. Saylor to set up a meeting with Ohio Preservation Office personnel; the Members discussed that for maximum benefit, local partners in the historic preservation process might also be invited to an educational event with the State Historic Preservation Office (i.e. County Commissioners, Wood County Historical Society) either apart, or together with a Commission meeting. Ms. Calderon offered that she thought that information concerned resources outside the CLG and federal framework might be identified (e.g. National Trust for Historic Preservation or other private non-profit groups which had access to financial resources) and distributed some information she had obtained from the National Trust for Historic Preservation website and federal historic preservation tax credit information published by Westlaw.

m. Ms. Calderon offered that, as to the CLG status, that the prior history with the ordinance and guidelines developed almost six years ago should not be the final "say" on whether the City would seek CLG status. It was important not to just be guided by past history with this ordinance, but rather to "do the right thing". Ms. Nader concurred that "do the right thing" should be the objective.

n. Mr. Barber provided to the Commission members a break-down of items that a Historic Preservation Commission could do, grouped in categories. This was essentially to address the Agenda item concerning what the next steps would be for the Historic Preservation Commission (long and short term goals). The members each agreed to review the groupings and items by the next meeting and say what they would be willing to work on.

o. Ms. Nader asked what the real interest of the public in historic preservation was; Mr. Halamay observed that there were differences in view between building owners and business owners; Ms. Nader observed that there were downtown property owners who had in fact done a wonderful job with historic preservation, but they did not want someone controlling the process for them.

p. The Members concurred that the Commission would hold a regular monthly meeting on the fourth Friday of each month, at 3:30PM, and that the next meeting would be on Friday, May 24 at 3:30PM in Council Chambers.

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LOBBY VISITATION

There was no lobby visitation, other than as earlier noted in these Minutes by Councilman John Zanfardino, who was permitted by Chairman Halamay to speak during the Commission discussion of the CLG status topic.

ADJOURNMENT

A motion for adjournment was made by Ms. Calderon and seconded by Mr. Sampen. The members voted unanimously to adjourn. The meeting adjourned at 5:00 PM.

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Greg Halamay, Chairperson Date Reina Calderon, Secretary Date



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

Administrative Services Building, 304 North Church Street
Bowling Green, Ohio 43402
Friday, April 26, 2019 – 3:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES

- A. For the March 20, 2019 meeting.

3. STAFF RESEARCH

- A. National Register of Historic Places.
- B. Certified Local Government Program.
- C. National Historic Landmarks Program.

4. DISCUSSION

- A. Review City Ordinance to further understand scope, purpose and authority.
- B. Define most essential and long-term goals.
- C. Citizen recommendations regarding possible buildings, places and districts of historic preservation status.
- D. Generation of building inventories for potential historic preservation status.

5. MEETING SCHEDULE

6. LOBBY VISITATION

7. ADJOURNMENT

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