

**New Castle, Colorado**  
**Historic Preservation Commission Meeting**  
**Monday, March 14, 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
	Commissioner Sass

Also present at the meeting were Town Administrator David Reynolds, Town Planner Paul Smith, Town Assistant Attorney Christine Gazda, Administrative Assistant Remi Bordelon, Alternate Commissioner Tom Fuller 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**

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**

**Consider Resolution HPC 2022-2, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 151 W. Main Street. (Public Hearing)**

Chair Riddile outlined the process and procedures for a designation and public hearing. She stated the following:

*The first item on the agenda is to Consider Resolution HPC 2022-2, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 151 W. Main Street. The procedure for the public hearing will be as follows: first, there will be a presentation by the Town staff. Next, we will have a presentation by the applicant. After these two presentations, I will open the public hearing for public testimony. I will then close the public hearing and no further testimony or other evidence will be received. The Commission will discuss the matter and may take some kind of action whether that be a motion or continuation of the discussion to another meeting within 25 working days.*

Chair Riddile asked town staff to introduce the applicant and present the staff report. Town Planner Paul Smith stated he was presenting for the Estate of Rosie B. Ferrin, Rosie and Cleo Ferrin were the previous owners. Planner Smith clarified that the representative of the property owner was the Estate of Rosie B. Ferrin, comprised of family members Fe and Gianni Olilang.

Planner Smith reviewed the staff report and resolution for the commission. He emphasized the designation was focused on the building structure. He identified the structural changes of the building over the years that included: the roof, northside entry into the school, new windows, addition of the gymnasium, bell tower and brick mural. He said the general structure had remained the same. Planner Smith outlined the four criteria of approval for a historic designation and identified "historical importance" and "structural significance" as relevant for that designation consideration. He clarified that the designation would either be of the building's present state, or the commission could choose to designate it based on the original build of 1913 with some restoration needs. Planner Smith mentioned the consequence to the owner of a designated property in that it committed them to the HPC process for any future exterior changes to that property. He noted the resolution was only in draft form and prepared with the assumption of approval based on structural significance. Planner Smith reviewed the conditions outlined in the resolution for the commission.

Planner Smith introduced Peter Martin, Ambleside School board member, who presented on the estate's behalf along with Peter's father, Glenn Martin. Representative Peter Martin remarked on the school's effort to preserve the exterior of the building while they invested \$365,000 in interior improvements. Representative Martin expressed he felt the designation was a win-win situation and partnership in preserving the history of the town, the history of the schoolhouse and prioritizing education in New Castle. He highlighted the intent of the building's renewed use as a school continued the historical significance of the building given its past history as a schoolhouse.

Chair Riddile asked when Ambleside's lease expired. Representative Martin answered it was a 15-year lease that was renewable. Commissioner Grady Hazelton remarked on his time as a student at Rosie's school and praised Rosie and Cleo's efforts to keep and restore the building years back when it was considered to be demolished. Chair Riddile clarified that the discussion to designate is strictly structural to the exterior of the building.

Chair Riddile opened the public hearing at **7:00 p.m.** and stated the following:

*The purpose of this hearing is to provide a public forum for all interested parties who wish to comment on the application before the Commission. Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address. We will allow the public to speak for up to 3 minutes each. Please do not repeat points made by others. It is fine to say, "I agree with the previous speaker's comments". For those wishing to speak, please clearly state your name and address for the record.*

Jill Cantway, Board Chair of Ambleside School and Glenwood Springs resident, spoke in favor of the designation request as she noted that she had children attend that school. She shared her hope that the school would grow in size and eventually expand to the lower portion of the building. She clarified that the Olilang family did not plan to lease the building to anyone but Ambleside School. Board Chair Cantway said Ambleside was

leasing the gym area and planned to host events there. She said it was important to be good stewards in honoring Rosie and the building's historical significance to the community. She thanked the community and the town of New Castle for being so welcoming to the school.

Chair Riddile asked if there were any other public comments then asked if the applicant would like to respond. She closed the public hearing at **7:05 p.m.** and stated the following:

*The Commissioners will deliberate on the evidence presented. During deliberations, Commissioners may ask questions of Town staff, but no further public comment or other testimony or evidence will be received. If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.*

Chair Riddile said it was important to determine if the designation of the building would be of its current state or original building design since there had been changes made to the building. Commissioner Hazelton noted that the building changes that took place were historical as well. His example was the roof replacement that protected and preserved the building that would have otherwise not lasted. Chair Riddile and Commissioner Richard Fletcher agreed with Commissioner Hazelton's point. Commissioner Richard Fletcher commented that he felt the building still looked as it did in the early 1900s minus small details like the windows. Commissioner Richard Fletcher said the building had historical value based on the community and the many citizens that once graduated from that school in years past. Chair Riddile asked the commission if they agreed that the designation should reflect the building's current state and the commission agreed. Commissioner Sass asked if the designation would include the gymnasium and it was confirmed it would. Chair Riddile asked if anyone had an opposing opinion before she made a motion to approve Resolution HPC 2022-2.

Gianni Olilang joined the meeting by Zoom within the last five minutes before adjournment at 7:33 p.m. without comment. Chair Riddile spoke to Mr. Olilang and informed him the public hearing was closed and HPC had approved the designation request.

**MOTION: Chair Riddile made a motion to approve Resolution HPC 2022-2, Historic Landmark Designation of 151 W. Main Street. Commissioner Richard Fletcher seconded the motion and it passed unanimously.**

### **Discussion of Budget and Historic Society Supply/Service Update**

Chair Riddile asked Commissioner Hazelton about the electric work for the museum. He responded that he had not heard anything new from Jim Wirt with Tradesman Electric and would contact him again. He added that Mr. Wirt was interested in the project but was very busy.

Admin Assist. Bordelon reviewed the 2022 budget with the commission. She outlined the supplies, resources and services purchased in support of the Historic Society related to the museum. She reported the electric bill and internet service had been transferred to the town for billing and payment. Internet service was provided by Ting Inc. and planned installation was scheduled for April.

Chair Riddile highlighted the costs associated with legal services and noted that the HPC budget was impacted from that. Admin Assist. Bordelon mentioned that the commission now had the itemized expenses for a historic designation based on the recent legal fees incurred and could plan ahead for next year's budget with that in mind. Chair Riddile agreed and provided the example of potentially discovering four new designation opportunities after the 2022 historic survey. She mentioned the commission would bring a 2023 budget request to council with the corresponding costs for each prospective designation. Commissioner Sass asked if there was an application fee that could have been applied to the designation request. Chair Riddile clarified that she had spoken to Town Administrator David Reynolds about that, and he responded that there was no fee since HPC provided the service of historic designation to the town.

### **Discussion of History Colorado CLG Town Survey Grant Update**

Admin Assist. Bordelon announced History Colorado had approved the grant to New Castle's HPC project of a historic survey of Main Street and previously designated properties. She mentioned the HPC resolution approved in January contributed to History Colorado's grant approval as it showed them HPC's commitment in historic preservation. She added that the grant was an opportunity to conduct a survey and review what could be designated in the future. She reiterated the importance of the commission now knowing the cost of a designation as they planned for their budget in 2023. Admin Assist. Bordelon stated that the next steps would be to receive the grant agreement from History Colorado in late May to early June before hiring a consulting team.

### **Discussion of Historic Preservation Support of Joe McNeal**

Chair Riddile shared her idea with the commission to support the preservation of historical stories through video recordings of Joe McNeal, a lifelong New Castle resident and member of the Historic Society. She reminded the commission of the passing of a fellow Historic Society member one and a half years ago and the importance of preserving their knowledge of the town. Chair Riddile proposed to record Joe McNeal for five hours where he would answer questions and discuss topics related to the town and its history. Chair Riddile confirmed that there was enough money in the budget allotted specifically in the support of the Historic Society to fund the project. She mentioned the options of hiring a videographer or the commission rotating recording sessions with Joe McNeal on their own recording devices. She asked to hear the commission's thoughts on the idea.

Commissioner Ruth and Richard Fletcher thought it was a great idea and stressed the value and importance of the project. Commissioner Hazelton mentioned he would like to see the project be taken a step further as there were a few lifelong residential families in town aside from Joe and Loraine McNeal that could be interviewed. He said he would like to have someone hired for the project. Commissioner Hazelton mentioned the Jolley Foundation and their contribution of \$5,000 towards the Historic Society. Chair Riddile said she would follow-up with Joe McNeal in regard to the donation and asked Commissioner Hazelton to compose a list of potential interviewees as well as videographers.

Administrator Reynolds asked the commission their thoughts of providing Joe McNeal with a recording device for him to use individually in order to expand from the time limit of a videographer. Commissioner Hazelton confirmed he wanted to hire a professional.

**Consider Approval of January 17, 2022 Minutes**

**MOTION: Commissioner Sass made a motion to approve the minutes of January 17, 2022. 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 Richard Fletcher seconded the motion and it passed unanimously.**

The meeting adjourned at 7:33 p.m.

Respectfully submitted,



\_\_\_\_\_  
Commission Chair  
Mari Riddile



\_\_\_\_\_  
Administrative Assistant  
Remi Bordelon