



**Town of New Castle**  
450 W. Main Street  
PO Box 90  
New Castle, CO 81647

**Administration Department**  
**Phone:** (970) 984-2311  
**Fax:** (970) 984-2716  
[www.newcastlecolorado.org](http://www.newcastlecolorado.org)

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**Agenda**  
**New Castle Historic Preservation Commission**  
**Monday, January 17, 2022, 6:30 PM**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Meeting Notice**

**Conflicts of Interest**

**Citizen Comments on Items NOT on the Agenda**

-Comments are limited to three minutes-

**Agenda Changes**

**Items for Consideration**

- A. Guest Speaker: Hannah Bihr for Founder's Day**
- B. Discussion of Ambleside Request for Historic Designation**
- C. Consider Resolution for Historic Survey Plan**
- D. Discussion of Survey Consultants**
- E. Discussion of Museum Improvement Progress**
- F. Consider Approval of November 18, 2021 Minutes**

**Commissioner Comments**

**Adjourn**



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## Memorandum

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**To:** Historic Preservation Commission

**From:** Paul Smith

**Re:** Agenda Item – Consideration to schedule a designation hearing for the Original New Castle School House located at 151 W. Main St.

**Date:** 1-17-22

**Purpose:** According to the Town of New Castle Comprehensive Plan:

“The historic downtown gives New Castle a sense of "place" and is recognized by the community as an important asset. As the Town grows and vacant lots in the downtown are developed or as historic buildings are remodeled, the existing architectural character will be replicated or retained. The town's logo "Authentically Colorado" reflects this important community value. Preservation of the historic structures and building architecture is important as New Castle continues to grow. This character will continue to serve as a downtown draw. It contributes to New Castle's quality of life, adds to cultural vitality and will impart long-term economic benefits. The Town will continue to protect and enhance the historic downtown and preserve it as a community focal point.”  
(pp.69-70)

In light of this goal, the present owners of the school building (The Estate of Rosie B. Ferrin) are requesting consideration for a historical landmark designation. At tonight's meeting the HPC will vote to decide the legitimacy of the request and whether to schedule a formal designation hearing on a future date (MC 15.44.180).

An historical landmark designation may be granted if the Commission finds that a site satisfies one or more of the approval criteria in MC 15.44.050. A historical landmark shall demonstrate at least one of the following:

- Historical Importance
- Architectural Importance
- Geographic Importance
- Included in the National Register of Historical Places

The application will be facilitated by the current occupants of the building (The Ambleside School) on behalf of the owners.

Thank you,

Paul Smith  
Town Planner

November 21, 2021

Town of New Castle  
Historic Preservation Chairman  
Paul Smith  
PO BOX 90  
New Castle, Colorado 81647

As personal representative of The Estate of Rosie B. Ferrin, I hereby consent to the designation of the property on 151 W. Main Street, New Castle, Colorado 81647 as a Historic Landmark upon which is leased to tenant Ambleside at Skylark, a Colorado nonprofit corporation.

I agree to abide by the HISTORIC PRESERVATION – Code of Ordinances of New Castle, Colorado.

Please advise me as soon as possible of the Resolution by the Town of New Castle Historic Preservation Commission regarding the Designation of this Landmark Building as "Rosie Ferrin's Historic Building".

Respectfully yours,



Gianni Olilang  
12950 Bracknell Street  
Cerritos, California 90703

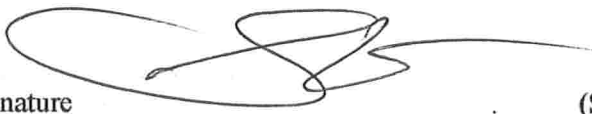
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 11/22/2021 before me, G. K. Miller, Notary Public (insert name and title of the officer), personally appeared Gianni Olilang, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## **About Ambleside School Rocky Mountains**

<https://www.skylarkcc.org/>

### **Interest Represented**

We represent a partnership with families and community members to provide a living education for our children across the Western Slope of Colorado from Carbondale to Parachute. While we have accomplished a great deal by reconstructing an old school, we have a lot left to do. We pay not only for bricks and mortar but ensure the health and safety of our children, strive for higher educational performance and at the same time pay close attention to the health of our 52 children, 10 teachers and more than 250 parents and caregivers. Our gymnasium infrastructure plan and weekly newsletter will greatly improve COVID prevention.

### **Why Choose Ambleside School**

Parents and caregivers choose Ambleside over public school because of our small classroom sizes of 15 or less, peaceful atmosphere and a rigorous curriculum centered around the Charlotte Mason teaching style using rich literature and living books. This approach asks students to retell, or "narrate" everything he or she can remember from the reading.

### **Ambleside is Where Children Love to Learn**

After 7 years, Ambleside School at Skylark has grown into a strong, vibrant and prestigious private Christian school in the Roaring Fork Valley. We are a K-Ready through 8th grade private Christian school, offering a rigorous curriculum to our students. Thanks to the generosity of countless parents, faculty, staff and friends who have contributed resources, children throughout the Roaring Fork Valley have experienced this extraordinary education.

Ambleside School Rocky Mountains is at an exciting and important juncture. For the past 7 years, we have rented classrooms from Mountain View Church in Glenwood Springs with significant growth in enrollment. We are excited to announce that we have secured a building for our school with a long term lease! This 17,000 sq ft building provides the space we need to grow in ways we couldn't in our current space. The vision of an expanded campus increases our ability to reach more students and impact more families in the Western Slope of Colorado. This new opportunity provides a long term facility for our children and for generations to come to continue to have access to this one of a kind education!

We need your help. The secured long term lease is with the owners of Rosie's Old School House in New Castle, Colorado. This building was the original school house for New Castle, Colorado and has so much history with many of its students still living in the Roaring Fork Valley. Over the years it was converted into residential spaces and we are so excited to bring it back to its original use as a school. Over time it has become run down and is needing renovations to get the historic building up to code and in operation as a school. We are excited to have the privilege of inviting the community to participate in this venture.

Ambleside School Rocky Mountains has started this building campaign to raise \$250,000 to get the building in operational condition and up to code! It's no small task which is why we are reaching out to the community for help. We are excited to partner with the people of the Roaring Fork Valley to bring downtown New Castle historic building back to life. Many have supported Ambleside's vision by making a generous donations to our building campaign. We have started an Adopt a Window/Door Program to raise the additional funds needed and give recognition to the many families, businesses, and

### **Building Vision**

Ambleside School Rocky Mountains has a vision to see generations of children come to know not just education, but to know the power they possess through a living education. It is our goal to aid parents in the upbringing of their children with the knowledge of Christian truth and understanding of God's ways, in the hope of lifelong, faithful and thoughtful service. In doing so, we endeavor to grow them in grace and humility, rightly discerning truth in all endeavors of their existence. Children are not merely people we seek to just educate but to view as a whole person, created by God to have success in life through the foundation of education.

### **Skylark Parents Testimonials**

"This is our first year with our children at the school and it has been a pure joy to see them grow and develop in so many ways. They amaze us daily by reciting so many texts, by singing all the beautiful songs they learn throughout the week, and by."

"I asked my son how his day at school was today, he replied, "Wonderful!"

**PROPERTY EVALUATION FORM**

**COUNTY**

Garfield

**CITY**

New Castle

**HISTORIC BUILDING NAME(S):**

New Castle School  
Rosie's Skating Rink

**CURRENT BUILDING NAME:**

Ambleside School Rocky Mountains

**BUILDING ADDRESS:**

151 W. Main St.  
New Castle, CO 81647

**OWNER NAME & ADDRESS:**

Gianni Olilang  
12950 Bracknell Street  
Cerritos, CA 90703

**LATEST CONSTRUCTION DATE**

4/1-9/1/2021

**ARCHITECT**

All Valley Services  
Cameron Toovey

See Historical Construction at the end of this document.

**LEASE**

Rosie B. Ferrin Estate Administrator: Fe Olilang  
Landlord Leases Premises to Tenant to July 2026  
Tenant may extend to July 2031 & July 2036.

**ORIGINAL OWNER:**

Cleyo H. and Rosie B. Ferrin

**EXTERNAL MATERIALS**

Painted adobe with two sets of double doors.  
Series of six tall narrow double-hung windows.  
East Addition has large multi-light windows.

**BUILDING DIMENSIONS** Length 135' x Width 109'

14,750 Sq. Ft

**STORIES:** 2

**BUILDING DIMENSIONS**

Length 135' Width 109'  
Source: Garfield County Assessor

**HISTORIC USES**

School, Roller Skating, Childcare, Library, Apartment

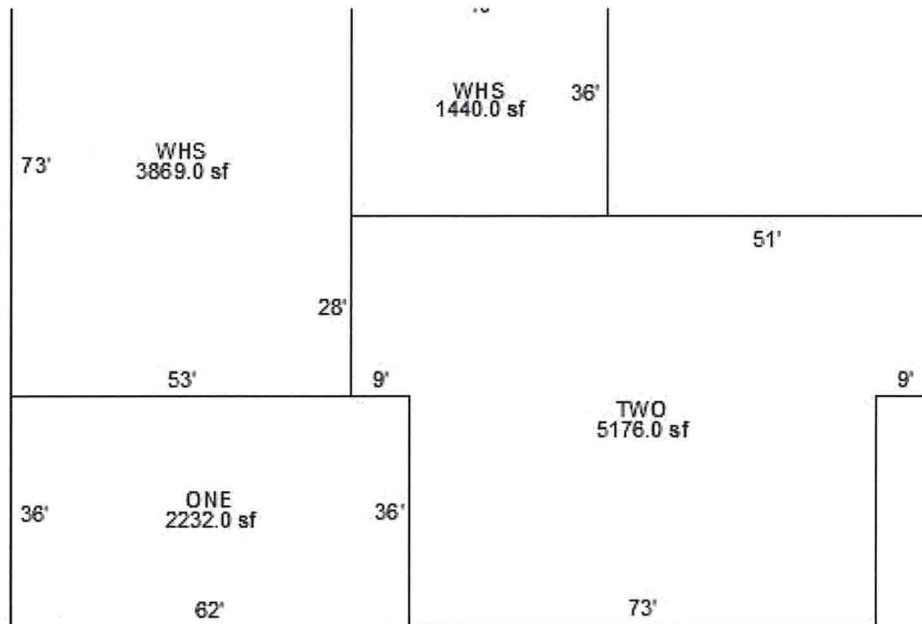
**PRESENT USE**

School

**LOCAL LANDMARK DESIGNATION**

Title: Rosie B. Ferrin's Historic Building

## BUILDING DIMENSIONS



## ARCHITECTURAL DESCRIPTION

One-story adobe stone painted brick school building with raised basement level.  
One-story addition on east with large multi-light windows art deco speed lines.  
Flat roof  
Decorative panels on side walls.  
Double entrance doors.  
Series of six tall narrow, double-hung windows.

## AERIAL MAP OF SITE

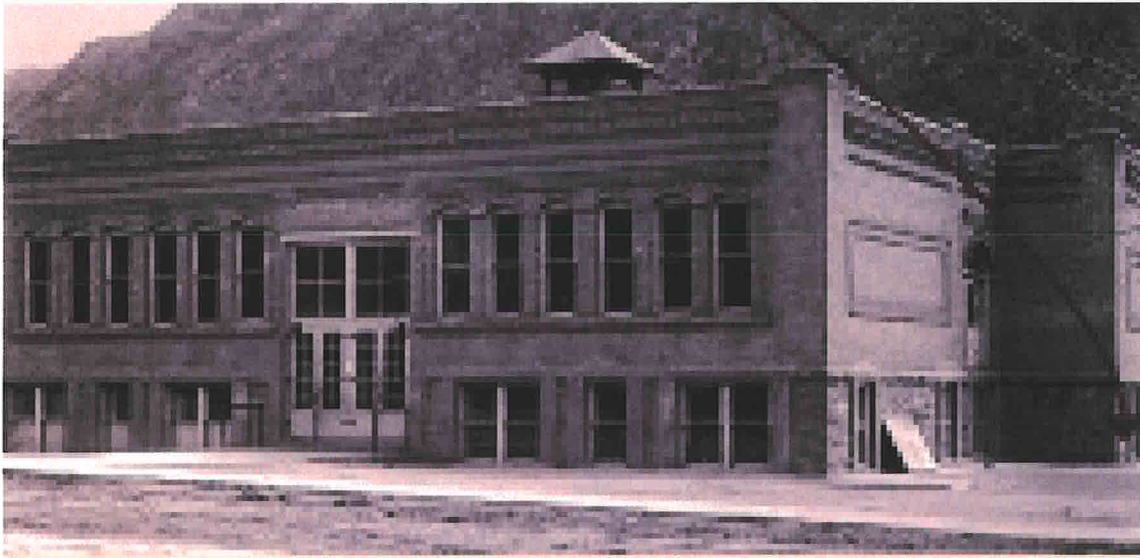


Map Source: Garfield County Assessor

## New Castle School Construction History

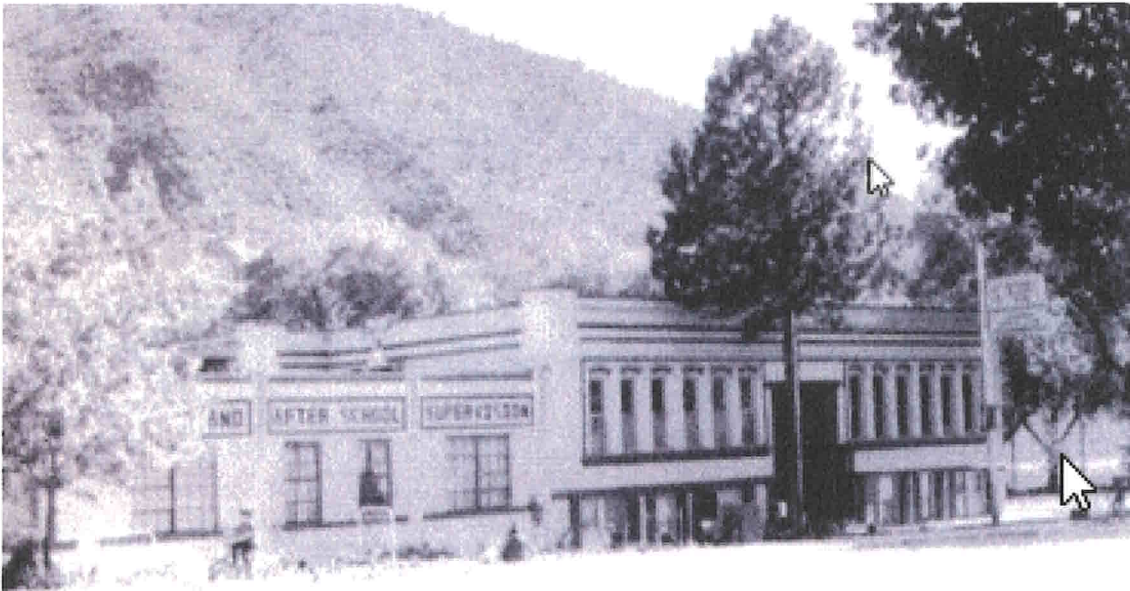
### 1886

The first school in New Castle met in an empty cabin beginning in 1886. A frame school building was built at the east end of town a year later.



### 1892 Original School (above)

In 1892 a brick school was built on the hillside between Fourth and Fifth Streets. Described as "substantial and lovely," the building was in use for only seven years. The instability of the hillside caused the school to be declared unsafe and was razed in 1909.



### 1913 New Castle School Built (above)

The New Castle School on 151 W Main Street was constructed in 1913 using stone from a local quarry. One-story brick school building with raised basement level; One-story addition on east. Flat roof with cornice of decorative brickwork. Piers at each corner of the original building project roofline; Walls composed of painted brick with decorative panels on side walls; painted stone foundation and basement level. Central, recessed entrance with two sets of double doors topped by large four-light transoms. Double door on west with arched, divided transom and decorative brick Lintel. Series of six tall narrow, double-hung windows. Addition on east is composed on adobe brick, one-story with large multi-light windows with Art Deco speed lines. There was no indoor plumbing.

**1939** A gym was added as a WPA project. The library in the school later became the Garfield County Library

**1978** The school closed when a new Public School opened.

**1990-2019 Converted to Apartment**

Rosie Ferrin who had been a teacher at the school for 10 years bought the building. For Rosie Ferrin, the children she taught throughout her career lived on in the vibrant murals that cover the walls in the old schoolhouse turned Apartment building. This building went from an ugly duckling to a beautiful swan. She took seven (7) individual classrooms and turned each individual classroom into an Apartment. Building shutdown 2019.



**2021 May Ambleside School Renovation Began (above)**

Relatives of Rosie Ferrin have since inherited her estate and worked with a local contractor and the town to get the building's interior and exterior cleaned up. Rosie's family now has management of the building. Ambleside School leased the building and has created building campaign to raise \$250,000 to get the building in operational condition and up to code! The teamwork has allowed School begin in the September 2021. They are reaching out to the community for bring this New Castle historic building back to life!





### **2021 September Renovation Complete (above)**

#### **2021 Ambleside School Rocky Mountains**

Ambleside School Rocky Mountains has grown into a strong, vibrant and prestigious private Christian school in the Roaring Fork Valley. We are a K-Ready through 8th grade private Christian school, offering a rigorous curriculum to our students. Thanks to the generosity of countless parents, faculty, staff and friends who have contributed resources, children throughout the Roaring Fork Valley have experienced this extraordinary education.

We are excited to announce that we have secured a building for our school with a long term lease! This 17,000 sq ft building provides the space we need to grow in ways we couldn't in our current space. The vision of an expanded campus increases our ability to reach more students and impact more families in the Western Slope of Colorado. This new opportunity provides a long term facility for our children and for generations to come to continue to have access to this one of a kind education.

#### **What We Have Accomplished**

Replaced 20-30 windows - \$30K

Replaced exterior doors and added interior classroom doors - \$10K

Re-wired electrical – \$40 K

Installed proper fire alarms to compliance - \$30K

Replaced old drywall - \$10K

Painted interior walls - \$7K

Installed new lighting - \$5K

Laid new carpet and flooring in bathrooms - \$5K

Bathrooms had no fixtures. We bought in sinks, toilets, and cabinets - \$5K

Cleaned up neglected landscaping including trash, debris, on the main street of town (an eyesore in the heart of downtown New Castle) - \$5K

Rebuilt an exterior deck to bring up to code - \$5K

Installed irrigation system and laid sod once again cleaning up poorly managed property - \$5K

Painted exterior of building - \$20K

#### **What We Still Need to Do**

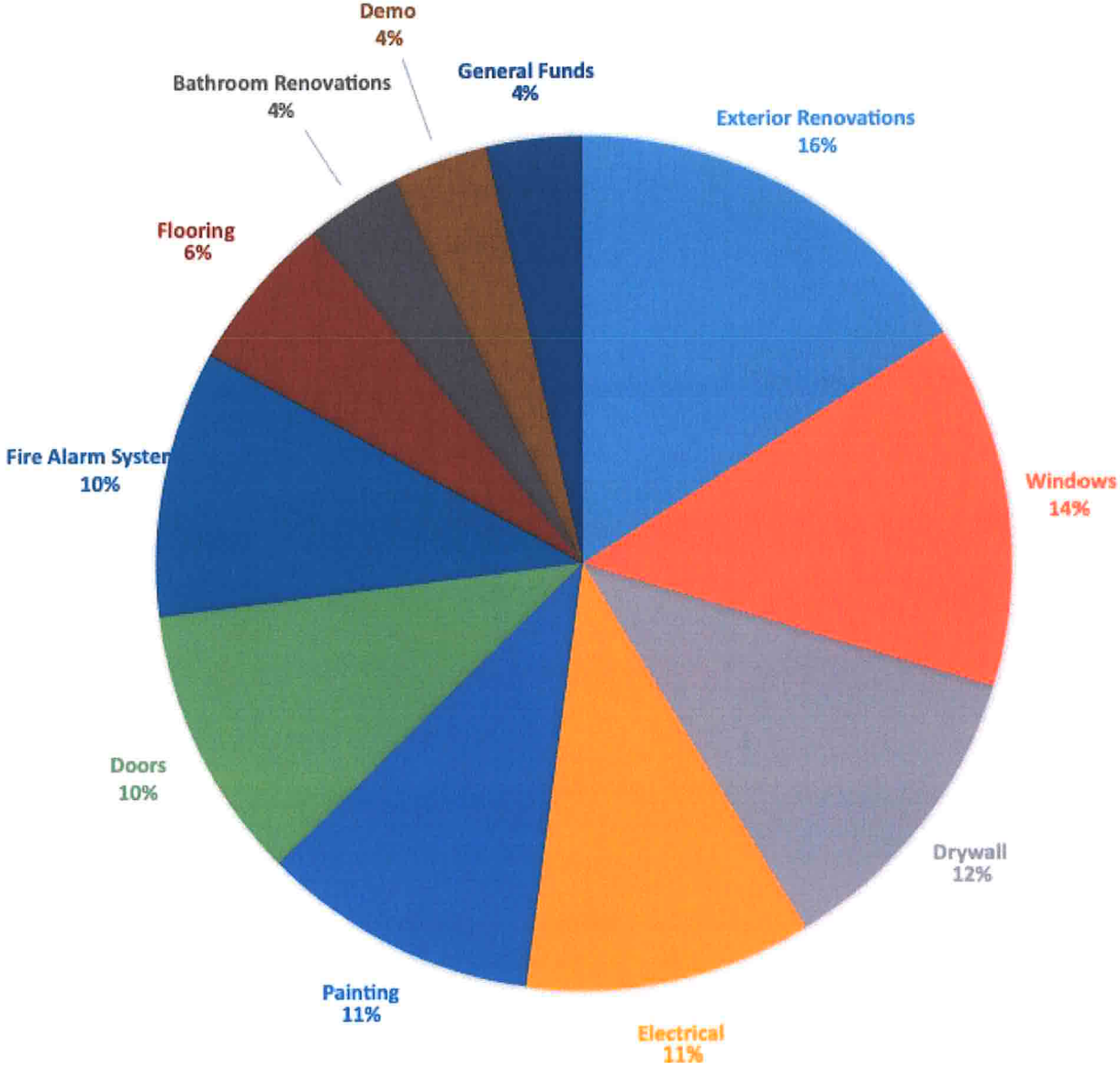
Doors and exits lights need to be installed in the gymnasium to bring it up to code. Once accomplished we will be able to greatly increase our 6' COVID-19 Social Distancing during our weekly Wednesday Chapel meeting with all 52 students and 10 teachers - \$10K

Paint walls in gym - \$3K

Refinish old gymnasium floor – \$10K

Install new large windows in gym - \$20K

And much more. We could also remodel lower level bathrooms install better basketball hoops in gym, better lighting, pave parking lot in back and side of building, etc.



## **HISTORICAL BACKGROUND**

Discuss important events, organizations, businesses, individuals, and groups associated with this building: The New Castle School on Main Street was constructed in 1913 using stone from a local quarry. The gym was added as a W.P.A. project in 1939, using adobe brick manufactured on site. This was the primary school for the Town of New Castle from 1913-1978. Garfield County's first library was installed in a room at the west end of the New Castle School on Main Street. This serves as the town's library until a new library building was constructed in 1967. The school closed in 1978. Many current residents still living in New Castle area attended this school. The building was purchased by Rosie Ferrin in 1990 and converted into a daycare, dance hall and a rollers skating rink. The historic classrooms were then converted into apartments. Rosie then brought in many local artists to paint murals on the interior walls of the building with roses, columbines and other wildflowers of Colorado. On January 10, 2018, the Town initiated New Castle Municipal Court Case No. NCC 001 (the "Case") against the Ferrin's seeking to abate the public nuisance that the Town alleged was occurring at and on the property. Building code violations including safety issues with the coal fired furnace, electrical issues, blocked egress windows and lack of fire alarms. In January 2019, based on the evidence and arguments presented at the hearing, the Court determined that Mrs. Ferrin had violated the Abatement Order and failed to abate the nuisance as required and entered an order prohibiting anyone from occupying the Property. As of April 2019, the building received a notice of closure citing life safety issues and all residents were forced out. Construction contractors were allowed to enter the Property only upon prior notice to the Town. Rosie Ferrin passed away on June 3, 2019 and the Estate was substituted as the defendant in the Case on August 20, 2019. On November 5, 2019 the Town reached a settlement as an unoccupied dwelling or for other purposes until such time as the building is shown to comply with all applicable building codes. In April 2021, Ambleside School at Skylark signed a lease for up to 15 years and began renovations on the property to bring the building up to code for the 2021 fall semester. The school officially passed the building code inspections in September of 2021 and the school officially held its first day of school in the historic building on September 8, 2021. Interior improvements are still planned to bring the gymnasium up to code so the students can use this for recreation and numerous other school functions.

## **SIGNIFICANCE**

Architectural significance:

Historical significance:

associated with significant person(s)

possess high artistic value

associated with a pattern of events

contributes to a historic district

## **STATEMENT OF SIGNIFICANCE**

NewCastleSchool151W.Main. The first school in New Castle met in an empty cabin beginning in 1886. A school building was built at the east end of town a year later. In 1892 a brick school was built on the hillside between Fourth and Fifth Streets. Described as "substantial and lovely," the building was in use for only seven years. The instability of the hillside caused the school to be declared unsafe and was razed in 1909. The New Castle School on Main Street was constructed in 1913 using stone from a local quarry. The gym was added as a W.P.A. project in 1939, using adobe brick manufactured on site. The school closed in 1978. The building was purchased in 1990 by Rosie B. Ferrin who converted the classrooms into Apartments. The building was shut down again in 2019. Major rehabilitation as a school began in July 2021 was reopened in September 2021.



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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** Agenda Item: Consider Resolution for Historic Survey Plan  
**Date:** 1/17/2022

**Purpose:**

The purpose of this agenda item is to consider the prepared Resolution, HPC 2022-1, to present to Council for a committed historic survey cycle for the purpose of maintaining good standing with History Colorado in an effort to meet their requirements for the Certified Local Government Program. This Resolution commits HPC to conduct surveys every 5 to 10 years per History Colorado's handbook guidelines.

**TOWN OF NEW CASTLE, COLORADO  
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.

WHEREAS, Chapter 15.44 of the New Castle Municipal Code (“Code”) provides for the powers and duties of the New Castle Historic Preservation Commission (“Commission”), including the identification of historic resources and properties; and

WHEREAS, to maintain good standing as a Certified Local Government with the Colorado State Historic Preservation Office (“History Colorado”) and comply with the National Historic Preservation Act and the Secretary of the Interior’s Standards for Archaeology and Historic Preservation, the Commission is required to maintain a system for survey and inventory of the Town of New Castle’s historic properties; and

WHEREAS, based on the recommendation of History Colorado and the amount of change happening with the Town, the Commission now desires to recommend that the Town Council of the Town of New Castle (“Town Council”) approve the Code amendment set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE HISTORIC PRESERVATION COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are incorporated by reference herein as findings and determinations of the Commission.
2. Recommendation. The Commission recommends that the Town Council approve the following amendment to Chapter 15.44 of the Code. Language added to the Code is in **bold and underlined**, while language removed from the code is ~~stricken~~.

Chapter. 15.44 – HISTORIC PRESERVATION

Article 4 – Identification of Historic Resources and Properties

15.44.150 – Study and review of resources.

The commission shall identify, ~~within the means provided for such purposes, certain historic resources and properties as potentially worthy of appropriate study, review and potential designation~~ **maintain a detailed inventory of the buildings, sites, structures and districts that is has designated under local law. Once every five (5) to ten (10) years, the commission shall conduct a survey of the Town’s buildings, sites, structures and districts of potential local, state or national importance.** Recommendations from citizens of the town regarding historic resources shall be sought by the commission. The commission shall include in its ~~initial~~ study and review the areas of the town known as "Original Town," "Coryell Town," the

"Spencer's Additions," the "Coryell Additions," the "Gordon Subdivision," and the "Smith Subdivision," and all revisions to each of them.

THIS RESOLUTION HPC 2022-1 was adopted by the New Castle Historic Preservation Commission by a vote of \_\_\_ to \_\_\_ on the \_\_\_ day of January, 2022.

TOWN OF NEW CASTLE, COLORADO,  
HISTORIC PRESERVATION COMMISSION

By: \_\_\_\_\_  
Mari Riddile, Chair

ATTEST:

\_\_\_\_\_  
Melody Harrison, Town Clerk



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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** Agenda Item: Discussion of Survey Consultants  
**Date:** 1/17/2022

**Purpose:**

The purpose of this agenda item is to review the consultant list for potential selection in March if HPC is awarded a 2022 survey grant by History Colorado. Staff have been in contact with the below consultants regarding the potential survey and received quotes from each.

- Pinyon Environmental, Inc.
- Corbett AHS, Inc.
- Arch Professionals

## Remi Bordelon

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**From:** Ashley Bushey <Bushey@pinyon-env.com>  
**Sent:** Wednesday, November 10, 2021 8:17 PM  
**To:** Remi Bordelon  
**Cc:** Sean Fallon  
**Subject:** New Castle Historic Recon Survey  
**Attachments:** Pinyon Resume\_Fallon.pdf; Pinyon\_Resume\_Gilbert.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Pending

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Hi Remi –

Our cost estimate and a general scope of services for the proposed reconnaissance survey in New Castle is outlined below. Please let me know if you need something more formal for the purpose of the grant application. I assume you will need resumes for the proposed team and have included resumes for Sean Fallon, Historian and Project manager, and Daniel (Danny) Gilbert, Historian. This team (Sean and Danny) has produced excellent preservation and survey deliverables, including a Historic American Engineering Record (HAER) document, reconnaissance survey of 500 resources on Colfax Avenue, and current projects completing historic surveys in the Wichita Mountain Wildlife Refuge in Oklahoma and the Great Sand Dunes National Park here in Colorado.

Please let me know if you need additional details to complete your grant application!

### **Task A Reconnaissance Survey**

*Summary Cost: \$9,558*

Pinyon will complete a reconnaissance survey of the Main Street including 11 previously evaluated and 53 newly identified resources over 50 years of age. Pinyon will complete Office of Archaeology and Historic Preservation (OAHP) Form 1417 for each recorded resource, including an assessment of preservation priority (High, Medium, Low) to support future intensive survey evaluations and/or nominations. This project phase includes local research in New Castle.

### **Task B Survey Report – Draft and Final**

*Summary Cost: \$6,280*

Pinyon will complete a survey report including project funding, purpose, research design, field methodology, general historic context for the surveyed area, and results. Results will include recommendations for future intensive survey evaluations and/or nominations, including potential groupings of resources for assessment as potential historic districts. Recommendations will be provided for the local landmark register as well as the State and National Registers. The reconnaissance survey forms completed in Task A will be included as an attachment to the report. Pinyon assumes one round of comments by New Castle and one round of comments by History Colorado.

### **Task C Public Engagement and HPC Meetings**



*Summary Cost: \$3,712*

Pinyon assumes virtual attendance at up to three meetings of the New Castle Historic Preservation Commission (HPC) to discuss project design, progress, and reporting. Pinyon anticipates public engagement to include participation of local residents in the on-site reconnaissance survey. Volunteers will be identified in coordination with the town of New Castle. Pinyon will provide training, oversight, and equipment needed for volunteer engagement.

**Total Fee: \$19,550**

**Ashley L. Bushey** | *Cultural Resource Technical Group Manager*

**Pinyon Environmental, Inc.**

P 303.980.5200 | D 720.382.1062 | M 802.349.6388



**Sean Fallon**  
Project Manager  
Historian

**AREAS OF EXPERTISE**

Cultural Resources  
Historic Preservation  
Historical Document Preparation  
Section 106 Compliance  
Agency Coordination  
Analysis and Research  
GIS

**YEARS EXPERIENCE**

7

**YEARS WITH PINYON**

4

**EDUCATION**

MA, History – Cultural Resource Management,  
Colorado State University

BA, History, Colorado State University

**PROFESSIONAL ORGANIZATIONS**

National Council for Public History

**PROFESSIONAL EXPERIENCE**

Mr. Fallon is a Historian with over seven years of experience in Section 106 compliance and cultural resource management, conducting surveys and preparing documentation for historic properties, linear resources, historic districts and cultural landscapes throughout Colorado. He has extensive experience with historic analysis, archival research and is an expert in cultural resource management. Mr. Fallon is experienced using ArcGIS for the identification and management of cultural resources and is also experienced in developing digital platforms for the purpose of historic preservation. His work at Pinyon includes completion and oversight of field surveys, determinations of State and NRHP eligibility, determinations of Section 106 effects, and mitigation to resolve Adverse Effects. His work regularly includes coordination with local governments, historic preservation commissions, non-profit and community organizations, state and federal agencies, and the Colorado State Historic Preservation Officer (SHPO). Mr. Fallon exceeds the Secretary of the Interior's Professional Qualification Standards as a Historian and brings innovative, technology driven solutions to historic preservation and Section 106 compliance.

**RELEVANT EXPERIENCE**

**Historical Documentation Preparation.** Mr. Fallon has experience conducting field surveys in busy transportation corridors, urban centers, rural agricultural communities and remote mountain towns in Northern Colorado. He is experienced in identifying new and existing historic resources in proposed project areas and in evaluating the significance of resources that have historic or architectural importance according to established Secretary of Interior (SOI) criteria. Other relevant experience includes interviewing property owners and local historians as well as the interpretation of historical documents through research in Northern Colorado repositories such as in Northern Colorado repositories such as the Water Resources Archive maintained by Colorado State University, municipal libraries, county and city records facilities as well as federal archives.

**SAMPLE PROJECT EXPERIENCE**

**Intensive Survey of Historic Residential Buildings, Reynolds and Reynolds Second Addition | City of Fort Lupton Historic Preservation Board | Weld County, Colorado.** In support of Fort Lupton's continued success as a CLG and the City's achievements in historic preservation, Mr. Fallon conducted an intensive level survey and completing National Register of Historic Places (NRHP) evaluations for 20 residences in Fort Lupton, Colorado utilizing OAHF Form 1403. Mr. Fallon assessed the subdivisions for historic district potential and documented results and next step recommendations in a report for use by the Fort Lupton Historic Preservation Board (HPB). Mr. Fallon, with the support of Pinyon's GIS specialists, developed and employed a new survey

Sean Fallon

Historic

technology on this project. This innovative approach facilitated the efficient and timely execution of site visits through the rapid capture of geographic information, architectural features, and site photographs.

**Field Station Lake Dam and Spillway Historic American Engineering Record | Agricultural Research Service, Department of Agriculture | Woodward County, Oklahoma.** Mr. Fallon was the lead historian completing an Historic American Engineering Record (HAER) Level II documentation for the Field Station Lake Dam and Auxiliary Spillway at the Southern Plains Range Research Station in Woodward, Oklahoma. This resource was constructed by the Soil Conservation Service in 1938 as part of the New Deal programs. Mr. Fallon facilitated the completion of large-format photographs, archival research, and documentation in accordance with Level II of the Secretary of the Interior's Guidelines for Architectural and Engineering (68 FR 43159). He served as the primary author for the report and is responsible for the production of the archivally stable final document. The project was completed Summer 2021.

**Colfax Avenue Bus Rapid Transit Historic Evaluation | City and County of Denver | Denver, Colorado.** This project is improving Bus Rapid Transit (BRT) along Colfax Avenue in Denver, Colorado. Mr. Fallon is the cultural resource task manager responsible for designing and overseeing completion of fieldwork including a reconnaissance survey of Colfax Avenue including all buildings and structures adjacent to the roadway 50 years of age or older. Mr. Fallon's team includes three field crew. As task manager, Mr. Fallon is the primary author of the associated survey report and Section 106 compliance documentation for the project.

**Boulder County Flood Recovery Support | Boulder County | Ward, Colorado.** Mr. Fallon is supporting Boulder County's ongoing recovery efforts resulting from the catastrophic 2013 floods. Recently, he has worked with Boulder County and the Federal Emergency Management Agency (FEMA) in the Town of Ward with the documentation of historic resources in compliance with Section 106 of the NRHP. Project work is occurring within a relatively intact, potentially historic district, adjacent to sensitive historic and potentially historic resources. Because of the large number of contributing buildings and structures within the potential district, Mr. Fallon proposed the intensive survey of resources within the larger district identified through GIS and assessor data. The results of the evaluation were documented within a Class III Cultural Resources Report, also containing a robust historic context of the town. This approach streamlined the 106 process, keeping the project on budget and on schedule, while honoring cultural resources located in the project's Area of Potential Effects (APE).

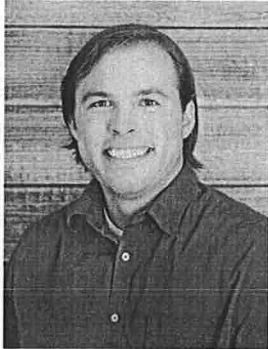
**SH 96 Widening Abriendo Avenue to Orman Avenue | CDOT Region 2 | Pueblo County, Colorado.** In 2017, CDOT considered expanding State Highway (SH) 96 through the historic Mesa Junction area of Pueblo, Colorado. Mr. Fallon provided support to the lead historian on the undertaking, which included impacts to several hundred potentially historic resources. Utilizing existing documentation from earlier surveys and evaluations, Mr. Fallon completed revelations of previously surveyed resources in the project's APE, including a high styled public school building. Using GIS mapping technology, Mr. Fallon combined existing mapping data and newly acquired parcel and survey

information onto richly detailed maps highlighting historic districts, individually eligible properties as well as linear resources such as trolley tracks.

**I-25 South GAP Environmental Assessment | CDOT Regions 1 and 2 | Douglas and El Paso Counties, Colorado.** The Colorado Department of Transportation (CDOT) completed an Environmental Assessment (EA) for approximately 18-miles of I-25 from C-470 to Monument, Colorado. Mr. Fallon was the Cultural Resource task leader responsible for the evaluation/reevaluation and documentation of historic resources including linear resources, historic properties, and cultural landscapes while maintaining and meeting the deadlines of an aggressive project schedule. Mr. Fallon was also responsible for compiling extensive research into a usable historical context document for Douglas County and El Paso County, used to inform determinations of eligibility for resources in the project area. Due to the high-profile nature of this project, this EA required a high level of coordination with CDOT Regions 1 and 2, in addition to the multiple local municipalities located along I-25 between C-470 and Monument. Mr. Fallon supported the diverse Gap project team using best practices paired with innovative approaches to meet accelerated project deadlines and complex compliance requirements.

**I-25 Planning and Environmental Linkages Study (PEL) | CDOT Regions 1 & 2 | Castle Rock to Monument, Colorado.** The Colorado Department of Transportation (CDOT) has initiated a Planning and Environmental Linkage Study of I-25 from Monument, Colorado in El Paso County, northward to the interchange with C-470 in Lone Tree, Colorado, in Douglas County. Mr. Fallon established the Area of Potential Effects (APE) in coordination with CDOT, researched and made eligibility recommendations, and outline potential impacts.

**US 6 Resurfacing – SH 58 to SH 119 | CDOT Region 1 | Jefferson County, Colorado.** Mr. Fallon facilitated the identification and evaluation of previously evaluated and newly identified historic resources within the US 6 corridor through Clear Creek Canyon. At the outset it was made clear the historic record for the corridor was conflicting, contained gaps and consisted generally of many disconnected evaluations. Working closely with CDOT historic resource staff, he developed a fieldwork and recordation strategy that allowed for the robust documentation of many previously disparate resources and surveys within the canyon. The product was a comprehensive historic summary of the transportation corridor that will inform future projects in the canyon.



**Daniel Gilbert**  
Historian

**AREAS OF EXPERTISE**

Cultural Resources  
Historic Preservation  
Analysis and Research  
Historical Document  
Preparation

**YEARS EXPERIENCE**

3

**YEARS WITH PINYON**

2

**EDUCATION**

MA, Public History, Historic  
Preservation,  
Colorado State University  
May 2021

BA, History, Political  
Science, Colorado State  
University

**TRAININGS AND CERTIFICATIONS**

Certificate in Genealogical  
Research, Boston University  
Metropolitan College for  
Professional Education

HAZWOPER 40-Hour

Colorado Asbestos  
Building Inspector (CABI)

**PROFESSIONAL EXPERIENCE**

Mr. Gilbert is a committed, knowledgeable and capable historian with a background in construction, US history, US political science, public history and historic preservation. He has experience in Section 106 compliance and cultural resource management, conducting surveys and preparing documentation for historic properties, linear resources, and cultural landscapes in Colorado, Wyoming, Oklahoma, Arizona, and California. He has extensive experience in historical and political research and analysis as well as project collaboration and team management. His work at Pinyon includes the completion of field surveys for both the Cultural Resources and the Industrial Hygiene teams as well as determinations of State and NRHP eligibility. His work regularly includes coordination with local governments, historic preservation commissions, state and federal agencies, and the Colorado State Historic Preservation Officer (SHPO). Mr. Gilbert meets the Secretary of the Interior's Professional Qualification Standards as a Historian. He has also undergone the 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training and he is in the process of becoming certified as a Colorado Asbestos Building Inspector (CABI) as well as RADON testing certification.

**SAMPLE PROJECT EXPERIENCE**

**Field Station Lake Dam and Spillway Historic American Engineering Record | Agricultural Research Service, Department of Agriculture | Woodward County, Oklahoma.** Mr. Gilbert served as a research assistant on this project, providing crucial support to the lead historian. Mr. Gilbert coordinated with relevant repositories and compiled primary and secondary source material, interrogated historic maps and plans, and worked with the lead historian to complete the HAER documentation in accordance with Level II of the Secretary of the Interior's Guidelines for Architectural and Engineering (68 FR 43159).

**Colfax Avenue Bus Rapid Transit Historic Evaluation | City and County of Denver | Denver, Colorado.** This project is improving Bus Rapid Transit (BRT) along Colfax Avenue in Denver, Colorado. Mr. Gilbert was responsible for completing a pedestrian survey of Colfax Avenue including all buildings and structures adjacent to the roadway that are 50 years of age or older. In addition to recording more than 500 properties using the Esri Survey123 mobile based application, Mr. Gilbert oversaw a field crew of three, managing workflow and site safety, communicating in real-time to the project manager, and facilitating the timely and efficient completion of the survey.

**Oklahoma County Route 66 Historic Resources Survey | Oklahoma State Historic Preservation Office | Oklahoma County, Oklahoma.** This project was funded in part through the NPS Historic Preservation Fund. Pinyon directly contracted with the Oklahoma State Historic Preservation Office to complete a survey of Route 66 related resources in Oklahoma County,

Daniel Gilbert

Field Historian / Field Specialist

Oklahoma. The survey used a mobile ArcGIS application to collect information in the field. Mr. Gilbert's primary role on this project was completion of Oklahoma SHPO survey forms and archival research support.

**Northside Water Treatment Plant Class III Cultural Resource Survey | City and County of Denver/Colorado Department of Parks and Wildlife | Denver, Colorado.** This project to revitalize a section of north Denver into public and natural space received funding through the Land and Water Conservation Fund, a program of the National Park Service, and was therefore subject to Section 106 compliance. Mr. Gilbert supported historic and historical archaeological pedestrian survey of the site, including walking transects, dropping pin flags, and site recording. He supported the research associated with evaluation of the Northside Water Treatment Plant, located on the site, and completed the historic context section of the Class III Cultural Resource Survey Report.

**Taft Hill Road Improvements | Larimer County, Colorado | City of Fort Collins.** This project is a Section 106 undertaking with a nexus to the Federal Highway Administration (FHWA); execution of the compliance work is overseen by the Colorado Department of Transportation (CDOT). Danny's primary role on this project included independent field work and OAHF Form 1403 support.

**Organ Pipe Cactus National Monument Natural And Cultural Resource Project | Colorado State University.** Collaborating with an entire class and select staff members at Organ Pipe Cactus National Monument, this project involved the creation of an informational story map showing the natural and cultural history of the area. This story map was then presented and provided to the NPS interpretation staff at Organ Pipe to be implemented into their educational programs.

#### **PUBLICATIONS**

**"The Many Benefits of Public Lands on the U.S.-Mexico Border" | Public Lands History Center Blog | Colorado State University.** A brief blog post discussing the variety of public lands found along the US-Mexico border, showing that land stewardship and national security are not necessarily incompatible.

**"The Changing Roles of Visitors at Rocky Mountain National Park" in *Long Exposures: Repeat Photography and Parks as Portals to Learning* | Public Lands History Center & the Center for Literary Publishing | Colorado State University.** Following the weeklong workshop in Rocky Mountain National Park, this publication involved working with other Parks as Portals to Learning 2018 participants. Each participant wrote and submitted a chapter which were then compiled as an edited work which was published in the Spring of 2019. My chapter discussed the changing role of visitors to Rocky Mountain National Park throughout the Park's history.



## Corbett AHS, Inc.

Architectural History Services

Kathleen Corbett, Ph.D.  
4659 E. Amherst Avenue  
Denver, Colorado 80222  
mobile 925.351.7417  
kcorb58@gmail.com

November 5, 2021

To: **Remi Bordelon, Assistant to the Town Clerk, Town of New Castle, Colorado**

From: **Kathleen Corbett, Architectural Historian**

Re: **Town of New Castle historic survey, quote of fees for services**

Thank you for considering Corbett AHS, Inc. for the reconnaissance survey of historic buildings on Main Street and the revisit of designated buildings in the town. This will entail the documentation of specified undesignated historic buildings on the OAHN Historical and Architectural Reconnaissance Form (OAHN #1417) and Ancillary Form (#1417b) if the ancillary form is needed. It will also entail the documentation of specified locally designated buildings on the Cultural Resource Revisitation Form (OAHN #1405). I understand that approximately 52 buildings have been identified for reconnaissance survey and 11 buildings have been identified as requiring the completion of the revisitation form.

The scope of work for this project is presumed to include at least two meetings: one kickoff meeting (via online format such as Zoom) and one presentation of research results to the Town of New Castle (also via online format). Form completion includes field documentation (this will take two surveyors approximately one full day) and filling in and finalizing the forms and form components (i.e., maps and photographs). Forms will be submitted electronically. Expenses are anticipated to include per diem, mileage, and lodging.

Task	Cost (USD)
1.) Pre-field research, preparation (including kickoff meeting), and travel time	1,350
2.) Completion of 52 reconnaissance forms (includes field time and form preparation to completed form)	11,700
3.) Completion of 11 site revisitation form (includes field time and form preparation to completed form)	2,475
4.) Address comments and finalize site forms	360
5.) Presentation of results meeting (via online format)	135
<b>Total labor</b>	<b>16,020.00</b>
Expenses	
Per Diem (59.00 per day, two surveyors, two days) 2 days	236
Mileage (.50 per mile) 378 miles (approx.)	189
Lodging (96.00 per room per night, 2 rms, 2 nights)*	576
<b>Total expenses</b>	<b>1,001.00</b>
<b>Total estimate</b>	<b>17,021</b>

**Kathleen Corbett, Ph.D.****Architectural Historian and Principal, Corbett AHS, Inc.**

Kathleen Corbett, principal and owner of Corbett AHS, Inc., has worked as a professional architectural historian since 2004 and holds a Ph.D. in architecture from the University of California at Berkeley. In 2016, she formed Corbett AHS, Inc., a small architectural history services firm that specializes in the documentation of architecture and cultural landscapes of the American West and Southwest. Services Corbett AHS provides include architectural survey, NRHP and local landmark nominations, Section 106 documentation, HABS-level documentation, and historic contexts. In Colorado and New Mexico, Dr. Corbett has served as principal investigator or architectural historian on architectural surveys in urban, exurban, and rural locales, including the Cripple Creek-Victor mining district and the Gilpin County Tunnel corridor area. In Denver, she served as the consultant architectural historian for phase two of Historic Denver's Discover Denver project. Other current, recent, or pertinent past projects include: South High School National Register nomination (current), expanding the original NRHP nomination for Boggsville in Bent County (current); a survey of buildings related to early Japanese immigrant settlement in Otero County (2019); and a county-wide survey of historic resources in Bent County, including full surveys of the small towns of McClave and Hasty (2011-2014). Dr. Corbett has taught courses in architectural history at the university level and is a lecturer at the University of Colorado, Denver, where she teaches Introduction to Historic Preservation in the Department of History. She has authored or co-authored numerous historic contexts, reports, reviews, and papers. Her skills also include oral history interviews and archival research, field photography, measured architectural drawings, and architectural and archaeological illustration. Dr. Corbett has served on Denver's Landmark Preservation Commission (2013-2020) and the Colorado Historic Preservation Review Board (2012-2018).





## Corbett AHS, Inc.

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### Architectural History Services

Kathleen Corbett, Ph.D.  
Architectural Historian  
Selected Experience

### Education

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Ph.D., Architectural History, University of California, Berkeley, 2010. Dissertation: *Tilting at Modern: Elizabeth Gordon's "The Threat to the Next America"*

M.S., Architectural History, University of California, Berkeley, 2003. Thesis: *Hope Set in Stone: Rural Hispanic and Anglo-American Vernacular Architecture in the Purgatoire Canyon; Las Animas County, Colorado*

B.A., *summa cum laude*, English, Metropolitan State College of Denver, 1993

### Areas of Expertise

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- Documentation and evaluation of 19<sup>th</sup> and 20<sup>th</sup> century architecture in the American West.
- Twentieth-century American modernism, with an emphasis on domestic architecture.
- Writing and editing for academic, popular, and commercial publications, reports, and nominations.
- Oral history interviews, archival research, field photography, measured architectural drawings, archaeological illustration.

### Professional Experience

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#### *Selected Landmark and NRHP Nominations*

- *NRHP Nomination: South High School, Denver, Colorado [in progress].*
- *(with Bonnie J. Clark) 2020. NRHP Nomination Amendment and Boundary Expansion: Boggsville. Bent County, Colorado.*
- *(with Dianna Litvak) 2016. City and County of Denver Landmark Nomination: The 1908-09 Stadium Arena, National Western Center, Denver, Colorado.*
- *(with Abigail Christman and Richard Carrillo). 2014. Multiple Property Documentation Form: Homesteading and Ranching Resources of the Purgatoire River Region, Colorado.*

#### *Selected Projects*

- **La Junta Brick and Tile Company, Otero County, Colorado, Architectural documentation. 2021. Corbett AHS, Inc:** Documented buildings associated with the historic La Junta Brick and Tile Plant, for larger archaeological survey. *Role: Architectural Historian, report co-author (with Alpine Archaeological Consultants, Inc.). Client: City of La Junta.*
- **Near Southeast Historic Contexts, Denver, Colorado. 2020. Corbett AHS, Inc:** Produced historic context reports and building type documentation for four southeast Denver neighborhoods: Washington Virginia Vale, Goldsmith, University Hills North, and Indian Creek. *Role: Historian/Architectural Historian, sole report author. Client: City and County of Denver.*
- **Architectural Survey of Sites Associated with Japanese-American Settlement in Otero County. 2019. Corbett AHS, Inc.:** *Role: Historian/Architectural Historian; report co-author (with Metcalf Archaeological Consultants, Inc.). Client: Otero County.*
- **Discover Denver Phase Two, Denver Colorado 2016-2019. Corbett AHS, Inc.:** Led volunteer survey crews and recommended areas of historic significance for potential designation for predefined areas totaling 6,000 buildings. Neighborhoods addressed included Virginia Village, City Park West, Capital Hill, Uptown, and South Broadway. *Role: Historian/Architectural Historian; primary report author. Client: Historic Denver, Inc.*
- **Architectural Survey of Five Sites at the University of Colorado, Colorado Springs. 2019. Corbett AHS, Inc.:** Surveyed and researched five properties, four of which were associated with the Cragmor Sanitarium, currently owned by UCCS. *Role: Historian/Architectural Historian; report co-author. Client: University of Colorado, Colorado Springs.*
- **Cultural Resource Survey of Rural Bent County, Bent County, Colorado. 2011-2014. Cuartelejo HP Associates:** *Role: Principal Investigator; Historian/Architectural Historian, report lead author. Client: The Bent County Historical Society and the County of Bent.*

### Selected Teaching Experience

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- University of Denver, Anthropology 3704: *American Dwellings and Ideas of Home (Winter 2013)*. Lecture and discussion-based undergraduate/graduate seminar. Role: Instructor.
- University of Colorado, Denver, Historic Preservation 001 (History 4232/5232): *Introduction to Historic Preservation (Fall 2021)*. Instructor of upper-division undergraduate- and graduate-level course.
- University of Colorado, Boulder, Environmental Design 4364: *Thinking about Modernism, Origins and Landscapes of Modern Architecture in the 20<sup>th</sup> Century (Spring 2007)*: Lecture- and discussion-based seminar for upper-division architecture majors. College of Architecture and Planning, University of Colorado at Boulder. Role: Instructor.
- University of Colorado, Denver, Architecture 6290: *Modern Housing and Nationalism in 20<sup>th</sup>-Century America (Fall 2005)*: Discussion-based graduate seminar. College of Architecture and Planning, University of Colorado at Denver. Role: Instructor.

### Selected Professional / Academic Publications

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#### Books/Contexts/Chapters

- (with Richard Carrillo, Abigail Christman, Lindsey Joyner, and Jonathan Rusch). 2011. *Historic Context Study of the Purgatoire River Region*. Denver: Colorado Preservation Inc.
- (with Bonnie J. Clark). "Finding Common Ground in Common Places" in *Beyond Dirt and Discussion: Methods, Materials, and Interpretation in Historical Archaeology*, edited by Steven Archer and Kevin J. Bartoy. Springer Press.

#### Selected Reports

- (with Sarah A. Millward and Michelle Slaughter) Archaeological Assessment and Survey of the La Junta Brick and Tile Company. Alpine Archaeological Consultants and Corbett AHS, Inc. June 2021.
- Near Southeast Historic Contexts. Prepared for Community Planning and Development, City and County of Denver. December 2020.
- (with Natasha Krasnow and Michelle Slaughter) Japanese American History and Cultural Resources in Otero County, Colorado. June 2019.
- (with Beth Glandon) Discover Denver: Phase Two Survey Reports. Prepared for Historic Denver, Inc. and submitted to the State Historical Fund, December 2019.
- (with Karin Larkin and Michelle Slaughter) University of Colorado, Colorado Springs, Architectural Survey Report. Submitted to the State Historical Fund and UCCS, December 2019.

### Selected Academic Papers / Presentations

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- Architecture Trivia Sessions (with Abigail Christman and other presenters) at the annual Saving Places Conferences. Denver, Colorado, 2015 through 2021.
- Picture Brides, Cantaloupe Kings, and Gaman: Japanese settlement in early twentieth century Otero County (session organizer, with Michelle Slaughter and Natasha Krasnow). Saving Places Conference, January 2020.
- From Roll Call to Rock 'n Roll: Red Rocks since 1900 (with Shannon Dennison and Andy Duckett-Emke). Saving Places Conference, February 2019.
- "Finding Refuge Along the Stranger's Path: The Hidden Histories and Geographies Of LGBTQ Space" (with Rebecca Dierschow, Kara Hahn, and Andy Duckett-Emke). Saving Places, Denver, Colorado, 2018 (session organizer).
- "Homesteading in Bent County" Session: Should I Stay or Should I Go? Homesteading on Colorado's Eastern Plains (with Richard Carrillo, Michelle Slaughter, and Abbey Christman). Saving Places, Denver, Colorado, 2014
- "That Old Gold Mine is Sitting on a Gold Mine: Preserving History in the Face of Active Industry." (with Thomas A. Witt). Society of American Archaeology, Honolulu, Hawaii, April 2013.

**Professional Appointments and Affiliations**

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- Member, Denver Landmark Preservation Commission (2013-2020). Appointed by Mayor Michael Hancock
- Member, Colorado Historic Preservation Review Board (2013 - 2018). Appointed by Governor John Hickenlooper
- Vernacular Architecture Forum, Member since 2002
- Society of Architectural Historians, Member since 2002, business member since 2017.
- Society for American Archaeology, Member since 2019
- Alliance for Historic Wyoming, Member since 2021



## NEW CASTLE, COLORADO MAIN STREET SURVEY

### Historic Scope of Work

A search of the OAHP COMPASS database of the study area, which includes Main Street in New Castle, Colorado, will be completed and the past survey forms of those previously surveyed resources will be consulted. ARCH Professionals will develop a map of the study area, indicating those resources that have been previously surveyed and those that are fifty years old or older and have not yet been surveyed. ARCH Professionals will then conduct reconnaissance-level field survey work for any resources that are fifty-years of or older. The resources will then be recorded on the appropriate survey forms and all required attachments will be produced. Based on numbers provided by the town of New Castle, 53 buildings will be documented on a Reconnaissance Form (Form 1417) and 11 will be documented on a Re-visitation Form (Form 1405). A survey report presenting the results of the reconnaissance-level survey of Main Street will be prepared for submittal to the SHPO. If it is determined that additional resources need evaluation, this scope and fee will require an amendment.

### Historic Cost Estimate

<u>Task</u>	<u>Cost</u>
Run History Colorado COMPASS search (\$40.00 flat fee +\$1.00/ site returned, assuming 15 sites returned)	\$55
Meetings (Kick off Meeting, Public meetings (2), Project Team Meetings)	\$300
Production of 53 Reconnaissance Forms (form 1417) @ \$250/ form	\$13,250
Production of 11 Re-visitation Forms (Form 1405) @ \$300/ form	\$3,300
Draft Final Report	\$2,500
Expenses (lodging, meals and incidentals, and mileage) @ 4% of subtotal	\$776
<b>TOTAL</b>	<b>\$20,181</b>

1 **New Castle, Colorado**  
2 **Historic Preservation Commission Meeting**  
3 **Monday, November 15, 2021, 6:30 PM**

4 **Call to Order**

5 Commission Chair Mari Riddile called the meeting to order at 6:37 p.m.

6  
7 **Pledge of Allegiance**

8  
9 **Roll Call**

10 Present Chair Riddile  
11 Commissioner Hazelton  
12 Commissioner Sass  
13 Commissioner Fletcher

14  
15 Also present at the meeting were Town Administrator David Reynolds, Administrative  
16 Assistant Remi Bordelon as well as guest speakers: Dr. Lauren Roper of New Castle Dental  
17 and Lindsey Flewelling, History Colorado's Certified Local Government (CLG) Coordinator.

18  
19 **Meeting Notice**

20 Admin. Asst. Bordelon verified that the office gave notice of the meeting in accordance  
21 with Resolution TC 2020-1.

22  
23 **Conflicts of Interest**

24 There were no conflicts of interest.

25  
26 **Citizen Comments on Items NOT on the Agenda**

27 There were no citizen comments.

28  
29 **Agenda Changes**

30 There were no changes to the agenda.

31  
32 **Items for Consideration**

33  
34 **Discussion: Summary of Council Response on November 2, 2021**

35 Commission Chair Riddile told the commission that HPC's requests for museum office  
36 supplies and improvements were received favorably and approved by the town council.  
37 She reminded the commission that the electric work was an unknown cost at that time,  
38 but she had spoken with the Historic Society about the approved requests. Chair Riddile  
39 also mentioned that former Commissioner Copeland had volunteered to assist the Historic  
40 Society with computer application tutorials once the office supplies and computer were  
41 purchased.

42  
43  
44 **Guest Speaker: Dr. Roper, Personal Experience Regarding Historic Preservation**

45 Dr. Lauren Roper of New Castle Dental spoke to the commission sharing her experience  
46 owning the dental office next door to Town Hall which she purchased in 2016. She shared  
47 that a major incentive in purchasing the historic designated property were the tax credits  
48 that provided a 30% building cost return to alleviate other costs with opening a dental

49 practice. She clarified that she had applied for the state tax credit program, not the  
50 national tax credit program.

51  
52 Dr. Roper reminisced of a previous meeting where she had applied to HPC to install  
53 windows in her building to provided better lighting which was approved. She also spoke of  
54 another modification to restore and preserve the original brick of the building (instructed  
55 to do so without brick sealer) which was covered by thick plaster within the interior of the  
56 property. She commented on the combined elements of the new windows and the  
57 uncovered brick of which provided an aesthetic form of historical integrity that was then  
58 incorporated into the design of the dental office. In addition, Dr. Roper commented on the  
59 property's back staircase that was changed from interior to exterior access in an effort to  
60 provide more internal office space.

61  
62 Dr. Roper explained that she applied for the state tax credit for the qualified expenditures  
63 once construction was finished. She emphasized that it was a complex process as she  
64 needed to have an accountant sign off on the application, and it required a report  
65 outlining the history of the building and a list of completed work and any future scope of  
66 work. Dr. Roper said it took a year, but the application was approved, and she was  
67 awarded 30% of the construction costs to be used over ten years as tax credits. She said  
68 a broker then contacted her about selling her credits and the representative of History  
69 Colorado, who was working with Dr. Roper at the time, validated the interested broker.  
70 She agreed to sell at ninety-one cents to the dollar.

71  
72 Dr. Roper asked the commission if there were any questions.  
73 Chair Riddile inquired about Ambleside and their discussion with Dr. Roper regarding  
74 historic designation and tax credits since they had not been designated. Dr. Roper  
75 responded that she tried to explain the differences of local designation versus state  
76 designation to them in regard to tax credits clarifying that national tax credits might be  
77 more in-depth.

78  
79 CLG Coordinator Flewelling clarified that in order to get the federal tax credit, one needs  
80 to be on the national register. She emphasized the benefits of being a certified local  
81 government (CLG) using the example of local designations eligible for state tax credits but  
82 only for CLGs. In regard to Ambleside, she mentioned that long term leases of multi-years  
83 may also qualify for tax credits within the CLG program and designations.

84  
85 Dr. Roper mentioned that she may consider a future renovation to the upstairs unit of her  
86 building and apply for tax credits again. CLG Coordinator Flewelling commented that a  
87 new 5% rural bonus for tax credits was established in 2020. Also, she said, there was a  
88 5% disaster bonus for an area declared as a disaster within the past 5 years. She clarified  
89 the bonuses were not to be used in tandem with one another, amounting to a maximum  
90 tax credit of 35% for New Castle.

91  
92 Town Administrator David Reynolds asked if the tax credits were applied to both interior  
93 and exterior renovations to which Dr. Roper confirmed it was applied to both. She clarified  
94 that real estate costs and equipment did not apply but the actual construction costs to the  
95 building were qualified expenditures. Administrator Reynolds asked if the tax credit  
96 application for the new project Dr. Roper mentioned would be completed before or after  
97 work took place. CLG Coordinator Flewelling said that it was best to plan ahead, providing  
98 before, during and after pictures with documentation. She clarified past work was ok for

99 designated residential applications as long as the work started within the previous 24  
100 months and work finished after part 1 of 2 of the tax credit application process. She  
101 mentioned Joe Saldibar as a good contact for tax credit questions with History Colorado  
102 given his long history in that department.  
103  
104

105 **Guest Speaker: Lindsey Flewelling of History Colorado**

106 Lindsey Flewelling was introduced by Chair Riddile as the new Certified Local Government  
107 (CLG) Coordinator for History Colorado beginning in September 2021. She gave a brief  
108 overview of the background of the Certified Local Government program and the role the  
109 Historic Preservation Commissions play in local preservation efforts.  
110

111 CLG Coordinator Flewelling remarked that the mid-twentieth century was the peak for  
112 historic preservation with many urban downtown areas being demolished without  
113 protections. This culminated the National Historic Preservation Act of 1966 creating the  
114 structures for modern historic preservation within the United States. She noted that this  
115 act set up a formal process for federal, state, and local levels of historic preservation with  
116 a federal policy and a shared state and local level policy. She went on to highlight the  
117 National Park Service being the federal agency responsible for managing preservation  
118 programs along with established state historic preservation offices to carry out various  
119 responsibilities on behalf of the federal government. She identified History Colorado as  
120 Colorado's State Historic Preservation Office (SHPO) also know as the Office of Archeology  
121 and Historic Preservation.  
122

123 She continued by sharing the establishment of the Certified Local Government (CLG)  
124 program with the 1980 Amendment of the National Historic Preservation Act. She  
125 identified CLGs as a group of cities, towns and counties who have passed their own  
126 preservation legislation with preservation ordinances and are certified by the National Park  
127 Service. With a total of 2,000 CLGs around the country, she summarized that  
128 approximately 150 Colorado communities had preservation ordinances with 67 of them  
129 certified by the federal government.  
130

131 CLG Coordinator Flewelling further explained the benefits of a CLG and why a local  
132 government would want to be part of the program. She highlighted the main incentive,  
133 the CLG Grant Program, funded by the National Park Service and distributed to each state  
134 to be used by the CLG program. She noted that in Colorado those funds were matched by  
135 the State Historical Fund allowing for zero match grants up to \$25,000. Funds could be  
136 used for preservation planning, surveys, historic context, writing design guidelines, writing  
137 landmark nominations, and public outreach/education programs. She noted CLG grants  
138 helped fund administrative projects that supported the CLG certification requirements  
139 whereas the State Historical Fund helped support non-CLG projects such as physical  
140 construction. She also shared additional funding options in the form of educational  
141 scholarship programs in support of conferences or other training opportunities.  
142

143 CLG Coordinator Flewelling summarized the eligibility for state tax credits as another  
144 benefit with the CLG program where New Castle residential and commercial tax credits  
145 were worth up to 35% of a rehabilitation project's qualified expenditures. In addition, she  
146 shared that nationally registered commercial properties can apply for the federal tax credit  
147 of 20% along with the state tax credit of 35% simultaneously, all of which were  
148 administered through History Colorado. Another CLG program benefit she shared was

149 access to Compass, History Colorado's Cultural Resource Database along with webinars  
150 and trainings provided by History Colorado. She reminded the commission that by being a  
151 CLG, they are given a formal role in the national register review process allowing them to  
152 assist in what would be recognized as important on a national level within the local  
153 community.

154  
155 CLG Coordinator Flewelling then addressed what the responsibilities were for a certified  
156 local government to maintain their status and keep their benefits. The list was as follows:

- 157 1. Enforce local preservation ordinance outlining proceed and design review.
- 158 2. Establish and maintain a commission of at least 5 members with 40% having  
159 professional preservation experience (if possible). Commissions must meet at least  
160 4 times a year.
- 161 3. Provide adequate public participation such as public comments during meetings,  
162 public hearings, and outreach opportunities during preservation projects.
- 163 4. Send meeting minutes to the State Historic Preservation Office.
- 164 5. Maintain a system of survey and inventory with a regular plan to survey.
- 165 6. Review and comment on any national register nominations on a local level.
- 166 7. Comment on federal undertakings if there is a historical impact (Section 106), paid  
167 for and licensed by the federal government such as cell towers or highways.
- 168 8. Attend State Historic Preservation Office (SHPO) approved training including  
169 webinars at least once a year by one commission member.
- 170 9. Submit an annual report to History Colorado as well as an evaluation every 4 years.

171 CLG Coordinator Flewelling then expanded on the town's last evaluation in 2019 and  
172 addressed the concerns from her predecessor regarding the lack of town surveys and  
173 survey plans for New Castle. She emphasized that surveys were the beginning of the  
174 preservation process as it lets the commission know what they have. She further  
175 explained that surveys were the ongoing process of locating and describing buildings,  
176 sites, structures, and districts of potential local, state or national importance. They  
177 evaluate the significance and the resource's eligibility for local, state or national  
178 registration and identified potential historic districts as well as monitoring over time the  
179 integrity of said resource. She summarized that a survey would explain why a property  
180 was important, what the resource's history was; it will identify the importance or  
181 significance of that resource on a local, state or national level; it will evaluate the  
182 condition of the property as well as changes over time for historical integrity. She clarified  
183 survey significance and integrity are the two factors that determine eligibility for listing on  
184 a local, state or national register with protections for that resource solely administered by  
185 a local designation and local ordinance.

186  
187 Aside from surveys, other elements of local preservation and designation that CLG  
188 Coordinator Flewelling listed were: design review, incentives, advocacy and public  
189 education all of which shape the local preservation program and determined what  
190 happened in that community. She explained her roles as the History Colorado CLG  
191 Coordinator which were to help administer the certified local government program from  
192 the state and federal point of view and to assist municipalities with any resources for  
193 preservation issues, proactive outreach or needed trainings. Chair Riddle mentioned the  
194 available trainings hosted online and inquired about funding for seminars and future  
195 training opportunities. CLG Coordinator Flewelling reminded the commission of her hosted  
196 webinars in addition to funding for available trainings through their educational  
197 scholarship program.



198 CLG Coordinator Flewelling concluded by asking the commission if there were any  
199 questions. Commissioner Hazelton inquired about incentives for buyers who purchase a  
200 property with no rehabilitation plans or need for construction work. An example he  
201 provided was the Livery property recently purchased. CLG Coordinator Flewelling  
202 responded that the State Historical Fund provides some acquisition costs along with low  
203 interest loan opportunities through the Colorado Historical Foundation. She added if the  
204 commission wanted to protect certain areas of historical significance without intended  
205 designation, they would need to approve a historic district that did not require 100%  
206 owner consent to join the district with an amended ordinance.

207  
208 Administrator Reynolds asked about the possibility of combining federal and local  
209 designation tax credit applications. CLG Coordinator Flewelling confirmed that a  
210 commercial, income-based property that was both locally and federally designated could  
211 apply for both the 35% local state tax credit and the 20% federal tax credit for qualified  
212 rehabilitation expenditures for the same project. Administrator Reynolds asked how a  
213 property owner would apply for federal designation to be listed on the National Register in  
214 order to qualify for federal tax credits. CLG Coordinator Flewelling advised to have the  
215 property owner contact History Colorado's National Register staff.

216  
217 Commissioner Sass asked if a property owner could bypass local designation and apply for  
218 state or federal designation. CLG Coordinator Flewelling confirmed it was possible;  
219 however, the commission would still need to comment on that type of designation. She  
220 explained that in order to provide design review and protections of that property a local  
221 designation would need to be approved.

222  
223 Administrator Reynolds asked if there was a minimum required amount of rehabilitation  
224 work for property owners to qualify for tax credits. CLG Coordinator Flewelling responded  
225 that the property must have a certificate of occupancy in order to get a tax credit along  
226 with a low minimum dollar amount to spend on rehabilitation, residential being \$5,000.  
227 Commissioner Sass inquired about how determination was made on time period and  
228 originality of a property when dating a building's historical integrity. CLG Coordinator  
229 Flewelling explained that the Secretary of Interior's Standards were used for different  
230 treatments such as restoration which involved identifying a specific year to date from.  
231 Another treatment she described was rehabilitation involving the improvement of the  
232 building's condition with a range of time marked as historic.

233  
234

### 235 **Reminder: FY22 Subgrant Application for Historic Town Survey**

236 Admin. Asst. Bordelon said that she had compiled the commission's comments in the final  
237 draft of the FY22 Subgrant Application to History Colorado and asked that the commission  
238 review the draft. During the review, Chair Riddile asked the commission to respond to  
239 Admin. Asst. Bordelon by the end of the month, November 2021, for any additions or  
240 changes. She said that the grant application will be submitted to History Colorado in early  
241 December. Admin. Asst. Bordelon reminded the commission there was an opportunity to  
242 have specialists from History Colorado review and provide feedback of the application  
243 before the final submission was due in January, and she encouraged the commissioners to  
244 provide their feedback.

245

246 Admin. Asst. Bordelon said that History Colorado had provided a list of consultants who  
247 provide historic surveys for municipalities. Of the seven she reached out to, three

248 responded with cost estimates and feedback on project descriptions and survey options,  
249 which was necessary in order to complete the cost estimate portion of the grant  
250 application. She said the consensus of the consultants were to complete general  
251 reconnaissance surveys since the town's last survey was completed in 1996.

252  
253 Admin. Asst. Bordelon continued with the review of the application packet content,  
254 specifically covering the project description and sequence timeline with the commission.  
255 The project description was as follows:

- 256 1. Contact consulting companies referred by History Colorado for scope of work and  
257 cost estimates to understand grant application request amount.
- 258 2. Complete FY22 Subgrant Application with included cost estimates, resumes and  
259 identified properties to survey before December 10, 2021, for History Colorado  
260 review and guidance of application completeness.
- 261 3. Of the three consulting teams in communication with their cost estimates, review  
262 with the HPC Commission for final selection and hire (January 2022).
- 263 4. Outreach for community volunteer support to engage public members in historic  
264 preservation and educational opportunities.
- 265 5. In late June of 2022 the survey will be conducted with the help of the town as well  
266 as community volunteers. The survey would be of general reconnaissance. A  
267 historian will be sent to the town to complete the survey via the consulting team.  
268 The total number of potential historic sites to be surveyed are 11 previously  
269 designated properties along with roughly 53 properties on Main Street.
- 270 6. Results will be reviewed by the consulting team with the commission during public  
271 meetings to further engage the community. Other potential communications will be  
272 discussed by the commission in sharing the results of the survey with the town.  
273 Results will be shared with History Colorado as well.
- 274 7. Outreach to property owners will be the final step in an effort to designate potential  
275 properties as historic, based on the results of the survey.

276 She also mentioned the new state law identifying eligibility of historic designation for  
277 buildings older than 50 years with historical significance. She provided the commission  
278 with a list of all Main Street property addresses and years built for each in addition to the  
279 eleven properties already designated.

280  
281 Commissioner Hazelton inquired about the depth of the survey since it was only Main  
282 Street. He also asked about the opportunity for future surveys since the last survey was  
283 23 years ago. Admin. Asst. Bordelon explained that the grant opportunity to complete  
284 town surveys was available each year. She clarified that the town could plan for phased  
285 surveys of specific areas with the current application for Main Street being step one.  
286 Commissioner Hazelton identified the potential for historic findings along the side streets  
287 of Main such as 7<sup>th</sup> Street and in the Coryell Addition and suggested those properties be  
288 included with the next survey phase in the coming years. Chair Riddile offered the option  
289 of replacing some of Main Street's properties with side street buildings in the current  
290 survey, however Commissioner Hazelton clarified his concern was in regard to the length  
291 of time between town surveys. He said with grant opportunities each year, he didn't see  
292 that being an issue and Main Street being step one could provide the commission with  
293 lessons learned for future planned surveys.

294  
295 Admin. Asst. Bordelon also mentioned the prospects of more intensive surveys in the  
296 future for specific buildings or areas of the town. She verified with CLG Coordinator

297 Flewelling that with the high cost of intensive surveys, the commission could separate  
298 those projects and apply for multiple grants to decipher between general reconnaissance  
299 work versus more detailed and time-consuming surveys in the future.  
300

301 Chair Riddile again reminded the commission to respond to Admin. Asst. Bordelon by the  
302 end of the month for any additions or changes to the grant application.  
303

304  
305 **Consider Approval of October 18, 2021, Minutes**  
306 **MOTION: Commissioner Sass made a motion to approve the October 18, 2021,**  
307 **minutes. Commissioner Fletcher seconded the motion and it passed**  
308 **unanimously.**  
309

310  
311 **Commission Comments**

312 Chair Riddile told the commission that Commissioner Steve Rippy had resigned from the  
313 commission in an effort to reduce his schedule. She commented that Commissioner Rippy  
314 served for many years and his resignation was accepted with a big thank you for his  
315 service. Chair Riddile verified the vacant position was already posted.  
316

317  
318 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Fletcher**  
319 **seconded the motion and it passed unanimously with those present.**  
320

321 The meeting adjourned at 7:43 p.m.  
322

323 Respectfully submitted,  
324

325  
326  
327  
328  
329 \_\_\_\_\_  
Commission Chair Mari Riddile

330  
331  
332  
333  
334 \_\_\_\_\_  
335 Administrative Assistant  
336 Remi Bordelon