

**MINUTES
CARBONDALE HISTORIC PRESERVATION COMMISSION
July 7, 2022**

CALL TO ORDER

Nick Miscione called the in-person/virtual July 7, 2022, meeting to order at 6:30 p.m.

ROLL CALL

The following members were present for roll call:

Members:	Nick Miscione, Chair John Williams, Member Eric Sechrist, Member Eric Doud, Member Jess Pederson, Member Kim Magee, Member Melissa Jones, Member Heather MacDonald, Alternate
Town Staff Present:	John Leybourne, Town of Carbondale Staff Liaison Kae McDonald, Boards & Commissions Clerk
Meeting Attendees:	Chris Hassig

CONSENT AGENDA

Motion Passed: John Williams ***moved*** to approve the Carbondale Historic Preservation Commission (CPHC) meeting minutes from June 2, 2022. Eric Sechrist ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA

Chris Hassig introduced himself as a new member of the Board of Trustees but noted that he was addressing the Historic Preservation Commission as a member of the public. He explained that he had had a good conversation with Eric Doud at the First Friday Town Center outreach and added that he would be willing to take up the role as Board of Trustees liaison because he thinks the work the Commission is doing is important. He pointed out that he grew up in Carbondale and would like to keep those buildings in place that represent the historic character of the town.

John Leybourne pointed out that the way the Commission's charter is written, there is a liaison to the Planning and Zoning Commission, but not to the Board of Trustees because there is a quasi-judicial element to the decisions the Historic Preservation Commission makes in terms of landmarking and those applications are then forwarded to the Board of Trustees for review.

Nick added that it might also be written into the Certified Local Government by-laws as well. He noted that he was happy to have a like-minded person on the Board of Trustees.

BUDGET REQUEST LETTER

Nick asked if there were any comments or discussion concerning the budget request letter. He noted that the letter outlined the financial requirements to complete the Commission's 2023 goals.

Eric Doud, John Williams, and Kim Magee all agreed with the budget recommendations.

John Leybourne cautioned that the Finance Director will be retiring in the middle of the budget approval process, but that he had spoken with the Town Manager, and she is supportive of the budget requests. He expected to have a preliminary budget developed within the next few weeks.

Nick asked if the hiring a consultant to write the text amendments would be required to go out to bid.

John Leybourne answered in the affirmative and noted that the RFP would be posted on the History Colorado website.

Eric Doud asked what the last building survey cost and where the matching funds came from.

John Leybourne replied that it was \$25,175.00 including a 25% match from the Town of Carbondale. He noted that the matching funds were appropriated from the General Fund.

Motion Passed: Eric Doud *moved* to approve and forward the memo regarding the Carbondale Historic Preservation Commission 2022/2023 Request for Appropriation of Funds to Carbondale Town Staff to disseminate as needed. John Williams *seconded* the motion, and it was *unanimously approved*.

OTHER ANNOUNCEMENTS

John Leybourne noted that he has conducted several pre-application meetings with the owners of the Dinkel Building and a building permit application is expected to be submitted soon. He added that once the building permit application has been submitted, it will come before the Historic Preservation Commission for a review of the proposed exterior modifications. He pointed out that they have three architects on staff and seem to be committed to doing the work necessary to take care of the building.

John Williams asked John Leybourne if he had spoken with History Colorado regarding conversations about landmarking the Thompson House even though it is on the National Register of Historic Places.

John Leybourne replied that he had contact them but hasn't heard back yet.

Jess asked if it would be appropriate to approach the Dinkel Building owners about landmarking it.

John Leybourne highly recommended it and noted that it could be the trigger point to get other building owners to do the same thing.

Eric Doud pointed out that for Federal tax credits, the building would need to be placed on the National Register of Historic Places.

John Williams asked if there was a tax benefit for local landmarking.

John Leybourne replied that the Board of Trustees can provide those remedies.

Kim announced that there are 12 plaques and approximately half of the building owners have approved the verbiage. She noted that the building owners have been quite involved in doing the necessary research. She pointed out that the next challenge is figuring out how to reproduce the building image on the plaque.

Kim also noted that the Commissions application for the Mountain Fair Cantina was not accepted for 2022 but was accepted for 2023.

Heather added that the Mountain Fair organizers had had more applicants than usual, and they wanted to provide a variety of organizations with the fundraising opportunity.

ADJOURNMENT

The July 7, 2022, regular meeting adjourned at 7:06 p.m. The next regular meeting is scheduled for August 4, 2022, at 6:30 pm.