



**June 2, 2022
IN-PERSON/VIRTUAL HYBRID MEETING
TOWN HALL, ROOM 1
6:30 P.M.**

ATTENTION: The Carbondale Historic Preservation Commission Meetings will be conducted in person and virtually via Zoom. If you wish to attend the meeting virtually and you have a comment concerning one or more of the Agenda items please email kmcdonald@carbondalecto.net by 4:30 pm on June 2, 2022. If you would like to comment virtually during Persons Present Not on the Agenda please email kmcdonald@carbondalecto.net with your full name and email address by 4:30 pm on June 2, 2022.

You are invited to a Zoom webinar.

When: Jun 2, 2022 06:30 PM Mountain Time (US and Canada)

Topic: Town of Carbondale Historic Preservation Commission Meeting, June 2, 2022

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82474864356?pwd=OTMzeEJPbGU4bmdWMDNtTmdrSy9xdz09>

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TIME*		ITEM	DESIRED OUTCOME
6:30	1.	Roll Call	
6:31	2.	Persons present not on the agenda.	
6:35	3.	Consent Agenda: Approval of May 5, 2022, Minutes	ATTACHMENT A REVIEW & APPROVE
6:40	4.	Task Force Memo: Consideration of Funding Opportunities	ATTACHMENT B REVIEW & DISCUSS
7:30	6.	Adjourn	

* Please Note Times Are Approximate

4.24.2022

All,

I had a sit down with Ben Bohmfalk this past Friday outlining what we as a commission were wanting to achieve. He had some comments that I think were quite good, well reasoned and with an approach that needs to be passed along to the commission, that being;

Work on the “easy” publicly visible issues first

1. Continue with the Medallion and Information Plaque program.
2. Work on getting local buildings Landmarked; the Thompson House, Dinkel Building, etc. with their applications before the Trustees.
3. Work on revising Chapter 16 language, specifically the design review process for buildings in the HDA (Historic Downtown Area) to prevent future situations from occurring similar to the Telephone Building. This language would mandate that regular meetings occur between the applicant and the commission on a specific timetable during a resolution period (180 days).
In addition, clarify that a historic structure can not be torn down without full documentation and that the demolition permit not be issued until both the review process and that documentation has occurred.
4. Request from John Leybourne a realistic figure for cost of a consultant to revise the Design Guidelines to include the OTR (Old Town Residential) and submit that request to the Town Manager for consideration before the Trustees. Ben says the town budget may not be able to meet such a request but then again, it may. And now is a good time to put in a request as the budget for next year is being developed.
5. The town will be hiring additional planning staff, maybe only part time. In any case, the job description is being developed. One of the jobs components will be helping with building and planning applications. Maybe as a part of the job, they could screen for Chapter 16 requirements.

With this in process, approach the more difficult issues that being;

6. To define the Historic Downtown Area (HDA) that now consists of the Historic Commercial Core (HCC) to include the Old Town Residential (OTR) zoning district. This would include the existing design review for historic structures within both the HCC and expand review to include OTR.
7. Consider Structures of Merit which occur throughout town to be subject to a similar design review process even tho they lie outside the HDA
8. Support the Comp Plan Update revision map that has marked the two residential blocks immediately west of Sopris Park to be re-zoned from Medium Density Residential to Old Town Residential.
9. Develop language such that a Landmark Building could not be demolished.

Eric Doud, CHPC Commissioner