

MINUTES
CARBONDALE HISTORIC PRESERVATION COMMISSION
March 5, 2020

CALL TO ORDER

Nick Miscione called the March 5, 2020 meeting to order at 6:30 p.m.

ROLL CALL

The following members were present for roll call:

Members:	Ashley Hejtmanek, Member Carole Klein, Member Nick Miscione, Chairperson John Williams, Member Jess Pedersen, Member
Town Staff Present:	John Leybourne, Staff Liaison Kae McDonald, Boards & Commissions Clerk

CONSENT AGENDA

Motion Passed: John Williams ***moved*** to approve Carbondale Historic Preservation Commission (CHPC) meeting minutes from November 2019. Carole Klein, ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA

There was no one present, not on the agenda, who wished to address the board.

2020 GOALS AND OBJECTIVES

Nick opened the discussion on the CHPC goals and objectives as listed in the packet memo which include:

- OTR Review Requirements for properties of a certain age
- Public Outreach Events
- Tax Incentives Public Education and Assistance
- Coordination with The Mount Sopris Historical Society
- CHPC education and training
- Northwest Regional CLG Forum, May 2020 Hosted in Carbondale

Nick explained that Planning and Zoning is currently in the process of amending the language in the Unified Development Code (UDC) to be more inclusive of Old Town Residential (OTR) district review requirements; it has yet to be determined whether the review process would be mandatory or voluntary. The CHPC would be included as part of the review process. A Work Session with Planning & Zoning Commission and the Board of Trustees will be scheduled to open a dialogue about this topic as it moves forward, primarily to determine what the process would be if the review process was mandatory and, in the case of a HCC review, to what extent they will have the authority to impose those changes.

Jess asked if there were specific guidelines that would help define the review.

John Williams followed up by stating that he would really like to see any new development maintain the historic character and design standards of the OTR district. He also asked where he could find the criteria.

John Leybourne explained that the CHPC design standards was a stand-alone document that is posted on the TOC Planning web page; he volunteered to e-mail a copy to all the CHPC Commissioners, as well. The Secretary of Interior Standards for Treatment of Historic Properties is also posted on the Historic

Preservation Commission webpage. He followed up with the proviso that all of the standards listed in Chapter 16 are for landmarked buildings only. The courtesy review is for new buildings.

Nick brought up the idea that there might be some sort of quid pro quo for homeowners that are subject to the HCC review. He further explained that the goal is not to duplicate a historic building, but to design new buildings or additions in a way that compliments them.

Ashley reminded the Commission that any proposed development is still subject to a Plan Review.

Nick suggested that the next meeting be dedicated to reviewing the draft amendments that were proposed in August of 2019, as well as to review Historic Preservation-related educational materials. John Leybourne added that this would tie into the Northwest Colorado Certified Local Government forum will be hosted by the Town of Carbondale. He encouraged the Commissioners to attend because it will be a great opportunity to see how and what other CLG's have accomplished. He also stressed the importance of attending the CHPC meetings; a minimum of six meetings per year is required for the TOC to maintain their CLG status.

Public Outreach Events:

John Williams is coordinating with the Mount Sopris Historical Society to lead a bike tour of historic buildings in the TOC. His goal is to have the route and selected buildings ready by this summer. Nick suggested that John have a short tour ready in time to coincide with the CLG Forum in May. Ashley suggested that the activity might dovetail with the Bonedale Bike Week that also occurs in May.

Tax Incentives, Public Education, and Assistance:

Tax incentives are only available to landmarked buildings. The Thompson House (5GF4774) is the only building in Carbondale that is listed on the National Register, although the Odd Fellows/Rebekah Lodge (5GF3777) is determined to be eligible for the National Register.

John Leybourne noted that there have been several phone calls in response to the request that the building at 737 Colorado be moved before the lot is sold. He pointed out that this building was one of those surveyed in the most recent historic survey, and it has been field evaluated Not Eligible for inclusion on the NRHP. He further commented that until there are changes in the UDC and HCC, the TOC may negotiate and memorialize incentives to preserve the building.

CHPC Education and Training:

Attend Meetings!

Review the HCC Chapter 16 and CLG standards for the next meeting.

COMMISSION UPDATES

There were no Commission updates.

ADJOURNMENT

The March 5, 2020 regular meeting adjourned at 7:55 p.m. The next regular meeting is scheduled for April 2, 2020 at 6:30 pm.