

MINUTES
CARBONDALE HISTORIC PRESERVATION COMMISSION
December 1, 2022

CALL TO ORDER

Nick Miscione called the in-person/virtual December 1, 2022, meeting to order at 6:30 p.m.

ROLL CALL

The following members were present for roll call:

Members:	Nick Miscione, Chair Jess Pedersen, Member Kim Magee, Member Melissa Jones, Member Eric Sechrist, Member Heather MacDonald, Alternate
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Town Staff Present:	Jared Barnes, Town of Carbondale Planning Director Kae McDonald, Boards & Commissions Clerk
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CONSENT AGENDA

Motion Passed: Melissa ***moved*** to approve the Carbondale Historic Preservation Commission (CPHC) meeting minutes from October 6, 2022. Jess ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA

There was no one present, not on the agenda, to address the commission.

STAFF UPDATE

Jared commented that it seemed the Board of Trustees were receptive to the update given by Nick and Eric Doud and noted that they presented some of the Commission's goals for 2023. He explained that the Trustees supported the budget request, and it is now in the draft budget that should be approved this month. Jared related that the mayor would like to facilitate more check-ins throughout the year.

Nick appreciated Jared's help, adding that while the Trustees were supportive of activities that align with the Comprehensive Plan, they were less supportive of design guidelines for the Old Town Residential zone district without a robust public outreach program.

Heather appreciated having the check-in later in the year and pointed out that the Trustees supported the plaque program.

Jared agreed with Nick's observations but pointed out that the Trustees may have been hesitant to develop design guidelines for the OTR since the application of the Historic Commercial Core design guidelines haven't been as robust as anticipated. He thought that the Trustees may not be aware of the number of courtesy reviews the Historic Preservation Commission has undertaken and suggested compiling a better synopsis summarizing that information.

Jared also noted that the Comprehensive Plan Update was formally adopted by the Board of Trustees on November 15th and with the implementation matrix deployed all future land use applications are subject to the 2022 document. He did point out that there are two land use applications currently under review that will remain subject to the 2013 Comprehensive Plan and the current Unified Development Code.

Nick asked for clarification if the reception date of a document determined which Comprehensive Plan it must adhere to.

Jared replied that it was the date a determination of completeness was made that guides that decision.

CERTIFIED LOCAL GOVERNMENT GRANT

Nick noted that the proposed draft of a Certified Local Government application was included in the meeting packet.

Jared noted that the draft application includes an overview of discussions the commission has engaged in over the course of several years and that the attached memorandum summarizes key dates, the maximum award amount and the three consultants that were queried regarding a preliminary cost estimate. Jared explained that Eric Doud had supplied background information that will be folded into the application text. He asked if the commission members observed anything that was missing and noted that they were welcome to communicate any additional thoughts via email until Wednesday, December 7th after which the draft application will be submitted to the Certified Local Government administrator for review.

Nick asked if the project would go through the Request for Proposals process. He thought it wise to request the full \$25,000.00 allowed. Nick suggested adding a statement regarding the recent approval of the Comprehensive Plan update to Section 1. He asked the commission members how they felt about Section 4 (Underrepresented Communities), noting that it was a challenging section given the proposed grant topic.

Eric Sechrist suggested that the preservation of existing historic buildings in the OTR might be considered a preventive measure that would limit new development that would be too expensive for current residents. He pointed out that if existing buildings could be re-adapted, it might funnel the excess resources that might have been used for new construction back into the community.

Jess commented that Carbondale has historically been populated by underrepresented communities and by preserving the OTR neighborhood it may promote the historic nature of that modest community.

Nick suggested that maintaining the historic pedestrian scale of the area might also support help those community members that don't have cars but still need access to amenities. Regarding Section 6 (Public Benefit and Outreach), Nick asked that since the OTR is a neighborhood of private residences is it a public or private benefit to preserve it. He went on to note that because the Historic Commercial Core zone district serves the public realm, it provides a benefit to preserve it, whereas the benefits to the community in preserving private property might be more difficult to justify.

Eric Sechrist thought that since there might be mixed feelings among property owners regarding historic preservation, the community is the beneficiary for the same reasons as the HCC – preserving the scale and walkability of the neighborhood. He pointed out that the town doesn't stop at Main Street and if the historic components of the OTR disappear it is a significant loss.

Jess commented that the historic nature of Carbondale is a draw that brings in tourists and new homeowners.

Nick wondered if Point #3 in Section 6 (“Adopt form-based residential infill development standards to ensure new development, additions and ADUs are compatible with adjacent historic and neighborhood context”) should be included in the application.

Jess thought that was a planning question than a historic preservation question.

Jared agreed that it was less of a historic preservation question and pointed out there are ways to incorporate ADUs into or behind structures that don't detract from the historic nature of the buildings. He reads Point #3 as coming up with a set of design and development standards not only to ensure that Structures of Merit and historical assets are preserved but also that new development maintains the scale and form of the neighborhood.

Jess pointed out that there are various carriage houses would function well as accessory dwelling units. He noted that new development doesn't need to recreate historic forms, but should be readable as from the modern era in a way that blends in.

Nick suggested adding language to Section 6 that explains that infill housing in the OTR should be designed in a responsible manner that aligns with the OTR zone district.

Eric Sechrist added that the guidelines should define the level of parameters without being too definitive. He thought the guidelines are subjective and should remain so and the mass and scale of new development should be respectful of the historic character.

Jess noted that some municipalities embrace prescriptive design guidelines, but he thought that given the variety of historic building types, that strategy might not work in Carbondale.

Nick asked if the commission members were encouraging or discouraging development in the OTR?

Jess noted that there are examples of historic buildings with ADUs and that is what vitalizes downtown.

Eric Sechrist thought it was better to encourage property owners to be respectful and allowing ADUs is one way to do that.

OTHER BUSINESS

Heather commented that she had emailed options for the historic sign layout. She asked that the commission members provide feedback before Friday, December 9th.

ADJOURNMENT

The December 1, 2022, regular meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for January 5, 2023, at 6:30 pm.