

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, May 15, 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 Alternate Commissioner Tom Fuller
Absent	Commissioner Brandy Copeland

Also present at the meeting was History Colorado Preservation Planner Lindsey Flewelling 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

Deputy Clerk Bordelon asked the commission to consider removing Item D from the agenda due to the absence of Commissioner Copeland. Chair Riddile made a motion to strike Item D from the agenda. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Items for Consideration

Commission Discussion of Historic District Designation

Chair Riddile shared with History Colorado Preservation Planner Lindsey Flewelling the commission's interest in pursuing a historic district. Preservation Planner Flewelling said a district includes more properties with a common theme of their time era than individual designations. She referred to the Main Street survey that reported 12 properties were eligible for individual designations whereas a district designation included 16 properties. She said all properties that contributed to a historic district designation would be eligible for state commercial and residential tax credit incentives. Since New Castle was in the category of 'rural community' the tax credits could be up to 35%. Preservation Planner Flewelling clarified that contributing properties of a historic district designation receive the same incentives as an individual designation.

Preservation Planner Flewelling shared that the national registry requires 50% of property owners cannot object to the designation for it to be approved. She spoke of the difference

between actively opposing versus requiring consent from all property owners. She told the commission that the current code for New Castle requires 100% consent from property owners for all designations including district designations. Commissioner Ruth Fletcher asked if the town could designate with only 50% actively opposed from property owners. Chair Riddile clarified that the commission would need to request a code change from Council to adopt a 50% actively opposed designation approval process.

Deputy Clerk Bordelon asked Preservation Planner Flewelling if contributing properties of a district would be required to go through the process of a design review with the commission, similar to an individual designation. Preservation Planner Flewelling confirmed that any contributing property had to meet the same requirements as an individual designation including a design review prior to any external modifications. Properties that are non-contributing (do not meet the standards for historic designation) do not receive tax credit incentives and are not required to complete a design review with the commission. Deputy Clerk Bordelon asked what the process would be if the commission wanted to expand a district boundary in the future. Preservation Planner Flewelling said the commission would amend the district the same way it was created with the designation process outlined in the town's code. She said if the two areas are different in their timelines, then they could be separate districts designated with different timelines.

Commissioner Ruth Fletcher asked if there was any reason not to designate a district. Preservation Planner Flewelling remarked that it depends on the community and how much interest there would be to do a district designation. She said designating a district creates an easy way for many property owners to gain incentives at the same time. Commissioner Parks asked if the best course of action would be to send out a poll to gauge community interest. Preservation Planner Flewelling confirmed that would be a good direction. She suggested the commission use the finalized survey as an outreach tool to get property owners excited about the history of their properties and promoted a historic district. She said the outreach for a historic district would need to be sent to all properties within the district boundary, not just contributing properties. Commissioner Parks asked if there was any benefit for a property owner to also be designated individually if they were in a historic district and Preservation Planner Flewelling said there were no additional incentives.

Deputy Clerk Bordelon asked Preservation Planner Flewelling what the process would be if a property owner who had been designated requested to void such designation. Her response was that the property owner would have to meet with the commission and go through the same process as getting designated. She said the commission would evaluate the property's historical significance, which may not change much over time unless with modifications. She noted that a property owner cannot simply pull out of a designation once approved.

Consider Approval of Historic Preservation Commission Code Change

Chair Riddile proposed the commission consider requesting a code change from Council regarding the requirement of a historic district needing 100% consent from all property owners to approve the designation. Chair Riddile suggested the code instead require 50% of actively opposed property owners to deny a historic district consideration. The commission unanimously agreed to request a code change from Council regarding historic district requirements. Deputy Clerk Bordelon clarified that the commission will need a resolution to request approval from Council, and a representative of the commission would present that in a Council meeting. Deputy Clerk Bordelon said she would ask staff about the process and report back to the commission in the June meeting.

Commission Update of Historic Designation Outreach to the 3 Chosen High Priority Evaluated Properties

Chair Riddile said the district designation was not guaranteed. Commissioner Ruth Fletcher said if the district did not pass then the commission could pursue the three identified properties for individual designations. Chair Riddile requested that the prepared letters be sent out as a test to see if those specific three property owners would be interested in a historic designation.

~~**Commission Update Regarding Museum Electric Work**~~

Item D stricken from the agenda.

Commissioner Report of Tax Credit Webinar

Chair Riddile asked if the webinar Commissioner Parks attended counted towards the commission’s required educational training for the year. Preservation Planner Flewelling confirmed that it was earned credit for the commission. Commissioner Parks reviewed the webinar slides with the commission. He emphasized the importance of property owners taking pictures for proof of progress and completion. He spoke of a property owner’s ability to sell their tax credits.

Consider Approval of April 17, 2023 Minutes

MOTION: Chair Riddile made a motion to approve the minutes of April 17, 2023. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commissioner Comments

There were no commissioner comments.

Adjourn

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

The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Mari Riddile

Commission Chair
Mari Riddile



Remi Bordelon

Deputy Town Clerk
Remi Bordelon