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Agenda

New Castle Historic Preservation Commission Special Meeting Monday, July 08, 2024, 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>

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. Consider Final Details for Town Sponsored Ice Cream Social July 12, 2024.**
- B. Discuss Dave Reynold's Presentation About Designating Highland Cemetery as Historical Designation**
- C. Consider Approval of June 10, 2024 Minutes**

Commissioner Comments

Adjourn

PUBLIC COMMENT SIGN-UP SHEET – Ice Cream Social July 12, 2024

WELCOME, VISITORS!

The Historic Preservation Commission and staff are glad you're attending tonight's events

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>What do you want to discuss?</u>	<u>Please limit your comments to three (3) minutes</u>

*In order to allow everyone the opportunity to be heard and to allow the Commission ample time to conduct all business scheduled at this meeting, the Commission has adopted a policy to limit comments to 3 minutes per person. The Commission may extend this time limit, in its sole discretion. If a group wishes to address the Commission, the group should choose a spokesperson. If you have documents you wish to submit for the record, you must have the original PLUS 7 COPIES for the Commission, Administrative Assistant and Town Administrator. The Commission might not respond to your comments this evening; rather, they might take your comments under advisement and direct them to the appropriate person or department for follow-up, or they may schedule you for a future HPC agenda.

WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a nationwide program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. The National Register is administered on the national level by the National Park Service. In Colorado, the program is administered by the Office of Archaeology and Historic Preservation (State Historic Preservation Office), part of History Colorado. More than 80,000 listings from across the country make up the National Register.

The Colorado State Register of Historic Properties is the state's list of historically significant properties and is administered solely by History Colorado. The nomination criteria and process are nearly identical to the National Register. Properties listed in the National Register are automatically listed in the State Register.

NOMINATION CRITERIA

To be eligible for listing in the National Register, nominators must demonstrate that a property is:

- A.** Associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** Associated with the lives of persons significant in our past; or
- C.** Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entry whose components may lack individual distinction; or
- D.** Have yielded or may be likely to yield information important in prehistory or history.

Additionally, the State Register considers the geographic importance of a property.

Properties must possess integrity of location, setting, design, materials, workmanship, feeling, and association in relation to their significance. Generally, properties eligible for listing on the National Register are at least 50 years old; State Register properties are at least 30 years old. Properties fewer than 50 years of age must be exceptionally important to be considered eligible for listing in the National Register, and likewise for those less than 30 years old for the State Register.



Millage Farm, Phillips County

BENEFITS OF LISTING

- ▶ Formal recognition of the significance and history of your community by the state and the nation.
- ▶ Creation of a body of information that can be used for community planning, heritage tourism, and neighborhood revitalization.
- ▶ Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation.
- ▶ Eligibility to obtain federal rehabilitation tax credits for income-producing properties that meet specific standards for work.
- ▶ Eligibility to compete for grants from the History Colorado State Historical Fund. These grants may be used for acquisition, development, education, survey, planning and archaeology projects.
- ▶ Ability to purchase and display a plaque that commemorates designation.
- ▶ Increased property value. Nationwide studies show that designated historic districts outpace undesignated neighborhoods in market value.

- ▶ Limited protection from federal agency actions that would affect the property, also known as Section 106 review. For more information, see www.aichp.gov/docs/citizens-guide-2015.pdf.
- ▶ Access to federal tax deductions and state tax credits for charitable contributions of partial interests (easements) for conservation purposes.

CAN MY PROPERTY BE LISTED WITHOUT MY CONSENT?

Anyone may prepare a nomination to the National Register; however, a property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object. State Register nominations must include a signed consent form from all owners.

ARE RESTRICTIONS IMPOSED ON MY PROPERTY IF IT IS LISTED IN THE NATIONAL OR STATE REGISTERS?

Under federal and Colorado state law, owners of private properties listed in the National Register or State Register are free to maintain, manage, or dispose of their property as they choose, provided there is no federal or State involvement in those decisions. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them. There are no restrictions imposed by History Colorado as to what private property owners may or may not do with their property. Private property owners may alter or demolish a National or State Register-listed property subject only to local government regulations and permitting procedures.

In some communities, properties listed in the National Register may be automatically designated as local landmarks. Sometimes local landmark programs require approval by a local review board before changes to the property can be made. A list of Colorado communities with local landmarking programs is available at historycolorado.org.

NOMINATION PROCESS – BASIC STEPS

Complete nominations are accepted three times a year and are reviewed by the Colorado State Historic Preservation Review Board at a public meeting. National and State Register Historians are available to assist with the initial assessment of eligibility and to provide guidance on the completion of nominations.

To learn more about the process of nominating a property or district to the National or State Register, please visit History Colorado's website at www.historycolorado.org/how-do-i-nominate-my-property

ADDITIONAL RESOURCES

National Register Federal Program Regulations (36 CFR Part 60): www.nps.gov/nr/regulations.htm

National Register of Historic Places Program E-IQ: www.nps.gov/nr/faq.htm

Federal Tax Incentives: www.nps.gov/tips/tax-incentives.htm

History Colorado: www.historycolorado.org/national-state-registers

Colorado State Tax Incentives: www.historycolorado.org/preservation-tax-credits

State Historical Fund: www.historycolorado.org/state-historical-fund

Colorado listings in the National and State Registers: www.historycolorado.org/properties-listed-national-state-registers



Comanche Drive-In, Buena Vista

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

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www.HistoryColorado.org



Downtown Florence Historic District, Fremont County

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Cover Image: Lindley Johnson Vanderhoof House, Colorado Springs

CREATE the FUTURE.
HONOR the PAST.



HISTORY Colorado

OFFICE of ARCHAEOLOGY
and HISTORIC PRESERVATION



State Commercial Historic Preservation Tax Credits

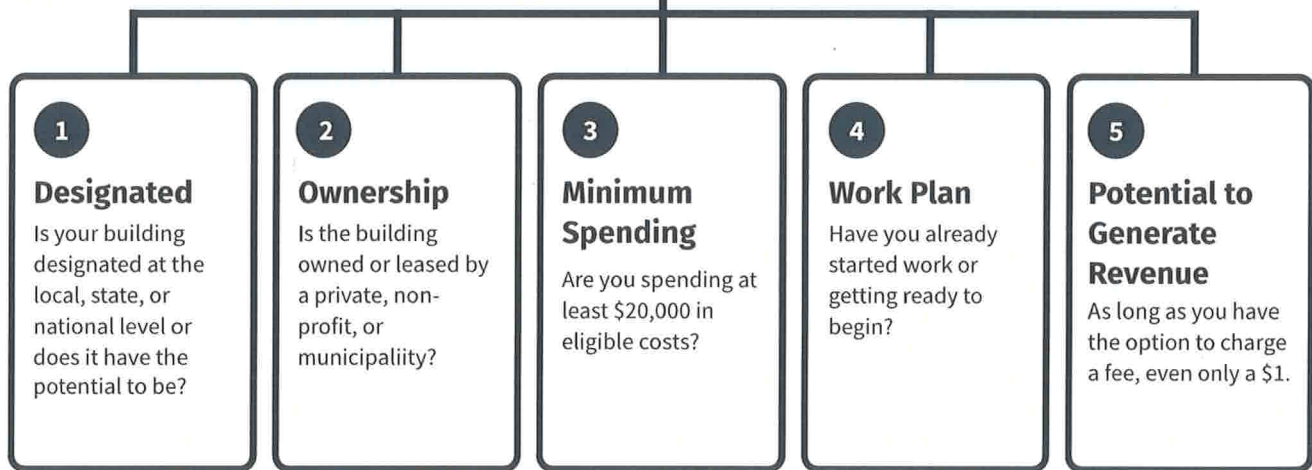


Historic Preservation Tax Credits are one type of preservation incentives available to commercial property owners in the state of Colorado.

They are a dollar for dollar reduction towards a state income tax liability or an applicant can sell all or a portion of the credits as money back for a lesser amount. Which makes it great for non-profits or organizations that have underutilized space but not a state income tax liability.



Do you have a project that is a good fit for the tax credits?



The state tax credit offers 20-35 percent on eligible costs depending on location.

The federal government also offers a tax credit of 20 percent, which can be paired with the Colorado state tax credit.

Federal and state tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.



State Residential Historic Preservation Tax Credits

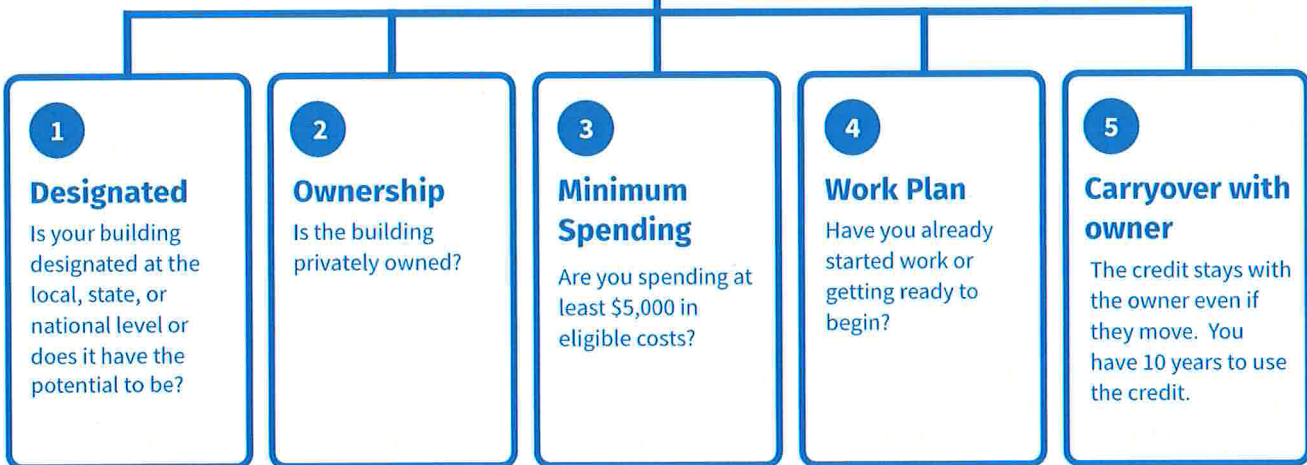


Historic Preservation Tax Credits are one type of preservation incentives available to private residential property owners in the state of Colorado.

They are a dollar for dollar reduction towards a state income tax liability. They can be applied for on any type of residential home as long as it is a private residence.



Do you have a project that is a good fit for the tax credits?



The state tax credit offers 20-35 percent on eligible costs depending on location.

State tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior’s Standards for Rehabilitation of Historic Properties.

Maximum amount of credit return is \$50,000 and that is based on final qualified costs.

1 **New Castle, Colorado**
2 **Historic Preservation Commission Special Meeting**
3 **Monday, June 10, 2024, 6:30 PM**
4
5
6

7 **Call to Order**

8 Commission Chair Mari Riddile called the meeting to order at 6:30 p.m.
9

10 **Pledge of Allegiance**

11
12 **Roll Call**

13 Present Chair Mari Riddile
14 Commissioner Richard Parks
15 Commissioner Grady Hazleton
16 Commissioner Ruth Fletcher
17 Commissioner Richard Fletcher
18
19 Absent Alternate Commissioner Tom Fuller
20

21 Also present at the meeting were Town Administrator, David Reynolds, Deputy Town
22 Clerk, Remi Bordelon and Professional Assistant to the Town Clerk, Michelle Huster.
23

24 **Meeting Notice**

25 Professional Assistant Huster verified that her office gave notice of the meeting in
26 accordance with Resolution TC 2024-1.
27

28 **Conflicts of Interest**

29 There were no conflicts of interest.
30

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

32 There were no citizen comments.
33

34 **Agenda Changes**

35 There were no agenda changes.
36

37 **Items for Consideration**

38
39 **Commission Discussion with Town Administrator About Designating Highland
40 Cemetery**

41 Town Administrator Dave Reynolds spoke to the commission about designating Highland
42 Cemetery as a historic landmark after he spoke with History Colorado's Lindsey Flewelling.
43 Administrator Reynolds outlined the pros and cons of designating the town's cemetery and
44 compared Highland Cemetery to others that are already designated. Administrator
45 Reynolds also brought a copy of the City of Golden's Cemetery application for national
46 designation to show the process of historical designation for a cemetery. History
47 Colorado's Flewelling's opinion is that there are more pros to designation than cons.
48

49 One of the pros, according to History of Colorado Flewelling, designation of the cemetery
50 would show the public how important the cemetery is to the town and its history.
51 According to History Colorado's Flewelling, it helps the Historic Preservation Commission's

52 (HPC) goal of designating more properties in town. History Colorado's Flewelling told
53 Administrator Reynolds that when the town designated something, it set a good example
54 for others, as well as the property owners that are unsure about historical designation.
55

56 History of Colorado Flewelling mentioned designation could open the HPC for grant
57 opportunities such as studies and new signage. History Colorado's Flewelling stated
58 visitors traveling through often stop at historic places and new signage would guide
59 visitors and inform them about New Castle's history. Administrator Reynolds stated that
60 currently there is little historical information and signage in Highland Cemetery.
61

62 Administrator Reynolds mentioned one con after speaking with History Colorado's
63 Flewelling. Reynolds stated before designation, council could act and make any
64 improvements without seeking approval from HPC. Reynolds said that historic designation
65 would add one more step to the process but did not see it as a negative setback. Reynolds
66 said that historic designation could limit major projects like paving the roads,
67 mausoleums, or strict rules, however Administrator Reynolds predicted the town would
68 like to keep it rustic.
69

70 Administrator Reynolds shared the application process he discussed with History
71 Colorado's Flewelling. Before applying, the HPC Commission would need to tell the story of
72 Highland Cemetery to Council. Reynolds proposed questions like how they chose the
73 location in 1888, the location of certain graves and people historically significant to the
74 town's history. Town Administrator Reynolds suggested commissioners talk to New Castle
75 Historical Society's, Joe McNeal as a resource. Administrator Reynolds gave the
76 commission "homework" to create a presentation to take to the town Council over the
77 next several HPC meetings. Chair Riddile said the commission could use a portion of HPC's
78 budget towards researching and designating the cemetery.
79

80 **Items for Future HPC Agenda**

81 The commission will continue to discuss historical designation of Highland Cemetery and
82 how they would like to move forward. The commission also needs to discuss the
83 remaining details for the Ice Cream Social on July 12, 2024.
84

85 **Commission Discussion: Final Details for Town Sponsored Ice Cream Social 86 July 12, 2024.**

87 Chair Riddile was unclear on what the rest of the commission wanted to do at the Ice
88 Cream Social on July 12, 2024. Commissioner Richard Fletcher said he would like to bring
89 a poster and any handouts he received from History Colorado's Lindsey Flewelling.
90 Professional Assistant Huster will create a sign-in list for residents wanting to know more
91 about historic designation. Administrator Reynolds gave an overview of what to expect for
92 the event.
93

94 **History Colorado Handouts Regarding Solar Installation on Historic Buildings**

95 Commissioner Richard Parks asked about solar conversions and historical preservation
96 after speaking with a resident at the HPC Open House on May 2, 2024. Professional
97 Assistant Huster placed the information History Colorado's Flewelling sent in the packet.
98 Administrator Reynolds spoke about HOA's around the country that restricted solar panels
99 and were later challenged for those restrictions. Administrator Reynolds advised the
100 commission to keep this in mind for future designations and check with Lindsey Flewelling
101 before blocking anyone from adding them to a historical designation.
102
103

104 **Consider July Meeting 7/8 or 7/22**

105 Commissioner Hazleton stated that HPC could meet July 8, 2024, was before the Ice
106 Cream Social on July 12 and the commissioners would finalize details for HPC's booth.

107
108 **MOTION: Chair Riddile made a motion to hold a HPC Special Meeting on July 8,**
109 **2024, at 6:30 instead of July 15, 2024. Commissioner Ruth Fletcher seconded the**
110 **motion and it passed unanimously.**

111
112 **Consider Approval of May 20, 2024, Minutes**

113 **MOTION: Commissioner Hazleton made a motion to approve the minutes of May**
114 **20th, 2024. Commissioner Parks seconded the motion and it passed**
115 **unanimously.**

116
117 **Commissioner Comments**

118 Chair Riddile spoke about attending the Historical Society's potluck dinner. Commissioner
119 Parks asked about the number of members they had and Chair Riddile did not know but
120 said it was a good turnout.

121
122 Commissioner Hazleton spoke about the future replacement of the green bridge on the
123 west side of town. Administrator Reynolds updated the commission on his attempts to
124 purchase the old bridge or use part of it in the new pedestrian bridge. Reynolds concluded
125 the bridge is currently owned by Colorado Department of Transportation (CDOT) and the
126 future project is still uncertain.

127
128 **Adjourn**

129 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Hazelton**
130 **seconded the motion and it passed unanimously.**

131
132 The meeting was adjourned at 7:25 p.m.

133
134 Respectfully submitted,

135
136
137
138
139
140
141 _____
Michelle Huster, Professional Assistant

Mari Riddile, Chair