

**MINUTES
CARBONDALE HISTORIC PRESERVATION COMMISSION
September 1, 2022**

CALL TO ORDER

Eric Doud called the in-person/virtual September 1, 2022, meeting to order at 6:33 p.m.

ROLL CALL

The following members were present for roll call:

Members:	John Williams, Member Eric Doud, Member Jess Pedersen, Member Kim Magee, Member Melissa Jones, Member Heather MacDonald, Alternate
Town Staff Present:	Jared Barnes, Town of Carbondale Planning Director Kae McDonald, Boards & Commissions Clerk
Meeting Attendees:	David J. Anderson, Timberline Engineering, LLC Erica Golden, 2757 design co. Ants Cullwick, Koru Drew Franzen, Koru

CONSENT AGENDA

Motion Passed: John Williams ***moved*** to approve the Carbondale Historic Preservation Commission (CPHC) meeting minutes from July 7, 2022. Melissa Jones ***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.

ELECTION OF TEMPORARY CHAIR

Jared noted that with Nick's absence from the meeting, a temporary chair needed to be elected.

Motion Passed: John Williams ***moved*** to approve Eric Doud as temporary chair to conduct the September 1, 2022, Historic Preservation Commission meeting in Nick Miscione's absence. Kim Magee ***seconded*** the motion, and it was ***unanimously approved***.

MEMBER RENEWAL APPLICATIONS

John Williams' and Jess Pedersen's terms expired in August 2022; both have submitted their member renewal applications for consideration.

Motion Passed: Melissa Jones ***moved*** to recommend to the Board of Trustees the renewal of John Williams and Jess Pedersen as regular voting members of the Carbondale Historic Preservation Commission. Heather MacDonald ***seconded*** the motion, and it was ***unanimously approved***.

303 MAIN STREET COURTESY REVIEW

Staff Presentation

Jared noted that David Anderson, representing Timberline Engineering, is attending the meeting to answer questions regarding the 303 Main Street courtesy review. He noted that they will be adding a door to the east side of the building (facing 3rd Street). He added that the building is located within the Historic Commercial Core, but is not landmarked, and therefore triggers the courtesy review.

Applicant Presentation

David confirmed that the only building modification is adding a door and welcomed feedback from the commission members.

Commission Member Comments

Jess commented that the request was warranted and that buildings need to adapt and change as needs become apparent. He added that it was a reasonable proposal.

Kim agreed that it was a reasonable proposal and makes sense for accessibility but asked if he had an example of what the door would look like.

David didn't currently have an example but will probably have glass panels.

John thought that the new door would fit into the building's time frame but noted that a solid plain steel door would not be appropriate. He also suggested making sure any brick work that needed to be completed matched the rest of the building.

Jess asked what the door's purpose was.

David replied that it is an access door and will not be a storefront.

Jared confirmed that according to the Carbondale Building Official it is supposed to improve access to the basement storage area.

David noted that the property owner is hoping to create better access because he is having difficulty renting it.

Jess commented that if the entryway will be used for client access, it might be appropriate to create a more inviting door design – possibly with glass panels -- thereby activating the eastern elevation.

David agreed that they would select a door design that had a more historic look. He asked if it was necessary to come to a later meeting for a review of the actual door design.

Jared replied that he would consider the comments, but that they could move forward with the building permit without a second review.

John reminded the commission that the area described between 2nd and 3rd and Main Streets used to be the center of town, but after a series of fires it shifted slightly to the west. He emphasized that the area does have historic value and urged the applicants to keep that in mind when completing the modifications.

Eric Doud commented that he wished they could have reviewed the actual door design but agreed that a glass-paneled door would be appropriate. He added that the door will most likely open out for accessibility and wasn't sure how the grades along that side of the building will serve that entrance but suggested that if a ramp is needed to be sure to coordinate with the sidewalk grade to provide a seamless transition. Eric was comfortable with the square lintel because it maintains the design of the other door and is consistent with the historic character of the building. He suggested considering adding a transom above the door – there is a nice break line over the large opening to the left that would be good to pick up with the transom.

417 MAIN STREET COURTESY REVIEW

Staff Presentation

Jared explained that 2757 Design is representing the property owners of 417 Main Street (The Dinkel Building) as they pursue a partial renovation of the building. He explained that the property is located within the Historic Commercial Core, but because it isn't a landmarked building the non-landmarked

process is being followed and prepared a Historic Preservation Commission courtesy review. He noted that there are many proposed renovations, of note are:

- ADA restroom
- ADA accessible stairs
- Elevator
- New storefront off main street
- Second floor common area and improved tenant streets
- Retrofitted floor structure
- Fire sprinklers in the basement
- Façade restoration and window replacement
- New building awnings

Jared pointed out that many of the improvements are on the interior of the building and are outside the purview of the Commission, but the exterior improvements qualify for review.

Applicant Presentation

Erica introduced herself along with Ants Cullwick and Drew Franzen of Koru Construction. She shared her screen for a short presentation highlighting the history of the project:

- Both 2757 Design and Koru Construction had offices in the Dinkel Building prior to teaming on this project.
- The Dinkel Building LLC contacted 2757 Design at the end of 2020, and they assisted the property owners in investigating the condition of the building while considering its purchase. Although the property owners were informed that there was a lot of deferred maintenance, they moved forward with the purchase.
- The main goal of the current renovation is to reorganize the upper-level offices for improved efficiency while impacting the lower-level tenants as much as possible, bring the building up to current codes, locate the more invasive elements in the alley and enhance the entry into the offices.
- Reconfigure the roof into more of a truss system to bring it up to current standards for snow load and any other added demands on the roof structure. The floor structure is also being enhanced – both floor joists and roof members are being “sistered” with current building materials to bring them up to current structural requirements. To buffer the current first-level tenants from the construction process, most of the improvements will be taking place from the second level up to the roof.
- After reviewing how the interior improvements would affect the exterior of the building, they researched the history of the exterior of the building through as many photographs as they could get their hands on.
- Reviewing the characteristics of exterior components, they tried to isolate those components that were representative of that original era including windows, signage, awnings, and brick detailing.
- Improved ingress design was pulled from historic architecture elements – the new Main Street entry mirrors those along 4th Street, which allows for an adequate landing and will bring the actual entry down to the sidewalk.
- Other design elements to receive attention will be the replacement of missing marble sills, restoration of wooden sign banding, reintroduce the blade sign, replace non-operational windows with a double-hung design, replace the current awnings with minimal open-side awning and restore/repoint/replace brick only if structurally inadequate.
- Erica noted that regarding the chamfered corner at 4th and Main, the arch at the corner is failing. They plan to reinforce the arches with concealed steel and then replace the windows. She acknowledged that it is an in-depth process to support the brick that is failing and replace the windows.
- Erica explained that they spent a lot of time establishing the scope of work for the permit application by creating a list of immediate priorities, but she noted that additional, less pressing, improvements may occur later.

- Although an interior design element, Erica shared that the safe originally located in the basement will be brought up to the lobby for display with informational signage. She also noted that they will also expose the interior brick that has been plastered over.
- Erica also noted that they contacted a friend of the original muralist who has agreed to restore the mural on the west side of the building after the brick has been replaced.
- Ants commented that he has gotten more excited about the project as it has evolved. He pointed out that the new property owners are interested in working with the current tenants and are doing a good job to balance the needed improvements with the historic flavor of the building. He noted that a lot of work needs to be done to maintain the building, improve life safety issues and upgrade the building's efficiency.

Commission Member Comments

John Williams noted that the Dinkel Building is the hallmark building of the town and preserving the integrity of the building's exterior is the number one priority in maintaining the historicity of Carbondale. He was pleased with the effort and didn't have any issues with the proposed plan except for the construction in the alleyway since that side of the building still has historic value. He also encouraged them to maintain the turn-of-the-century brick work.

Jess commented that the Commission owes quite a lot of the Dinkel Building because when the cornice was replaced and simplified in the 1990s it created enough concern with the citizens of Carbondale that the Historic Preservation Commission was formed. He emphasized how important the building was to Carbondale and the owners are exhibiting a strong desire to keep the building historic but also improving it as well. He encouraged the property owners to consider landmarking the building on the local level because it would be a great example to other owners of historic buildings. He explained that in the current building environment, many of the "not as" important buildings will disappear which will create a different history of Carbondale rather than the "rugged and rough" charm that it elicits now.

John supported Jess's suggestion and pointed out that it isn't that complicated of a process.

Kim thanked the consultants and the property owners for their work to date. She appreciated the interest in bringing back the wooden sign banding and blade sign and thought the proposal looked great.

Heather appreciated the effort at modernization while maintaining the historic character.

Jess appreciated the bronze window color palette and thought it would "sparkle" the brick. He added that he would like to see true divisions in the glass rather than the paste-on mullions that many people use.

Erica replied that the windows would be a double-hung style.

Melissa noted that she has observed examples of people purchasing historic buildings in other places but lacking the drive to renovate them appropriately. She was impressed at the level of work that will be completed on the interior as well as exterior.

Eric Doud also commended the design team and based on his own experience renovating historic buildings fully understands what it takes. He noted that he had reviewed the drawings carefully and had a few comments:

- The window materials weren't specified but he presumed they were wood with metal cladding
- When repointing the brickwork choose a mortar that is sympathetic to the brick
- He would prefer to see sills be red stone rather than concrete – stone was the historic material of choice and will perform better over time
- He would like to see the actual profile of the cornice and given the number of bricks needed, finding bricks to match might be a challenge

Erica replied that although it has been studied, rebuilding the cornice isn't part of the proposed renovations because it isn't currently failing. She pointed out that the property owners are aware of how important that structural element is and that it is something that may need to be addressed in the future.

Ants added that improvements to the roof and floor will ultimately support that work in the future. He noted that the current investment is focused on the deferred maintenance and primary stabilization of the building.

Eric Doud suggested that the building design might benefit from shifting the rear ADA access door to the west to take advantage of the existing spring arch and opening.

Erica replied that Drew had already brought that to their attention, and they are working on a better solution. She emphasized the need to improve the egress while maintaining the storage space of the current tenants.

Eric Doud asked that since they are proposing to replace some of the HVAC units on the roof if the swamp coolers will be removed from the side of the building.

Erica replied that they are working on an understanding of how to address that issue while maintaining the heating and cooling systems of the first-level tenants.

Eric Doud asked about the shutter hinge points on the back windows.

Drew replied that the intent is to leave them in place.

Eric Doud commented that he would also be interested in helping the property owners go through the landmarking process.

STAFF REVIEW

Jared noted that John Leybourne is no longer with the Town of Carbondale, and he will be filling his role until a new planner is hired. He added that Eric Doud shared the points that the Commission has been discussing over the past few years and that will be reviewed at the staff level.

Eric Doud asked about the funding request that was recently approved by the Commission.

Jared replied that budget season is just beginning and noted that he is working to become familiar with that process. He added that he was aware of the request to update the Design Guidelines and committed to review all the information.

Heather added that money was approved for the 2023 plaque program.

Jess asked about the selection committee and suggested that it would be great to have someone from the Commission involved.

Eric Doud pointed out that whatever happens, they will have to comply with the zoning requirements of the HCC.

Jared responded that at their most recent meeting, the Board of Trustees met with a consultant to prepare the RFQ to partner with a developer/design/company that specializes in master planning and construction. The selection committee that is being referred to will select which group the Town partners with on Town Center parcel. He explained that is in the Board of Trustee's hands to determine who will be on the selection committee. He pointed out that it will be a time intensive commitment to review lengthy proposals because it is potentially complicated parcel with competing interests. He agreed to forward the message to the Board of Trustees and key Town staff regarding the Commissions' concerns for representation.

ADJOURNMENT

The September 1, 2022, regular meeting adjourned at 7:45 p.m. The next regular meeting is scheduled for October 6, 2022, at 6:30 pm.