

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, January 17, 2022, 6:30 PM

Call to Order

Commission Chair Mari Riddile called the meeting to order at 6:31 p.m.

Pledge of Allegiance

Roll Call

Present	Chair Riddile Commissioner Hazelton Commissioner Ruth Fletcher Commissioner Richard Fletcher
Absent	Commissioner Sass

Also present at the meeting were Town Administrator David Reynolds, Town Planner Paul Smith, Town Attorney David McConaughy, Administrative Assistant Remi Bordelon, Recreation Director Hannah Bihr and members of the public.

Meeting Notice

Administrative Assistant Remi Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

Commissioner Ruth Fletcher and Commissioner Richard Fletcher told the commission of a possible conflict of interest with agenda item 'Discussion of Ambleside Request for Historic Designation' as they had grandchildren attend the school and their daughter-in-law worked for the school. Town Attorney David McConaughy clarified that there was not a direct financial gain involved so there was no conflict. The commission agreed.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no changes to the agenda.

Items for Consideration

Guest Speaker: New Castle Recreation Director Hannah Bihr for Founders Day

Hannah Bihr introduced herself as the Town's Recreation Director. She commented that the Recreation Department managed special events including Founders Day. She reminded the commission that the first Saturday in February was designated as Founders Day for the Town. The "Old School House" on Main Street was 2022's theme for celebration. She said that Ambleside School, who occupied the building, had agreed and offered the community a walking tour of the renovations to the "Old School House". Director Bihr invited the commission to attend, at 11 a.m. on Saturday, February 5, 2022. The tour would be followed by a potluck lunch hosted by the Recreation Department at the Community Center.

Chair Riddile asked how the commission could help support Founders Day. Director Bihr responded with a list of asks: please attend if available, outreach to others who would be interested and bring a side dish or dessert if possible.

Discussion of Ambleside Request for Historic Designation

Town Planner Paul Smith introduced Glenn Martin who was representing the request on behalf of Ambleside School Rocky Mountains. The subject building is located at 151 W. Main Street and is also known as "Rosie's School House" or "Old School House." Planner Smith clarified that ownership of the schoolhouse was listed as the Estate of Rosie B. Ferrin and managed by the Olilang family who consented to the request of historic designation.

Planner Smith explained that the town used the comprehensive plan for guidance regarding historical designations. He reviewed his memorandum for the commission and reviewed the historical use of the building. He also shared old photographs of the original build and noted the difference in designation with regard to originality versus current structure state with past changes from the original build. Planner Smith clarified that the decision before the commission was only to decide on whether or not to schedule a public hearing for a future date. He stated that historic designations "freeze the architecture of what it is today and that could pose challenges to the current owner as they seek to maybe develop it in the future." Admin Asst. Bordelon asked Planner Smith if the designation would include the existing mural and staircases to which he replied, it would.

Glenn Martin introduced himself to the commission as the selected representative of Ambleside School Rocky Mountains. He stated that his son, Peter Martin, was a board member of Ambleside and had requested Representative Glenn Martin to research potential grants on behalf of the school since the school needed funding for future renovations and improvements. Representative Glenn Martin stated that the school had already spent \$300,000 on improvements. He said he had found information regarding tax credits and decided to pursue a historic designation request with the consent of the Olilang family. Representative Glenn Martin clarified he was requesting a local designation but would pursue a state designation as well, which could potentially award the school with \$100,000 in tax credits. He concluded that the designation would benefit both the town and the school.

Town Attorney David McConaughy commented that either he or a member of the legal firm would be available for a public hearing.

MOTION: Commissioner Hazelton made a motion to schedule a public hearing for March 14 for consideration of the request for Historic Designation of 151 W. Main Street. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Consider Resolution for Historic Survey Plan

Administrative Assistant Remi Bordelon reminded the commission of Lindsey Flewelling's visit to New Castle during the meeting held on November 15, 2021 where the Certified Local Government (CLG) Program was discussed in detail. To maintain good standing within the CLG program, Admin. Asst. Bordelon stated that one of the requirements from

History Colorado [state agency that manages historic preservation and the CLG program] was to conduct historic town surveys within a ten (10) year cycle. She confirmed the last town historic survey was conducted in 1996. Admin. Asst. Bordelon presented the resolution prepared by the Town's legal team which identified the commitment of a historic survey cycle to be added to Municipal Code Chapter 15.44.

MOTION: Chair Riddile made a motion to approve Resolution NO. HPC 2022-1, a resolution of the New Castle Historic Preservation Commission recommending approval of an amendment to Chapter 15.44 of the New Castle Municipal Code concerning a historic survey cycle. Commissioner Richard Fletcher seconded the motion and it passed unanimously.

After the motion was passed, Town Attorney McConaughy clarified that the approved resolution would be sent to Town Council to consider an ordinance to implement that resolution to code.

Discussion of Survey Consultants

Admin. Asst. Bordelon provided the commission qualifications and resumes of the three consultants who had responded to the outreach in 2021 for the potential grant award survey project for 2022. Town Attorney McConaughy clarified to the commission that Town Administrator Reynolds would choose the consultant based on the town's procurement code. The commission reviewed the consultant packet and voiced their preferences based on the three choices. Admin. Asst. Bordelon stated a consultant could not be hired until the grant was awarded, if awarded to the town.

Discussion of Museum Improvement Progress

Chair Riddile asked Commissioner Hazelton of progress with finding a contractor for the electric work needed at the museum. Commissioner Hazelton reported he had spoken to Jim Wirt with Tradesman Electric who had expressed interest in that project. They visited the museum and Mr. Wirt would be in contact with Xcel Energy. Commissioner Hazelton explained to the commission that Mr. Wirt's schedule was busy, but he had some good ideas to heat the museum. Commissioner Hazelton said he would contact Mr. Wirt again for cost estimates.

Admin. Asst. Bordelon reported the progress of the Historic Society office supplies. She said the computer was purchased and would be installed soon. Other supplies that needed to be purchased were listed as: monitor, printer/scanner, label maker, laminator and storage items. Admin. Asst. Bordelon stated with the new year of 2022, the budget was available to start purchasing the planned supplies. The commission agreed to begin purchasing.

Consider Approval of November 15, 2021 Minutes

MOTION: Chair Riddile made a motion to approve the November 15, 2021, minutes. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commission Comments

There were no commissioner comments.

Adjourn

MOTION: Chair Riddile made a motion to adjourn. Commissioner Fletcher seconded the motion and it passed unanimously.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Commission Chair
Mari Riddile



Administrative Assistant
Remi Bordelon