



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

MINUTES: HISTORIC PRESERVATION COMMISSION
Meeting of December 13, 2019 – 3:00 pm
City of Bowling Green Administrative Services Building
304 North Church Street, Bowling Green, Ohio 43402

Members Present: Les Barber, Greg Halamay, Gail Nader, John Sampen

Members Absent: None

Staff Member Present: Heather Saylor, Planning Department Director

Professional Consultant Present: Paul TecpanecatI, AICP of Poggemeyer Design Group

Agenda Item 2: Approval of the Minutes

The minutes of the meeting of November 22, 2019 were unanimously approved.

Agenda Item 3: Certified Local Government

Consultant TecpanecatI opened with a brief review of the CLG process and his work on the same for the City of Toledo.

He provided the Commission with three handouts: (1) a graphic flow chart illustrating the process described in our proposed CLG ordinance for the designation of Listed Properties and Historic Districts; (2) a graphic flow chart illustrating the procedures described in our proposed CLG ordinance for obtaining and handling Certificates of Appropriateness; and, (3) a copy of the detailed procedures that the City of Toledo has in its ordinance for handling the demolition of historic listed properties. TecpanecatI strongly recommends that BG develop similar detailed procedures for handling demolitions, but this can come at a later stage. In addition, he noted that many cities specify that benign neglect is a form of demolition. He also pointed out that the language we use in 158.08 (A) – “No person shall demolish or make any alterations or architectural change to a Listed Property without first obtaining a Certificate of Appropriateness” -- must be clearly understood to refer to any owner, and/or contractor and/or agent.

And, he suggested that we consider the possibility that the HPC should also have the right to appeal to a Court of Law if the Board of Zoning Appeals overturns an HPC decision.

TecpanecatI spent some time explaining the exact status of Bowling Green’s five existing entities which are listed on the National Register of Historic Places (the old U.S. Post Office on N. Main St., the Wood County Courthouse, Flower/Needle Hall in City Park, the Main Street downtown district and the Boomtown district along and adjacent to W. Wooster St.

- (1) All five of these entities have already undergone full State and Federal review and acceptance as official historic properties.
- (2) As such, they are fully eligible for 20% Federal tax credits and 25% State tax credits for approved alterations or restoration.
- (3) If they use such State or Federal subsidies, they are then, henceforth, legally protected as historic properties against unauthorized alterations.

- (4) No additional research or survey of owners is needed for Bowling Green to include them as protected Listed Properties via our proposed CLG ordinance. All of that has already happened.

TecpanecatI strongly recommends that Bowling Green add provision in our CLG document establishing these five entities as local Listed Properties, thus accomplishing the City's first successful establishment of local historic districts and buildings, as well as providing the five with that measure of protection established by our City's CLG ordinance.

Following TecpanecatI's presentation and a question/answer follow up, the Commission spent the rest of the meeting reviewing the latest version of the proposed CLG ordinance. (NOTE: this version is still marked as V.08 4th Edit/Draft 11/26/19 (HS), but it is a fresh version, handed out by Sayler at today's meeting, containing Consultant TecpanecatI's suggested revisions, as well as a number of Sayler's suggested new editorial revisions.

The Commission worked its way through the entire document, agreeing to make a number of changes as proposed by TecpanecatI, Sayler and members, or, in a few cases, letting the existing language stand. All of this will be reflected in a new draft version to be provided to members and to Sayler by Nader.

In addition, the Commission agreed that Sayler and TecpanecatI should work together to propose new language, to be inserted in an appropriate place in the document, describing the way in which the "overlay zoning" process will be implemented into the procedures for establishing Historic Districts and/or individual Listed Properties.

Finally, the Commission unanimously agreed that language will need to be added to the document, prior to review by OHOP and the City Attorney, designating BG's five entities already on the National Register of Historic Places as officially Listed Properties.

Agenda Item 4: Public engagement Plan

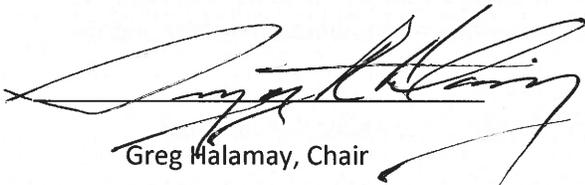
This item was not discussed.

Agenda Item 5: Lobby Visitation

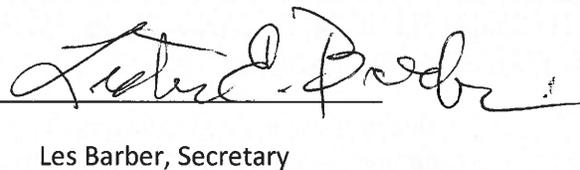
There was no lobby visitation.

Agenda Item 6:

Prior to adjournment at approximately 5:30 pm, the Commission set its next meeting date as January 24, 2020 at 3:30 pm.



Greg Malamay, Chair



Les Barber, Secretary