



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

Agenda

New Castle Historic Preservation Commission Meeting

Monday, August 28, 2023, 6:30 PM

Full packets of HPC meetings are available online by visiting
<https://www.newcastlecolorado.org/meetings>
or by scanning the **QR code** below.

Virtual Meetings are subject to internet and technical capabilities.
To join by computer, smart phone or tablet click [HERE](https://us02web.zoom.us/j/7096588400)
<https://us02web.zoom.us/j/7096588400>
Meeting ID: 709 658 8400



If you prefer to telephone in, please call: 1-346-248-7799
Be sure to set your phone to mute until called on.

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. Commission Discussion: Review of Historic District Interest Poll & Designations**
- B. Commissioner Report: 8/7/2023 Workshop on Tax Credits**
- C. Commission Discussion: 2023 Budget and 2024 Planned Budget**
- D. Consider Approval of June 19, 2023 Minutes**

Commissioner Comments

Adjourn



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Memorandum

To: Historic Preservation Commission
From: Remi Bordelon
Re: Commission Discussion: Review of Historic District Interest Poll & Designations
Date: August 28, 2023

Purpose:

The purpose of this agenda item is for the commission to discuss the poll results from property owners along Main Street regarding the proposal of a historic district. The commission will discuss next steps and how to pursue future designations.

Poll Results: Property owners in favor or opposing a historic district of Main Street.	
In favor	Opposed
5	8

*Two mailed poll inquiries returned (twice) due to 'no mail receptacle.' 542 W Main St. & 406 E Main St.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

June 30, 2023

Dear Property Owner,

The New Castle Historic Preservation Commission is proposing a Historic District encompassing Main Street. You are receiving this notice because your property falls within the district boundary. There are limited properties within the boundary that qualify for historic designation.

An advantage to the historic properties would be a potential tax credit for improvements. Additionally, all exterior design changes would need approval from the Historic Preservation Commission. This applies only to the historic properties within the district boundary.

The Historic Preservation Commission wants to hear from you whether you are in favor or opposed to the idea of a Historic District. Please submit your response by July 31, 2023. Please email Commission Chair Mari Riddile (maririddile@gmail.com). Please call Mari with any questions (960) 948-0061.

Sincerely,

Historic Preservation Commission

You may email, mail or use the drop box at Town Hall to submit your response, **by July 31, 2023.**

- 1) Email: Commission Chair Mari Riddile (maririddile@gmail.com)
- 2) Mail: Historic Preservation Commission, PO Box 90, New Castle, CO 81647
- 3) Drop Box: 450 W Main Street, New Castle, CO 81647

I, Barry Andersen (home owner)

of property 316 E. Main St. (address)

am in favor of

or oppose of

a historic district of Main Street.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



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I, Michelle i Don Olmstead (home owner)

of property 286 W main St (address)

am in favor of

or oppose of

a historic district of Main Street.

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New Castle, Colorado



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I, Robert McCullough (home owner)
of property 696 E. Main (address)

am _____ in favor of

or oppose of

a historic district of Main Street.

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I, Todd Malley (home owner)

of property 562 W. MAIN ST. (address)

am in favor of

or oppose of

a historic district of Main Street.

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I, OLAFUR JOHANNSSON (home owner)

of property 303 W. MAIN ST. (address)

am _____ in favor of

or oppose of

a historic district of Main Street.

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I, JASON AUSLANDER (home owner)
of property 792 W. MAIN ST. (address)

am _____ in favor of

or oppose of

a historic district of Main Street.

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I, Kristi Wirt (home owner)

of property 302 W main st. (address)

am _____ in favor of

or X oppose of

a historic district of Main Street.

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I, LARRY BROOKS (home owner)

of property 142 E MAIN ST (address)

am _____ in favor of

or X oppose of

a historic district of Main Street.

RECEIVED

JUL 10 2023 AM

Town of
New Castle, CO

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I, Anne Andersen (home owner)

of property 316 E. Main St (address)

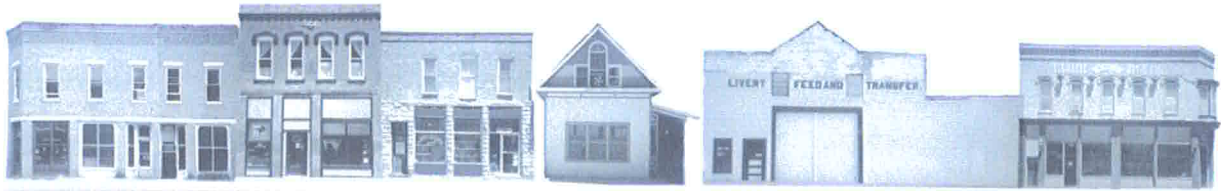
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NO THANK YOU.

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I, MS. KIM E. BRESLIN (home owner)

of property 181 W. MAIN ST. (address)

am in favor of

BUT I DONT WANT MY HOUSE AS PART OF IT,

or oppose of

a historic district of Main Street.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



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June 30, 2023

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I, CHARLES ENGELBERT (home owner)

of property 752 W. MAIN ST. (address)

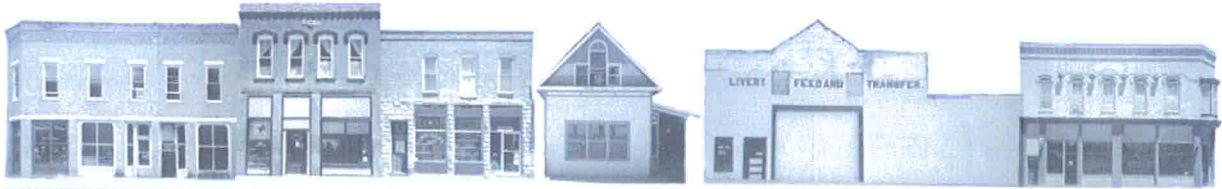
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or oppose of

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I, Corinne Geistner (home owner)

of property 306 W. Main St. (address)

am in favor of

or oppose of

a historic district of Main Street.

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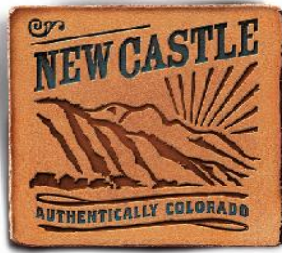
I, DAVID J. TURTLE (home owner)

of property 782 W. MAIN (address)

am in favor of

or oppose of

a historic district of Main Street.



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Memorandum

To: Historic Preservation Commission
From: Remi Bordelon
Re: Commissioner Report: 8/7/2023 Workshop on Tax Credits
Date: **August 28, 2023**

Purpose:

The purpose of this agenda item is for Commissioner Ruth Fletcher to share notes from the tax credit workshop held on August 7, 2023 with History Colorado Tax Credits and Incentives Specialist Sara Kappel as well as Colorado Office of Economic Development and Internal Trade (OEDIT) Business Funding and Incentives Christopher Fortney, MSFE.



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Memorandum

To: Historic Preservation Commission
From: Remi Bordelon
Re: Commission Discussion: 2023 Budget and 2024 Planned Budget
Date: August 28, 2023

Purpose:

The purpose of this agenda item is for the commission to discuss the 2023 budget as well as plan for the 2024 budget for the Historic Preservation Commission.

2023 HPC Budget		
Budget Account	Allocated	Remaining
Historic Property Designation	\$6,000.00	\$6,000.00
HPC Expenses (general)	\$6,000.00	\$3,500.00
Museum Expenses	\$2,000.00	-

2024 HPC Budget	
Budget Account	Request from Council
Historic Property Designation	\$ _____
HPC Expenses (general)	\$ _____
Museum Expenses	\$ _____

Date	Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
10-5040-609 Historic Property Designation						
			01/01/2023 (00/23) Balance	.00 *	.00 *	.00
			08/31/2023 (08/23) Period Totals and Balance	.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Pending	.00	YTD Actual	.00	Total
					.00	YTD Budget
					6,000.00	Unexpended
						6,000.00
10-5040-610 HPC Expenses						
			01/01/2023 (00/23) Balance	.00 *	.00 *	.00
04/30/2023 AP		372	Lively Electric, Inc	2,500.00		
			04/30/2023 (04/23) Period Totals and Balance	2,500.00 *	.00 *	2,500.00
			08/31/2023 (08/23) Period Totals and Balance	.00 *	.00 *	2,500.00
YTD Encumbrance	.00	YTD Pending	.00	YTD Actual	2,500.00	Total
					2,500.00	YTD Budget
					6,000.00	Unexpended
						3,500.00
10-5060-611 Museum Expense						
			01/01/2023 (00/23) Balance	.00 *	.00 *	.00
01/01/2023 AP		18	Cedar Networks	90.00		
01/19/2023 AP		401	XCel Energy	39.35		
			01/31/2023 (01/23) Period Totals and Balance	129.35 *	.00 *	129.35
02/01/2023 AP		38	Cedar Networks	90.00		
02/21/2023 AP		312	XCel Energy	32.15		
			02/28/2023 (02/23) Period Totals and Balance	122.15 *	.00 *	251.50
03/01/2023 AP		39	Cedar Networks	90.00		
03/22/2023 AP		340	XCel Energy	21.17		
			03/31/2023 (03/23) Period Totals and Balance	111.17 *	.00 *	362.67
04/14/2023 AP		26	Cedar Networks	90.00		
04/24/2023 AP		414	XCel Energy	19.08		
04/30/2023 AP		371	Lively Electric, Inc	7,596.80		
04/30/2023 JE		12	reclass museum expense	971.60		
			04/30/2023 (04/23) Period Totals and Balance	8,677.48 *	.00 *	9,040.15
05/01/2023 AP		20	Cedar Networks	90.00		
05/22/2023 AP		370	XCel Energy	254.27		
			05/31/2023 (05/23) Period Totals and Balance	344.27 *	.00 *	9,384.42
06/01/2023 AP		19	Cedar Networks	90.00		
06/20/2023 AP		390	XCel Energy	16.72		
			06/30/2023 (06/23) Period Totals and Balance	106.72 *	.00 *	9,491.14
07/01/2023 AP		6	Cedar Networks	90.00		
07/19/2023 AP		336	XCel Energy	12.00		
			07/31/2023 (07/23) Period Totals and Balance	102.00 *	.00 *	9,593.14
08/01/2023 AP		15	Cedar Networks	90.00		
			08/31/2023 (08/23) Period Totals and Balance	90.00 *	.00 *	9,683.14
YTD Encumbrance	.00	YTD Pending	.00	YTD Actual	9,683.14	Total
					9,683.14	YTD Budget
					2,000.00	Unexpended
						7,683.14-

Number of transactions: 18 Number of accounts: 3

Debit	Credit	Proof
-------	--------	-------

Total General Fund:

12,183.14	.00	12,183.14
-----------	-----	-----------

Number of transactions: 18 Number of accounts: 3

Debit	Credit	Proof
-------	--------	-------

Grand Totals:

12,183.14	.00	12,183.14
-----------	-----	-----------

1 **New Castle, Colorado**
2 **Historic Preservation Commission Meeting**
3 **Monday, June 19, 2023, 6:30 PM**

4 **Call to Order**

5 Commission Chair Mari Riddile called the meeting to order at 6:34 p.m.

6
7 **Pledge of Allegiance**

8
9 **Roll Call**

10 Present Chair Mari Riddile
11 Commissioner Richard Parks
12 Commissioner Ruth Fletcher
13 Commissioner Richard Fletcher
14 Commissioner Brandy Copeland
15 Absent Alternate Commissioner Tom Fuller

16
17 Also present at the meeting was Deputy Town Clerk Remi Bordelon.

18
19 **Meeting Notice**

20 Deputy Clerk Bordelon verified that her 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 agenda changes.

31
32 **Items for Consideration**

33
34 **Discussion of Historic District of Main Street**

35 Chair Riddile reported St. John's Church, 100 E Main Street, was already historically
36 designated. She reported that the Texico building would be selling to a new owner who
37 intended to utilize it as a restaurant. She proposed the possibility of the commission
38 reaching out the potential new buyer and discussing historic designation that would
39 benefit them in their renovations. Deputy Clerk Bordelon shared that the owner of 721 W
40 Main Street reached out with interest in hearing about historic designations. Deputy Clerk
41 Bordelon suggested inviting the property owner to the next scheduled commission
42 meeting.

43
44 Deputy Clerk Bordelon reminded the commission of the previous meeting where History
45 Colorado Preservation Planner Lindsey Flewelling advised to outreach to all property
46 owners within the proposed Historic District as a notice of intent. She reviewed the memo
47 and the outlined steps for the process of executing a downtown historic district. She
48 highlighted staff's recommendation for the commission to survey all property owners'
49 interest within the boundary before presenting to Council the commission's intent to
50 designate a historic district.

52 The commission composed an outreach letter intended for all property owners within the
53 proposed Historic District asking for their input and interest as seen in Exhibit A of the
54 minutes. The commission agreed to receive property owners' input through July 31, 2023.
55

56
57 **Commission Report of Museum Electric Improvements**

58 Commissioner Copeland reported that heaters have been installed in the museum. She
59 said the lights were replaced with LEDs and new breaker panels were installed. Chair
60 Riddile asked if the roof was fairly new. Commissioner Copeland confirmed it was. Chair
61 Riddile shared that the Jolley Foundation was interested in funding a new roof for the
62 museum. Commissioner Copeland suggested that the Jolley Foundation may help pay for
63 insulation as the museum didn't have any. Commissioner Copeland said the Historic
64 Society had requested help in moving display cases within the museum. Chair Riddile said
65 having town employees assist would be best. She asked how many people they would
66 need for assistance. She said she would discuss getting employee assistance with Town
67 Administrator Dave Reynolds.
68

69
70 **Consider Approval of May 15, 2023 Minutes**

71 **MOTION: Chair Riddile made a motion to approve the minutes of May 15, 2023.**
72 **Commissioner Richard Fletcher seconded the motion and it passed unanimously.**
73

74
75 **Commissioner Comments**

76 Commissioner Copeland shared that 10% of the proceeds from the Stout Foundation went
77 towards the museum. The commission discussed and agreed to reschedule the next HPC
78 meeting for August 28, 2023.
79

80
81 **Adjourn**

82 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Richard Fletcher**
83 **seconded the motion and it passed unanimously.**
84

85 The meeting adjourned at 7:34 p.m.
86

87
88 Respectfully submitted,
89

90
91
92
93
94
95
96 Deputy Town Clerk
97 Remi Bordelon

Commission Chair
Mari Riddile

Exhibit A

[Scope of Interest Letter for property owners of Main Street]

HISTORIC PRESERVATION COMMISSION

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c.a. 1899

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of property _____ (address)

am ____ in favor of

or ____ oppose of

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