

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, April 17, 2023, 6:30 PM

Call to Order

Commission Chair Mari Riddile called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile Commissioner Richard Parks Commissioner Ruth Fletcher Commissioner Richard Fletcher
Absent	Commissioner Brandy Copeland Alternate Commissioner Tom Fuller

Also present at the meeting was Pinyon Environmental Field Historian Cameron Weishoff and Deputy Town Clerk Remi Bordelon.

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

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

Pinyon Environmental Historic Survey Report of Main Street

Pinyon Environmental Field Historian Cameron Weishoff reviewed the survey report with the commission. The property evaluation forms (1417s) were provided to the commission in binder form. Field Historian Weishoff said of the 70 properties surveyed, 12 properties were ranked as high priority for potential historic designation and an additional 12 properties were rated as medium priority. Field Historian Weishoff recommended making the high priority ranked properties the commission's focus for historic designations. He identified the criteria for the property evaluations as Community Planning and Development of Early Settlement, Significant Historic People or Architectural Significance. He said there were 12 resources identified as high priority for historic designation and another 12 resources that were identified as medium priority – the remaining 46 resources were ranked as low priority. Chair Riddile asked if the 12 resources that were rated as high priority included properties already designated by the Historic Preservation Commission (HPC). Field Historian Weishoff confirmed some designations were included in the 12 high priority resources. Deputy Clerk Bordelon clarified that both the designations and properties along Main Street were evaluated to maintain a foundational baseline for surveys as the previous surveys conducted dated back over 20 years. She said the need

to evaluate all properties including designations came at the suggestion of History Colorado. Commissioner Parks said he agreed that all properties needed to be evaluated for the purpose of reviewing any structural changes to the properties that may have affected their designations.

Chair Riddile said she was surprised at the survey results and noted some of the properties she felt would have ranked high that scored as low priority. Field Historian Weishoff clarified that low priority properties also included the consideration of modern remodeling that took away from the historical significance of the building's original architecture, which was included in the property evaluation forms, 1417. Deputy Clerk Bordelon asked Field Historian Weishoff if there would be a problem with the commission designating a property that ranked in the low priority category. He responded it could be done as a local designation.

Field Historian Weishoff noted the survey revealed the potential for the commission to designate a historic district. He identified the boundaries of the district as West Elk Creek along both sides of Main Street to the East side of Burning Mountain Avenue. He said the historic district theme would be Community and Commerce Development from the town's incorporation of 1888 to 1973. He suggested leaving the door open for future expansion of the historic district after HPC conducts more surveys of the surrounding areas. Commissioner Parks asked if there was a minimum number of properties required to designate a historic district. Field Historian Weishoff said there was not a specific number, but the general rule was to have a majority of the buildings qualify. He said he believed there was a requirement of at least 50% to 60% ownership approval to designate a district, but he was uncertain. Deputy Clerk Bordelon identified a section in the town's municipal code that spoke to design regulations for historic preservation in the C-1 Commercial District (Chapter 17.44). She asked if Field Historian Weishoff came across any records of a historic district being previously designated. Field Historian Weishoff confirmed he did not come across any previously designated districts within the Town of New Castle. Chair Riddile asked if property owners within the historic district would need to go through the process of a design review before making an external remodeling. Field Historian Weishoff said he did not believe that would be the case. Deputy Clerk Bordelon asked if enough property owners made modern renovations to their properties, would that negate the historic district designation. Field Historian Weishoff said it was possible but very unlikely.

Commission Discussion of Future Historic Designations with Updated Survey

Chair Riddile asked the commission if they wanted to pursue a historic district or individual property designations. The commission favored the idea of pursuing a historic district but inquired about the benefits of such a designation to the individual property owners. Deputy Clerk Bordelon said she would follow up with History Colorado for that information. Commissioner Parks requested that Lindsey Flewelling attend a future HPC meeting for clarification. The commission considered the option for designating a historic district as well as individual properties and decided on their top three high priority properties to reach out to: 100 East Main Street, 589 West Main Street and 721 West Main Street.

The commission thanked Field Historian Weishoff for his work involved with the survey. Deputy Clerk Bordelon said she had submitted the survey to History Colorado and was awaiting comment. She said she would forward their remarks to Pinyon Environmental for any needed edits.

Staff Report of Colorado Local Government (CLG) 4 Year Review by History Colorado

Deputy Clerk Bordelon reminded the commission that New Castle’s HPC was selected for their four year review of their certified local government program. She reported that Lindsey Flewelling had already attended a HPC meeting and spoke with staff. She said she will release the review results at the end of the year after reviewing the current year’s records and minutes.

Commission Update Regarding Museum Electric Work

Chair Riddile said Lively Electric would be the selected company to complete the electric work for the museum of the three company quotes received. She said the capital committee had authorized the funds for the project. She reminded the commission that a portion of their budget was agreed upon to be used for the project in a total amount of \$2,500.00.

Consider Approval of February 13, 2023 Minutes

MOTION: Chair Riddile made a motion to approve the minutes of February 13, 2023. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commissioner Comments

Commissioner Parks said he received the slideshow of the tax credit webinar he attended, hosted by History Colorado. He said he would forward that presentation material to Deputy Clerk Bordelon and present the material at the next meeting. Chair Riddile reminded the commission to complete a survey from History Colorado.

Adjourn

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

The meeting adjourned at 7:50 p.m.

Respectfully submitted,



Commission Chair
Mari Riddile



Deputy Town Clerk
Remi Bordelon