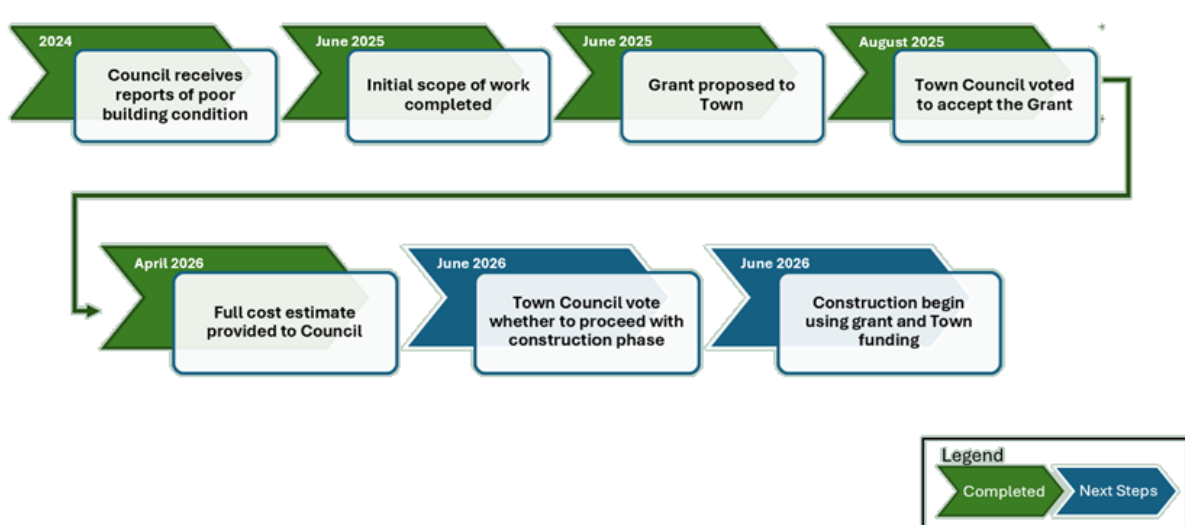


The Rehabilitation and Future of the "Pink House" (7137 Main Street)

Bottom Line Up Front: The Town of Clifton is currently evaluating a proposal to conduct safety-critical renovations on the "Pink House" (7137 Main Street) and convert it into a permanent municipal hub. This proposed path forward relies on a \$500,000 grant to cover the majority of the \$632,025 estimated cost. The Town accepted the grant in August 2025 and proceeded with the design phase of the effort. The Town has now received the full cost estimate and has to vote whether to proceed with the construction phase of the project. If the Town proceeds, it would gain a long-term administrative base but must agree to strict 20-year binding conditions, including a total prohibition on commercial leasing and a mandate for public-only parking.

1. Project Overview and Strategic Context

The property at 7137 Main Street, a prominent gateway structure within the Town of Clifton Historic District, represents a strategic opportunity for the municipality. While historically known as the "Pink House," the building is currently yellow; however, it remains a defining landmark for the town. The rehabilitation project aims to transform this deteriorating site into a permanent municipal hub, housing Town offices and providing a professional, convenient meeting space for Town Committees and local 501(c)(3) nonprofit organizations. Additionally, the project will formalize the existing parking lot for public use. The primary objective is to transition the property from an unsafe, deteriorating structure into a long-term municipal asset. By doing so, the Town secures a functional administrative base while preserving the architectural integrity of the Historic District. This transition is facilitated by a public-private partnership involving the Town of Clifton, residents Brant Baber and Kathy Kalinowski, and the El Paso – American Housing Foundation, Inc. Technical oversight is being provided by One Dwelling, Inc. and Restoration Partners to ensure the project meets both historic preservation standards and municipal safety requirements.



2. Chronological History and Timeline of Events

The following timeline tracks the progression from the Town's initial acquisition to the current structural state:

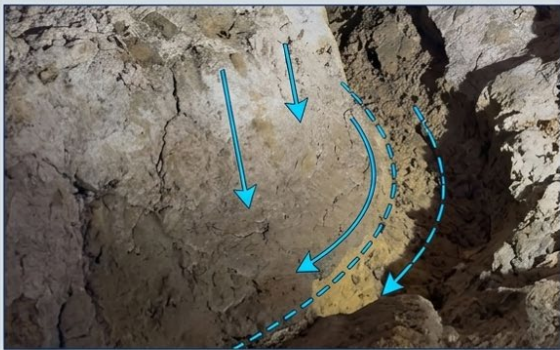
- **September 3, 2009:** The Town purchases the property for \$395,000 to replace the deteriorating Town Hall at 12634 Chapel Road.
- **Early 2024:** Town Council receives repeated reports regarding the building's increasingly poor condition. The then-lessee (Belle Jar Design) reports severe floor sagging, requiring furniture to be "shimmed up" to prevent tipping and potential injury to staff or customers.
- **June 2024:** A resolution is adopted to re-zone the property from Industrial to Low Impact Commercial/Residential. Discussions include potential sale, rehabilitation, or demolition.
- **November 2024:** Formal notification of critical structural failures and liability concerns; the building is deemed unsafe for continued public use.
- **February 11, 2025:** The Town Council meets with the lessee to discuss the building's condition and the necessity for the business to vacate so repairs can be conducted.
- **March 31, 2025:** The lease is terminated, and Belle Jar formally closes, with the month of April allowed for moving out.
- **June 11-17, 2025:** One Dwelling, Inc. completes a professional "Scope of Work" and remodel reports, identifying deep structural neglect.
- **June 26, 2025:** A formal grant proposal is submitted by Brant Baber and Kathy Kalinowski.
- **August 5, 2025:** Town Council approves the rezoning resolution and the Contribution Agreement.
- **December 2025:** The Town retains Dwayne Nitz (Restoration Partners) to serve as the **Owner's Representative**, providing professional construction management oversight.
- **April 2026:** A refined, comprehensive construction management and building estimate of **\$632,025** is provided to the Town Council.

3. Structural Condition Assessment and Visual Evidence

The Foundation & Crawl Space

Inspections revealed serious moisture saturation in an antiquated stone foundation lacking mortar or grout. A primary "path of water" has been identified entering from the southwest corner, where storm runoff flows like a river through the crawl space. This has resulted in loose, displaced stones overhanging smaller stones with no concrete holding them together.

The Root Cause: Subterranean Water Infiltration



The Water Path

Storm runoff enters the crawl space from the exterior, eroding a persistent path through the mud beneath the floor joists.



Antiquated Foundation

Existing stone foundation walls are failing. Stones are loose, displaced by water, and lack adequate mortar or concrete reinforcement.

Structural Support Systems

The internal support systems are failing. "T-braces" were found buried in mud with rotted bases; because these braces support three to four floor joists simultaneously, any shift in the mud compromises a significant section of the floor. Several structural columns are leaning severely and, in some locations, are no longer touching the joists they were intended to support. The floor is currently being held up by rotted 2"x2" ledger boards relying on the sheer strength of antiquated nails.

Leaning Columns



Structural columns in the crawl space have rotted bases and are leaning severely. The main support beam is installed flat, reducing structural strength.

The Sagging Hearth



A massive concrete hearth was poured directly over the hardwood floor with no bracing. Supported by a cracking stone pier, the floor sags up to 2 inches.

First Floor & Hearth

The first floor exhibits a dangerous 1.5"-2" sag. This was caused by a concrete hearth being poured directly over original hardwood flooring without structural bracing. This "slab-on-

hardwood" installation at mid-span, combined with the rotted ledger supports at the end-span, creates an imminent risk of floor collapse.

The Mechanical Room

This area is a total loss due to structural instability and another "slab-on-hardwood" installation error. The room is further compromised by pest infestations, including "soffit nests." Total demolition and rebuild are required, which will necessitate NOVEC removing and reinstalling the electric meter.

4. Evaluation of Renovation Options and Scopes of Work

The two renovation options proposed by Royce Jarrendt of One Dwelling, Inc. differ primarily in their total cost, the extent of structural changes to the second floor and mechanical room, and the quality of interior finishes.

Cost Comparison

The estimates provide a significant price range for the project:

Option A: Estimated at \$711,150, this is the more comprehensive proposal.

Option B: Estimated at \$587,025, this option is designed to minimize costs by focusing only on "required" work.

Key Structural and Architectural Differences

The main variations in the scope of work between the two options include:

Second Floor Ceiling: Option A includes raising the ceiling height on the second floor to create vaulted or cathedral-type ceilings. Option B minimizes second-floor work to only what is structurally necessary and treats the cathedral ceilings as an "additional option" costing approximately \$40,000.

The Mechanical Room Addition: Option A includes the cost of constructing a new addition to replace the deteriorating structure that currently houses the bathroom and water tank. In Option B, rebuilding the mechanical room is excluded from the base price and is listed as a \$51,600 extra.

Interior Flooring: There is a difference in the materials proposed for the first floor. Option A specifies new hardwood flooring more in line with a historic building (estimated at \$20,000), while Option B utilizes more budget-friendly Luxury Vinyl Plank (LVP).

Notably, neither base estimate originally included a full replacement of the main roof or the demolition of the non-working chimney and fireplace, though these were provided as separate add-on options. The ultimate proposal that the Town is pursuing totaling \$632,025 includes the replacement of the roof.

5. Grant Funding Analysis and Binding Conditions

A contribution of up to \$500,000 from the **El Paso – American Housing Foundation, Inc.** provides the primary vehicle for this preservation, with the Town providing the rest of the cost.

Core Financial Obligations

- **Donor Contribution:** Up to \$500,000 toward the defined scope.
- **Town Obligation:** The Town is responsible for costs exceeding \$500,000, with a cap of \$250,000 specifically for the "specified scope."
- **Maintenance Mandate:** To protect the investment, the Town must budget at least \$5,000 annually for maintenance and replacements for 20 years.



Mandatory Grant Conditions (Use & Contribution Agreements)

These conditions are designed to protect the donor's 501(c)(3) tax-exempt status while ensuring the property remains a permanent public benefit:

- **20-Year Use Restriction:** Exclusive use by the Town, residents, and community/nonprofit (501(c)(3)) groups.
- **Prohibition of Commercial Use:** No rental to commercial entities or non-exempt businesses.
- **Property Encumbrance:** The Town may not sell or finance the property for 20 years.
- **Parking Requirements:** The parking area must be professionally marked and lighted for public use; no rental of individual reserved spaces is permitted. This work would be a separate project undertaken by the Town.
- **Rezoning:** Completion of the "Low Impact Commercial" or Residential zoning transition is a prerequisite.

5. The Vision and Next Steps

Should the Town Council decide to continue forth with accepting the grant and its stipulations, the current vision of the building is that it will be used as a Town Office. This will provide storage for documentation and artifacts, and a meeting hall for committees.

The full scope of work has now been defined, and relevant costs have been identified. The Town Council will vote at their June 2026 Town Council meeting as to whether they will move forward with entering the construction phase of the project.