



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 Regular Meeting

Monday, October 16, 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>

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

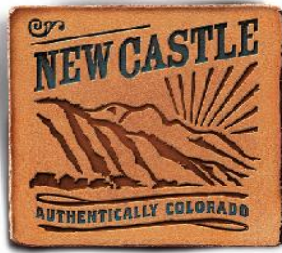
Items For Consideration

- A. Consider Approval of Colorado Local Government (CLG) Annual Report (Page 2)**
- B. Commission Discussion: Grant Deliverable, Final Report to History Colorado (Page 107)**
- C. Commission Discussion: Historic Designation Outreach Update (Page 123)**
- D. Commission Discussion: Videography Project**
- E. Consider Work Session for November with Town Attorney and consider December HPC meeting (Page 125)**
- F. Consider Approval of August 28, 2023 Minutes (Page 126)**

Commissioner Comments

Staff Report - 2024 Budget

Adjourn



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Memorandum

To: Historic Preservation Commission

From: Remi Bordelon

Re: Consider Approval of Colorado Local Government (CLG) Annual Report

Date: October 16, 2023

Purpose:

The purpose of this agenda item is for the commission to consider approval after review and comment of the CLG Annual Report due to History Colorado by November 1st, 2023.



History Colorado

Colorado Certified Local Government 2023 Annual Report

Federal Fiscal Year 2023: October 1, 2022 – September 30, 2023

Due Date: November 1, 2023

Please save this file in the original PDF format, DO NOT PRINT AND SCAN.
Submit via email to lindsey.flewelling@state.co.us

Name of CLG: Town of New Castle

Name of Commission/Board: Historic Preservation Commission

Contact Name: Remi Bordelon

Contact Title: Deputy Town Clerk

Contact Phone: (970) 984-2311

Contact Email: rbordelon@newcastlecolorado.org

Contact Address: 450 West Main Street, PO Box 90

City: New Castle

State: CO

Zip: 81647

Website for your historic preservation program:

Provide a list of all local government staff members with duties assigned to your local preservation program and their job titles. Then, list the percentage of their job duties that are related to historic preservation and check each staff member that meets the [Secretary of the Interior's Professional Qualifications Standards](#). Please include any consultants contracted to perform designation, design, or tax credit reviews on a regular basis.

Name	Title	Percent	SOI Qualified
Remi Bordelon	Deputy Town Clerk	5	☐
Paul Smith	Building & Planning Administrator	95	☒
			☐
			☐
			☐
			☐

An accurately completed annual report is a CLG requirement

Preservation Planning & Operational Documents

- 1) In Federal Fiscal Year 2023, were any of the following newly developed or revised (check all that apply):

- ☐ Preservation Ordinance (including Amendments)
- ☐ By-Laws or Administrative Rules
- ☐ Preservation Plan
- ☐ Survey Plan
- ☐ Design Guidelines

Commission/Board

- 2) Provide a list of all current Commission/Board Members. Check any Commission/Board Members newly appointed in Federal Fiscal Year 2023 and attach their resumes and/or applications. Also, check all Commission/Board Members that are professionals in preservation-related disciplines and list their profession beside their names.

Preservation-related disciplines include: history, architecture, landscape architecture, architectural history, prehistoric or historic archaeology, planning, American studies, American civilization, cultural geography, cultural anthropology, or related disciplines such as building trades, real estate, or law.

Name	New Member	Preservation Professional	Discipline(s)
Mari Riddle	☐	☐	Commission Chair (Appointed
Ruth Fletcher	☐	☐	ommission Vice Chair (Appoint
Richard Fletcher	☐	☐	Commissioner (Appointed 1/2
Brandy Copeland	☐	☐	Commissioner (Council Rep 4/
Richard Parks	☐	☐	Commissioner (P&Z Rep 8/20
Tom Fuller	☐	☒	Alternate (Appointed 3/2022)
	☐	☐	
	☐	☐	

- 3) If 40% of the current Commission/Board is not comprised of preservation-related professionals, please describe your efforts to recruit.

The Town of New Castle is comprised of an estimated population of 5,000 people. Being a smaller municipality, it is difficult to find people to join the commission let alone meeting the professional qualifications as a whole. Our focus is to find a recruit members who's intent is to better our community and preserve our history. When we are in need of new members we notice and advertise on our website, public boards and newsletters. HPC's alternate is a professional historic preservationist with the Forest Service and one of the commissioners has years of experience with the State Parks Service.

- 4) How does the Commission/Board seek additional expertise in the fields of architecture, architectural history or archaeology when needed?
- Please see answer #3.

5) Do the members of the Commission/Board represent the general ethnic diversity of the community?

Yes

6) List the [SHPO-approved](#) educational/training sessions attended by Commission/Board Members in Federal Fiscal Year 2023. Please list name of session or conference (list conference, not individual sessions when a conference was attended) and the name(s) of Commission/Board Member that attended.

Richard Parks, Tax Credit Webinar for 2023 & Ruth Fletcher, Tax Credit Workshop with OEDIT.

7) What is your Commission/Board's regular meeting schedule? (i.e. First Thursday of every other month at 6pm)

Third Monday of every month.

8) Please list the number of meetings and dates held in Federal Fiscal Year 2023:

Regular Meetings	Special Meetings	Work/Study Sessions
<u>Total Number</u>	<u>Total Number</u>	<u>Total Number</u>
4	3	1
<u>Dates</u> April 17, 2023 May 15, 2023 June 19, 2023 October 16, 2023	<u>Dates</u> January 9, 2023 February 13, 2023 August 28, 2023	<u>Dates</u> August 7, 2023

Historic Contexts & Surveys

- 9) List any **Historic Context Studies** completed in Federal Fiscal Year 2023.
- 10) List any **Cultural/Historic Resource Surveys** completed in Federal Fiscal Year 2023.
2022 New Castle Historic Town Survey of Main Street Properties by Pinyon Environmental, Inc. In total there were 68 properties surveyed. The final report was approved by History Colorado in 2023.
- 11) How many resources were **inventoried** in Federal Fiscal Year 2023? 68

Inventoried means any buildings, structures, objects, or sites for which the Commission/Board obtained information not previously held. This information may come from newly surveyed properties or properties nominated that had not been surveyed. Inventoried properties can be either eligible or non-eligible for listing.

Designations

- 12) How many contributing resources (buildings, structures, objects, sites) are **locally designated** in total? This count includes **all** listings since the Commission/Board was originally formed. For Districts, count all contributing buildings, structures and sites individually. 12
- 13) How many contributing resources (buildings, structures, objects, sites) were **locally designated** in Federal Fiscal Year 2023? For Districts, count all contributing buildings, structures and sites individually. 0

Please list. For Districts, list name with number of contributing resources in parenthesis.

Project Review

- 14) How many design review applications were considered by the Commission/Board for **designated** resources in Federal Fiscal Year 2023?
- a. Total Reviewed 0
 - b. Review by Full Commission 0
 - c. Review by Design Review Subcommittee Only 0
 - d. Reviewed by Staff Only 0
- 15) How many design review applications were considered by the Commission/Board for **non-designated** resources in Federal Fiscal Year 2023?
- a. Total Reviewed 0
 - b. Review by Full Commission 0
 - c. Review by Design Review Subcommittee Only 0
 - d. Reviewed by Staff Only 0
- 16) If reviewed separately, how many demolition reviews were conducted by the Commission/Board or Staff in Federal Fiscal Year 2023? 0
- 17) Did your County/Municipality comment or participate in any **Section 106 Reviews** as a consulting party in Federal Fiscal Year 2023? No

If yes, list name of project or property and the Federal Agency initiating the review.

Preservation Incentives

- 18) Does your County/Municipality have any local incentives programs for preservation or for the benefit of historic properties? Please check all that apply.

- ☐ Tax incentive program
- ☐ Government-funded loan program
- ☐ Government-funded grant program
- ☐ Zoning variances/Use Allowances
- ☐ Acquisition of historic properties through purchase or donation
- ☐ Preservation Awards
- ☒ Plaques
- ☐ Other (Please describe)

Narrative Questions

- 19) Did your Board/Commission develop, sponsor, or participate in any **public outreach, education, or interpretive events/meetings/tours/materials** in Federal Fiscal Year 2023? Yes

If yes, please describe.

The Commission outreached to property owners regarding public interest of designating a historic downtown district of Main Street. Sadly, the outcome was not favorable and therefore the commission decided to continue pursuing individual designations. The outreach notice is included as an exhibit to this report.

- 20) What CLG accomplishment/achievement/event in Federal Fiscal Year 2023 makes the Commission/Board most proud?
(commissioner comments needed)

- 21) Describe any problems – operational, political or financial – encountered by the CLG in Federal Fiscal Year 2023.
(commissioner comments needed)

- 22) Describe any planned/projected Commission/Board activities for Federal Fiscal Year 2024.

The Commission will continue to pursue individual historic designations after the public voiced disinterest in a downtown historic district.

Attachment Checklist

All documents listed below are **required** for a complete report unless listed as “if applicable” or “if adopted.” Providing a link to an online document, if downloadable, may be substituted for actual attachment of a document when available. Please include all documents as **separate attachments**.

- ☒ **All** meeting minutes for Federal Fiscal Year 2023 (unless previously submitted)
- ☒ List of **all** locally designated properties (from inception of local listing)
- ☐ Resumes or applications for commission/board members appointed in FY23 (if applicable)
- ☒ Sample of Public Notice announcing commission/board Meeting
- ☒ Sample advertisement for new commission/board members
- ☐ Current preservation ordinance and amendments (if adopted during FY23)
- ☐ Current by-laws or administrative rules for the commission/board (if adopted during FY23)
- ☐ Current Preservation Plan or preservation chapter in Comprehensive Plan (if adopted during FY23)
- ☐ Current Survey Plan (if adopted during FY23)
- ☐ Historic Context Studies completed in Federal Fiscal Year 2023 or date submitted to SHPO (if applicable)
- ☒ Cultural/Historic Resource Surveys completed in Federal Fiscal Year 2023 or date submitted to SHPO (if applicable)

Please provide links to any online documents or additional details:

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

Town seeks citizens to serve on the Historic Preservation Commission

The Town of New Castle is seeking applications from citizens interested in serving on the Historic Preservation Commission.

The Historic Preservation Commission reviews proposals to designate properties as historic landmarks, advises property owners on physical and financial aspects of property preservation, advises Town Council on matters related to preserving the historic character of the Town, and performs related duties. People with expertise in a preservation-related discipline, such as history, architecture, planning, or archeology, can be especially valuable Members, but such expertise is not required.

This is a non-paid position. The person appointed to the Historic Preservation Commission will fill a vacancy created when a member resigned and will serve until April, 2024.

The Commission meets bi-monthly, 3rd Monday of that month at 6:30 p.m.

The deadline for submitting letters of interest is **January 10, 2022.**

Please submit letters of interest to:

Remi Bordelon
Town of New Castle
PO Box 90
New Castle, CO 81647

You may also physically submit your letter to Town Hall located at
450 West Main Street, New Castle, CO 81647
or by e-mail to rbordelon@newcastlecolorado.org.

For more information please call (970) 984-2311 or fax (970) 984-2716.



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Agenda

New Castle Historic Preservation Commission (Regular Meeting)

Monday, April 17, 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>

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. Pinyon Environmental Historic Survey Report of Main Street**
- B. Commission Discussion of Future Historic Designations with Updated Survey**
- C. Staff Report of Colorado Local Government (CLG) 4 Year Review by History Colorado**
- D. Commission Update Regarding Museum Electric Work**
- E. Consider Approval of February 13, 2023 Minutes**

Commissioner Comments

Adjourn



Posted _____

Town of New Castle

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Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

www.newcastlecolorado.org

PUBLIC NOTICE

**Monday, August 7, 2023, 10:00 a.m. – 11:00 a.m.
151 W Main Street and Town Council Chambers**

**There may be three or more Historic Preservation
Commissioners in attendance for a workshop
regarding tax credit incentives for historic
designations.**



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Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
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Agenda
New Castle Historic Preservation Commission
Workshop at 151 W Main Street
Monday, August 07, 2023, 10:00 AM



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

- A. Colorado's Office of Economic Development and International Trade (OEDIT) open discussion regarding tax credits and incentives to historically designated properties.

Posted:



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
Regular Meeting **Cancelled**

Monday, September 18, 2023, 6:30 PM
This meeting has been cancelled.

The next HPC meeting is scheduled for
October 16, 2023.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



July 6, 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 (970) 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, _____ (home owner)

of property _____ (address)

am _____ in favor of

or _____ oppose of

a historic district of Main Street.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

August 28, 2023

Dear Property Owner,

The Historic Preservation Commission has decided not to proceed with the Historic District, however because you expressed interest, the commission is reaching out to you. This letter is intended to notify you that your property may be eligible for historic designation based on town criteria. The Historic Preservation Commission would like to invite you to attend a regularly scheduled meeting in order to share information with you regarding designation criteria and gauge your interest.

Please contact the Deputy Town Clerk, Remi Bordelon, to schedule an agenda meeting date with the Historic Preservation Commission by calling (970) 984-2311 to pursue a designation.

Regularly scheduled meetings are held the third Monday of each month at 6:30 p.m. Should you have any questions or concerns please contact the chair of the Historic Preservation Commission, Mari Riddile at (970) 948-0061 or by email at maririddile@gmail.com.

Sincerely,

Historic Preservation Commission

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, January 9, 2023, 6:30 PM

Call to Order

Commission Chair Mari Riddile called the meeting to order at 6:31 p.m.

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile
	Commissioner Richard Parks
	Commissioner Brandy Copeland
	Commissioner Ruth Fletcher
	Commissioner Richard Fletcher
	Alternate Commissioner Tom Fuller
Absent	

Also present at the meeting was History Colorado Preservation Planner Lindsey Flewelling and Pinyon Environmental Field Historian Cameron Weishoff and Deputy Town Clerk Remi Bordelon.

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no changes to the agenda.

Items for Consideration

Guest Speaker: History Colorado, Certified Local Government (CLG) Quadrennial Evaluation

Preservation Planner Lindsey Flewelling announced New Castle would be reviewed in 2023 for their required CLG evaluation. She reviewed the benefits of being a CLG commission. She spoke of the requirements for the review, stating the evaluation took place every four years. Preservation Planner Flewelling said the requirements were as followed:

- She must attend a Historic Preservation Commission meeting
- She must meet with staff involved with HPC
- She would review HPC's records including past minutes, previous reviews, etc.

Preservation Planner Flewelling commended the commission's efforts with the recent survey. She identified the survey being a missing requirement from the last review which was now accomplished. The commission did not have any questions.

Guest Speaker: Pinyon Environmental, Inc. Review of Draft Report

Pinyon Environmental Field Historian Cameron Weishoff reported the process made in regard to the survey conducted in September of 2022. He said 30 site forms were completed out of 67 sites surveyed. Field Historian Weishoff said to meet the 15% draft review requirement by History Colorado, 7 sites were included in the meeting packet for the commission. He said there were many resources identified with the majority of them on the East side of town. He said Pinyon had 75% of the final report drafted. He said there was potential for a historic district primarily focused on early community development, specifically along Main Street. A majority of the resources would be categorized by the subdivisions which included: the original townsite, the Spencer's addition (East side of Main Street on the North side) and Spencer's second addition (East side of Main Street on the South side). Field Historian Weishoff said he was looking at a potential period of early 1880s to early 1920s.

Chair Riddile asked when the survey would be completed. Field Historian Weishoff said the site form drafts would be completed in February 2023, but it was hard to determine a final date. Commissioner Ruth Fletcher asked about the potential for a historic district. Field Historian Weishoff said he had currently identified at least 7 individual sites and said there was a good possibility to designate a district along Main Street as he potentially finds more individual sites for designation. He said designating by subdivision would be more difficult. Commissioner Parks asked if the completed site forms would be distributed as they are completed or in a final package. Field Historian Weishoff said the completed forms could be distributed in batches.

A Year in Review of 2022 HPC

Deputy Clerk Bordelon shared the compilation of achievements made by the commission in 2022. She summarized the commission held 5 regular meetings, 3 special meetings, 5 workshops and 8 newsletter mentions for 2022. She outlined HPC achievements including: policy changes, new HPC members, variety of guest speakers, good standing status with the Colorado Local Government program, approval of the subgrant for the historic survey, completion of the survey data, designation of the Old New School House and storage/office supplies and utility bill support for the museum.

Commission Review: 2023 Approved Budget

Chair Riddile asked if the budget had been approved. Deputy Clerk Bordelon confirmed the contents in the memo was the approved budget for HPC for 2023. Commissioner Copeland asked what would happen since the heaters for the museum were not installed last year. She confirmed there was one space heater in the bathroom of the museum at the moment. Chair Riddile said the money for that project would be returned to HPC. Deputy Clerk Bordelon said Town Administrator Dave Reynolds would need a quote and a work description from HPC, as soon as possible, to review with the Capital Funds Committee to plan for the work to be performed in 2023.

Chair Riddile stated that she had reached out to Jim Wart, but he was busy and unable to schedule the project. She said she would reach out to him again and that the option to use another electrician could result in higher costs. She mentioned to the commission that the Jolly Foundation would like to donate to the Historical Society for a large project. Chair Riddile said that HPC would not be involved with that and she would have the Historic Society reach out to Bret Jolly on their end. Deputy Clerk Bordelon noted that any large renovations would involve HPC with respect to the museum being a designated property. She said a review process would be conducted before any remodel work could be done.

Consider Approval of October 10, 2022 Minutes

MOTION: Chair Riddile made a motion to approve the minutes of October 10, 2022. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commissioner Comments

Chair Riddile asked the commission to hold a special meeting on February 13, 2023 due to a holiday falling on the third Monday of the month of February. The commission agreed.

Commissioner Ruth Fletcher shared that she is assisting with the recording device for the museum which copied over taped audio to a CD format.

Deputy Clerk Bordelon shared the handout from History Colorado announcing their upcoming conference in February. Chair Riddile asked the commission to let her know if anyone is interested in attending.

Adjourn

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

The meeting adjourned at 6:55 p.m.

Respectfully submitted,



Commission Chair
Mari Riddile



Deputy Town Clerk
Remi Bordelon



New Castle, Colorado
Historic Preservation Commission Meeting
Monday, February 13, 2023, 6:30 PM

Call to Order

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

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile Commissioner Richard Parks Commissioner Brandy Copeland Commissioner Ruth Fletcher Commissioner Richard Fletcher Alternate Commissioner Tom Fuller
Absent	(none)

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

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no changes to the agenda.

Items for Consideration

Consider \$2,500 of the HPC General Fund be Applied to Museum Facility Improvements

Chair Riddile confirmed the commission received two quotes for the electric work for the museum and one additional quote was pending. She said Electrician Jim Wirt had quoted \$5,000 but did not include the lighting or a formal inspection. She said the second quote came from Always on Electric for \$8,600 and included the lighting cost. Chair Riddile said she spoke with Town Administrator Dave Reynolds who confirmed the best course of action would be to request the funds from the Capital Improvement Committee to complete the work in 2023 as it was originally budgeted and planned for 2022. She asked what was the total for the general fund. Deputy Clerk Bordelon confirmed Council approved six thousand for HPC's general fund. Deputy Clerk Bordelon said the six thousand was planned by the commission to be split between general funds and the commission's videography project. Chair Riddile noted that there would be money left over to use towards HPC conferences and training opportunities.

Commissioner Parks asked what the general fund normally finances and Chair Riddile answered that designations usually came out of the general fund, but for 2023 there was

a separate funding category to support designations. Commissioner Ruth Fletcher asked if the Jolly's Foundation intended to donate to the Historic Society and if that donation could be used for electric work. Chair Riddile said she would contact Brett Jolly and ask. Deputy Clerk Bordelon clarified that the museum was a town facility and the suggestion from Town Administer David Reynolds was to budget museum facility work through the town's budget. Deputy Clerk Bordelon said donations to the Historic Society could be used for other opportunities. Chair Riddile confirmed and said the money needed to come from the town since the museum was a town building.

MOTION: Chair Riddile made a motion to approve \$2,500 of the HPC General Fund be Applied to Museum Facility Improvements. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commission Discussion of Designation Process and Formation of Outreach Letter to Property Owners

Chair Riddile shared with the commission a number of private property owners who had expressed interest in applying for historic designation. The commission considered who to prioritize and who to outreach to. Commissioner Ruth Fletcher said it would make sense to prioritize those who wanted to be designated and who have reached out to the commission. Alternate Commissioner Fuller identified the criteria the commission should consider based on his professional experience. He identified the following four criteria: association, significance, architecturally significant and potential for further research such as prehistoric. Deputy Clerk Bordelon said the designation criteria can be found in the town's municipal code. Chair Riddile noted that Planner Paul Smith presented the staff reports and the applicant was responsible for providing the building's history. Chair Riddile proposed to gauge the scope of interest of property owners by reaching out to them, directly asking if they want to be designated before sending letters discussing historic designation. Deputy Clerk Bordelon quickly summarized the designation process for the commission. The commission discussed the contents of the outreach letter:

This letter is intended to notify you that your property may be eligible for historic designation based on town criteria. The Historic Preservation Commission would like to invite you to attend a regularly scheduled meeting in order to share information with you regarding designation criteria and gauge your interest. Please contact the Deputy Town Clerk, Remi Bordelon, to schedule an agenda meeting date with the Historic Preservation Commission by calling (970) 984-2311. Regularly scheduled meetings are held the third Monday of each month at 6:30 p.m. Should you have any questions or concerns please contact the chair of the Historic Preservation Commission, Mary Riddile at (970) 948-0061 or by email at maririddile@gmail.com.

The commission agreed to send the letter to property owners who have expressed interest in historic designations and to explain to them the timeline to process a designation.

Consider Approval of January 9, 2023 Minutes

MOTION: Commissioner Ruth Fletcher made a motion to approve the minutes of January 9, 2023. Commissioner Parks seconded the motion and it passed unanimously.

Commissioner Comments

There were no commissioner comments.

Adjourn

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

The meeting adjourned at 7:07 p.m.

Respectfully submitted,



Commission Chair
Mari Riddile



Deputy Town Clerk
Remi Bordelon

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, April 17, 2023, 6:30 PM

Call to Order

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

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile
	Commissioner Richard Parks
	Commissioner Ruth Fletcher
	Commissioner Richard Fletcher
Absent	Commissioner Brandy Copeland
	Alternate Commissioner Tom Fuller

Also present at the meeting was Pinyon Environmental Field Historian Cameron Weishoff and Deputy Town Clerk Remi Bordelon.

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no changes to the agenda.

Items for Consideration

Pinyon Environmental Historic Survey Report of Main Street

Pinyon Environmental Field Historian Cameron Weishoff reviewed the survey report with the commission. The property evaluation forms (1417s) were provided to the commission in binder form. Field Historian Weishoff said of the 70 properties surveyed, 12 properties were ranked as high priority for potential historic designation and an additional 12 properties were rated as medium priority. Field Historian Weishoff recommended making the high priority ranked properties the commission's focus for historic designations. He identified the criteria for the property evaluations as Community Planning and Development of Early Settlement, Significant Historic People or Architectural Significance. He said there were 12 resources identified as high priority for historic designation and another 12 resources that were identified as medium priority – the remaining 46 resources were ranked as low priority. Chair Riddile asked if the 12 resources that were rated as high priority included properties already designated by the Historic Preservation Commission (HPC). Field Historian Weishoff confirmed some designations were included in the 12 high priority resources. Deputy Clerk Bordelon clarified that both the designations and properties along Main Street were evaluated to maintain a foundational baseline for surveys as the previous surveys conducted dated back over 20 years. She said the need

to evaluate all properties including designations came at the suggestion of History Colorado. Commissioner Parks said he agreed that all properties needed to be evaluated for the purpose of reviewing any structural changes to the properties that may have affected their designations.

Chair Riddile said she was surprised at the survey results and noted some of the properties she felt would have ranked high that scored as low priority. Field Historian Weishoff clarified that low priority properties also included the consideration of modern remodeling that took away from the historical significance of the building's original architecture, which was included in the property evaluation forms, 1417. Deputy Clerk Bordelon asked Field Historian Weishoff if there would be a problem with the commission designating a property that ranked in the low priority category. He responded it could be done as a local designation.

Field Historian Weishoff noted the survey revealed the potential for the commission to designate a historic district. He identified the boundaries of the district as West Elk Creek along both sides of Main Street to the East side of Burning Mountain Avenue. He said the historic district theme would be Community and Commerce Development from the town's incorporation of 1888 to 1973. He suggested leaving the door open for future expansion of the historic district after HPC conducts more surveys of the surrounding areas. Commissioner Parks asked if there was a minimum number of properties required to designate a historic district. Field Historian Weishoff said there was not a specific number, but the general rule was to have a majority of the buildings qualify. He said he believed there was a requirement of at least 50% to 60% ownership approval to designate a district, but he was uncertain. Deputy Clerk Bordelon identified a section in the town's municipal code that spoke to design regulations for historic preservation in the C-1 Commercial District (Chapter 17.44). She asked if Field Historian Weishoff came across any records of a historic district being previously designated. Field Historian Weishoff confirmed he did not come across any previously designated districts within the Town of New Castle. Chair Riddile asked if property owners within the historic district would need to go through the process of a design review before making an external remodeling. Field Historian Weishoff said he did not believe that would be the case. Deputy Clerk Bordelon asked if enough property owners made modern renovations to their properties, would that negate the historic district designation. Field Historian Weishoff said it was possible but very unlikely.

Commission Discussion of Future Historic Designations with Updated Survey

Chair Riddile asked the commission if they wanted to pursue a historic district or individual property designations. The commission favored the idea of pursuing a historic district but inquired about the benefits of such a designation to the individual property owners. Deputy Clerk Bordelon said she would follow up with History Colorado for that information. Commissioner Parks requested that Lindsey Flewelling attend a future HPC meeting for clarification. The commission considered the option for designating a historic district as well as individual properties and decided on their top three high priority properties to reach out to: 100 East Main Street, 589 West Main Street and 721 West Main Street.

The commission thanked Field Historian Weishoff for his work involved with the survey. Deputy Clerk Bordelon said she had submitted the survey to History Colorado and was awaiting comment. She said she would forward their remarks to Pinyon Environmental for any needed edits.

Staff Report of Colorado Local Government (CLG) 4 Year Review by History Colorado

Deputy Clerk Bordelon reminded the commission that New Castle's HPC was selected for their four year review of their certified local government program. She reported that Lindsey Flewelling had already attended a HPC meeting and spoke with staff. She said she will release the review results at the end of the year after reviewing the current year's records and minutes.

Commission Update Regarding Museum Electric Work

Chair Riddile said Lively Electric would be the selected company to complete the electric work for the museum of the three company quotes received. She said the capital committee had authorized the funds for the project. She reminded the commission that a portion of their budget was agreed upon to be used for the project in a total amount of \$2,500.00.

Consider Approval of February 13, 2023 Minutes

MOTION: Chair Riddile made a motion to approve the minutes of February 13, 2023. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.

Commissioner Comments

Commissioner Parks said he received the slideshow of the tax credit webinar he attended, hosted by History Colorado. He said he would forward that presentation material to Deputy Clerk Bordelon and present the material at the next meeting. Chair Riddile reminded the commission to complete a survey from History Colorado.

Adjourn

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

The meeting adjourned at 7:50 p.m.

Respectfully submitted,



Commission Chair
Mari Riddile



Deputy Town Clerk
Remi Bordelon

**New Castle, Colorado
Historic Preservation Commission Meeting
Monday, May 15, 2023, 6:30 PM**

Call to Order

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

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile Commissioner Richard Parks Commissioner Ruth Fletcher Commissioner Richard Fletcher Alternate Commissioner Tom Fuller
Absent	Commissioner Brandy Copeland

Also present at the meeting was History Colorado Preservation Planner Lindsey Flewelling and Deputy Town Clerk Remi Bordelon.

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

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

Items for Consideration

Commission Discussion of Historic District Designation

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

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

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

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

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

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

Consider Approval of Historic Preservation Commission Code Change

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

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

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

~~Commission Update Regarding Museum Electric Work~~

Item D stricken from the agenda.

Commissioner Report of Tax Credit Webinar

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

Consider Approval of April 17, 2023 Minutes

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

Commissioner Comments

There were no commissioner comments.

Adjourn

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

The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Mari Riddile

Commission Chair
Mari Riddile



Remi Bordelon

Deputy Town Clerk
Remi Bordelon

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

Call to Order

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

Pledge of Allegiance

Roll Call

Present	Chair Mari Riddile
	Commissioner Richard Parks
	Commissioner Ruth Fletcher
	Commissioner Richard Fletcher
	Commissioner Brandy Copeland
Absent	Alternate Commissioner Tom Fuller

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

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no agenda changes.

Items for Consideration

Discussion of Historic District of Main Street

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

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

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

Commission Report of Museum Electric Improvements

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

Consider Approval of May 15, 2023 Minutes

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

Commissioner Comments

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

Adjourn

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

The meeting adjourned at 7:34 p.m.

Respectfully submitted,



Deputy Town Clerk
Remi Bordelon



Commission Chair
Mari Riddile

Exhibit A

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

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



July 6, 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 (970) 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, _____ (home owner)

of property _____ (address)

am _____ in favor of

or _____ oppose of

a historic district of Main Street.

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, August 28, 2023, 6:30 PM

Call to Order

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

Pledge of Allegiance

Roll Call

Present Chair Mari Riddile
 Commissioner Richard Parks
 Commissioner Ruth Fletcher
 Commissioner Richard Fletcher
 Commissioner Brandy Copeland
 Alternate Commissioner Tom Fuller

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

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no agenda changes.

Items for Consideration

Commission Discussion: Review of Historic District Interest Poll & Designations

Chair Riddile said she was surprised by the lack of response from the community and thought more educational outreach might have improved the response. Chair Riddile said in addition to the mailed in responses (5 yes, 8 no) there were 2 yes votes and 4 no votes submitted by email to her directly. Chair Riddile suggested holding a public outreach meeting to educate property owners about designations. Commissioner Copeland said the response was common based on her experience with the Town Council. Chair Riddile proposed two options: to continue with public outreach regarding a historic district or to have the commission pursue individual designations. The commission was in favor of pursuing individual designations. The commission was torn and decided to pursue individual designations instead of a historic district.

The commission discussed properties to reach out to with personalized letters of interest in historic designations based on their positive responses to the proposed historic district poll. The commission revised a previously composed outreach letter with the intention of outreaching to potential individual designations (Exhibit A). The properties to receive the letter were: 316 East Main Street, 752 West Main Street, 366 West Main Street, 782 West Main Street in addition to 221 N 7th Street.

52 **Commissioner Report: 8/7/2023 Workshop on Tax Credits**

53 Commissioner Ruth Fletcher reviewed her notes regarding the tax credit workshop held in
54 August. She highlighted important notes shared by the keynote speakers, History
55 Colorado Tax Credits and Incentives Specialist Sara Kappel and Colorado Office of
56 Economic Development and Internal Trade Business Funding and Incentives Christopher
57 Fortney, MSFE. Her highlights included:

- 58 • If property improvements had already taken place prior to the tax credit
59 application, the applicant may still qualify up to 24 months prior to the application
60 of work conducted.
- 61 • It was in the best interest of the applicant to have their plans approved by the
62 state prior to work being done on the property.
- 63 • There were third party consultants that process tax credit applications, however
64 there was a designated state representative that handles the tax credit application
65 for free.
- 66 • Residential tax credits were limited to \$50,000 across a 10 year term, non-
67 transferable.
- 68 • Commercial tax credits were limited to \$1,000,000 per year, transferable and
69 phaseable over a few years to maximize on tax credits.

70
71 **Commission Discussion: 2023 Budget and 2024 Planned Budget**

72 Chair Riddile discussed with the commission the planned budget for 2024. The
73 commission agreed to request from Council a total of \$10,000 which would be divided
74 between historic designations (planned for 4 designations in 2024 at \$2,000 each) for
75 \$8,000 and HPC's general fund of \$2,000 for conferences and training opportunities.
76 Deputy Town Clerk Bordelon suggested HPC meet with the Town Attorney at the end of
77 2023 instead of the beginning of 2024 for their annual open meetings workshop in an
78 effort to utilize the 2023 budget. The commission agreed.

79
80 **Consider Approval of June 19, 2023 Minutes**

81 **MOTION: Commissioner Parks made a motion to approve the minutes of June 19,**
82 **2023. Commissioner Ruth Fletcher seconded the motion and it passed**
83 **unanimously.**

84
85 **Commissioner Comments**

86 Alternate Commissioner Fuller announced the Colorado Preservation Saving Places
87 Conference will be held in February 2024.

88
89 **Adjourn**

90 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Copeland**
91 **seconded the motion and it passed unanimously.**

92
93 The meeting adjourned at 7:19 p.m.

94
95
96 Respectfully submitted,

97
98
99
100 _____
Commission Chair
Mari Riddile

101
102 _____
Deputy Town Clerk
Remi Bordelon

104
105
106
107
108

Exhibit A

[Outreach letter to individual property owners regarding historic designation]

Draft

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

August 28, 2023

Dear Property Owner,

The Historic Preservation Commission has decided not to proceed with the Historic District, however because you expressed interest, the commission is reaching out to you. This letter is intended to notify you that your property may be eligible for historic designation based on town criteria. The Historic Preservation Commission would like to invite you to attend a regularly scheduled meeting in order to share information with you regarding designation criteria and gauge your interest.

Please contact the Deputy Town Clerk, Remi Bordelon, to schedule an agenda meeting date with the Historic Preservation Commission by calling (970) 984-2311 to pursue a designation.

Regularly scheduled meetings are held the third Monday of each month at 6:30 p.m. Should you have any questions or concerns please contact the chair of the Historic Preservation Commission, Mari Riddile at (970) 948-0061 or by email at maririddile@gmail.com.

Sincerely,

Historic Preservation Commission



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

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.



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 (Regular Meeting)

Monday, May 15, 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>

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 of Historic District Designation**
- B. Consider Approval of Historic Preservation Commission Code Change**
- C. Commission Update of Historic Designation Outreach to the 3 Chosen High Priority Evaluated Properties**
- D. Commission Update Regarding Museum Electric Work**
- E. Commissioner Report of Tax Credit Webinar**
- F. Consider Approval of April 17, 2023 Minutes**

Commissioner Comments

Adjourn

State Preservation Tax Credits

— Incentives for commercial and
residential properties —



Objectives

- Understanding of the requirements and standards needed to apply for the State Historic Preservation Tax Credit (HPTC/Preservation Credit)
- Who qualifies for the HPTC
- What are some pros and cons to the program
- What is the process and tips/tricks to applying

State Level Tax Credits: Commercial

State Historic Preservation Tax Credits (HPTC)

- Who qualifies?
 - Designated properties
 - Private Owners
 - Non-Profits
 - Long-Term Leases
- Qualified Expenses
 - Commercial
 - 25-35% commercial
 - Cap of \$1 million
 - Keep or sell credits



State Level Tax Credits: Residential

State Historic Preservation Tax Credits (HPTC)

- Who qualifies?
 - Designated properties
 - Private Owners
 - Primary Residence (1st, 2nd, etc.)
- Qualified Expenses
 - Residential
 - 20-35%
 - Cap of \$50,000
 - 10 years to use the credits



Basics

- All work *MUST* meet the Secretary of the Interior's Standards for Rehabilitation
 - The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy including exterior and interior
 - As well as landscape and new construction or adjacent
- Rehabilitation is the ability to meet a new need or add to a historic property to meet continuing or changing uses while retaining the property's historic character
- Things to consider: Identify the Period of Significance; What makes the site special; Does the work retain key elements; Does the new construction complement the existing

So...what qualifies?

- Exterior: Masonry, windows, roof, foundation, restoring lost features
- Interior: Build outs, historic finishes (trim, plaster), mechanical, electrical, plumbing, flooring
- TIPS!
 - Could your grandparents/great grandparents recognize the building?
 - If you shake the building what falls out most likely doesn't count (tax credits)
 - Talk to staff EARLY; our guidelines don't always align with design review boards

Application Process: Commercial

- State Historic Preservation Office and Office of Economic Development and International Trade
- Two Part Application
 - Part 1: Reservation (General Stats, Work Plan, Before Photos, Design Documents)
 - Part 2: Issuance (After Photos and Final Numbers)
- All Online!
- Courtesy Review



Application Process: Residential

- State Historic Preservation Office
- Two Part Application
 - Part 1: Reservation (General Stats, Work Plan, Before Photos, Design Documents)
 - Part 2: Issuance (After Photos and Final Numbers)
- Send it to me in any form!
- Courtesy Review



Pros and Cons

- Meant to be a Pro

- Program created to fill the gap to do the work right
- Aligns with the Federal Historic Tax Credit (National Register and Commercial ONLY)
- Double dip and leverage programs
- Available to projects that are locally landmarked under the Certified Local Government
- Extra credit boost to rural communities
- HC Marketing and Communications support
- SELLING THE CREDITS! (Commercial ONLY)

- Cons

- Work must meet the Secretary of the Interior Standards for rehabilitation
- Municipalities and Government Agencies can't apply



Federal Level Tax Credits

- Federal Preservation Tax Credits
 - Unlimited Funding
 - 20%
 - Must be individually or contributing to National Register
- Leveraging Funding
 - If meet all requirements, a project can apply for both State and Federal Credits along with SHF grants
 - Work out a “realistic” timeline
 - Be open to flexibility

How to Speak with your community

- Identify who might be needing work
 - Roof, adaptive reuse, energy efficiency, outdated mechanical systems
- Got a vacant building or a place that could use a facelift?
 - Want to restore missing features, looking to bring in new business
- Emphasize the minimum amount
 - \$5,000 for residential; \$20,000 for commercial
- Invest in the community
 - Hire local, buy local, sell the credits
- Myth about oversight and what you can or cannot do
 - Must meet the Standards, local guidelines versus State Office
- We are here to help!



Continue the Conversation

Sara Kappel

Tax Credits and Incentives Specialist

sara.kappel@state.co.us

303-549-6190



Eligible Properties for Historic Designation

Address	Name of Property	Owner of Building	Resolution
116 N 4 th St.	New Castle Historical Museum	Town of New Castle	HPC-2001-2
116 N 4 th St. (rear)	New Castle Town Jail	Town of New Castle	HPC-2001-3
100 E Main St.	St. John's Episcopal Church	St. John's Guild Hall	
102 W Main St.	Saint John's Episcopal Church	Bishop of the Diocese of Colorado	HPC-00-02
151 W Main St.	New Castle School	Rosie & Cleyo Ferrin	HPC-2022-1
181 W Main St.	Breslin Residence	Kim Breslin	HPC-2002-1
201 W Main St.	Then - Bernoudy Brothers Salon Now - 2 Coronas	Samuel P & Leticia Garcia	HPC-99-2
239 W Main St.	Then - General Store	Grand Butte Land Co. LLC	HPC-99-2
219 W Main St.	Then Calhoun Clothing Store Now - Groves Black Dog Saloon	Rodger Grove & Susan Fittano	
298 W Main St.	Then Mattivi Motor Company Now Bobs New Castle Bike Shop	Pamela Bunn	HPC-2001-1
299 W Main St.	Then - H.R. Kamm Store Now - Lazy Bear Restaurant	Samuel P & Leticia Garcia	
302 W Main St.	Then - Bank of New Castle Now - K2 Sprits Liquor Store	Kristy Wirt	

Yellow. = historically designated

Eligible Properties for Historic Designation

Address	Name of Property	Owner of Building	Resolution
303 W Main St.	Trimble Block Flower Shop	Olafur Johannsson & Thora Einarsdottir	HPC-2015-1
312 W Main St.	Residence	Joshua Landis & Donna Brown	
316 W Main St.	Then - Rock Saloon Now – EAT Bistro & Drinks	Molly Mogavero & Jeff Ellis	HPC-2001-4
331 W Main St.	Trimble Block Addition Bridal Shop	Charles & Patty Ringer	HPC-00-03
500 W Main St.	Odd Fellows Hall New Castle Dental, PLLC	Lauren Roper & Raul Morales	HPC-99-1
502 W Main St.	Barry Block Elk Creek Mining Restaurant	John & Cori Webber	HPC-00-01
503 W Main St.	Noren Livery	Steve Aitken	

2

Yellow. = historically designated

July 27, 2023

New Castle - Reconnaissance Survey

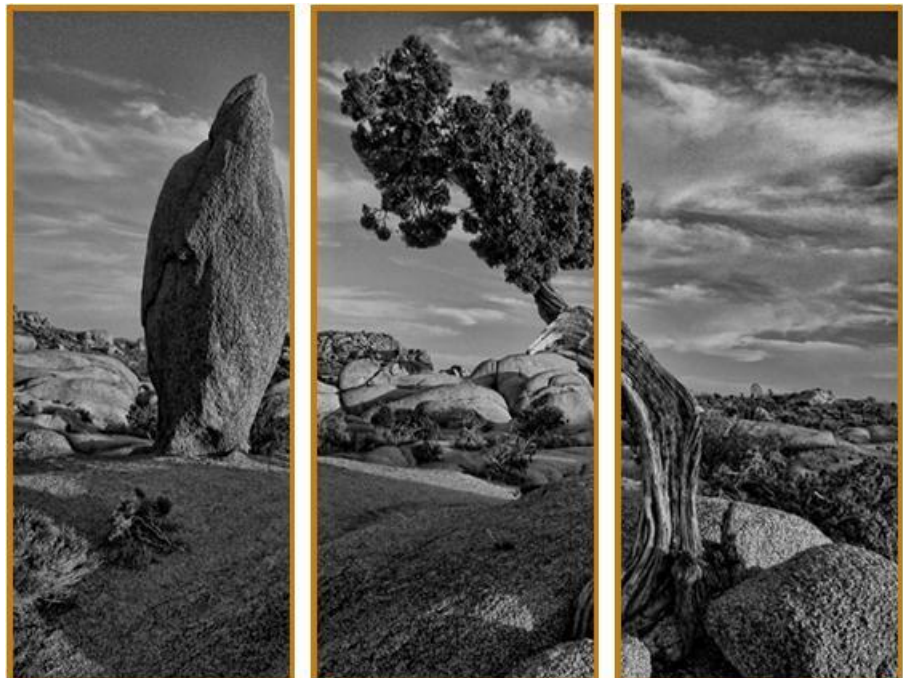
Town of New Castle, Colorado

Prepared For:

Town of New Castle
Historic Preservation Commission
450 West Main Street
New Castle, Colorado 81467

Pinyon Project No.:

122156001



July 27, 2023

New Castle - Reconnaissance Survey

Town of New Castle, Colorado

Prepared For:

Town of New Castle
Historic Preservation Commission
450 West Main Street
New Castle, Colorado 81467

Pinyon Project No.:

122156001

Prepared by:



Cameron Weishoff
Field Historian

Reviewed by:



Sean Fallon
Technical Group Manager – Cultural Resources

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Attachments

Figures

- Figure 1 Parcel Map, New Castle
- Figure 2 High Potential Resource/Potential Historic District Map, New Castle

Tables

- Table 1 Reconnaissance Survey Details

I. Introduction

The Town of New Castle (New Castle) is conducting a reconnaissance-level survey of historic resources along Main Street (US Highway 6). The survey will identify and recommend individual resources for future intensive-level survey to determine potential eligibility under National Register of Historic Places (NRHP) criteria in accordance with NRHP and State of Colorado Historic Survey Standards. In addition, this survey assesses the potential for a historic district as well as identify and recommend resources that may contribute toward a potential NRHP and/or local historic district. This survey represents the most recent evaluation of historic resources in the Town of New Castle. Previous historic resource surveys have mostly focused on residential and commercial buildings/structures in the central quadrant of the town. Resources in the survey area—bounded by Elk Creek to the west, Burning Mountain Avenue to the east, and adjacent to Main Street—are the focus of this reconnaissance report.

The Town of New Castle contracted with Pinyon Environmental, Inc. (Pinyon), to execute this reconnaissance-level survey of resources along Main Street and two resources located on North 4th Avenue. The survey was undertaken by Pinyon historian Cameron Weishoff, and Pinyon senior historian Sean Fallon. Cameron and Sean each meet or exceed the Secretary of Interior (SOI) Professional Qualifications Standards in the areas of History and Architectural History (48 CFR 44738-44739). In cooperation with the New Castle Historic Preservation Commission (NCHPC), Pinyon historians identified approximately 70 buildings and/or sites to be included in the reconnaissance survey. Through information available from the Garfield County Assessor's Office website, archival documentation, and readily available imagery and information, resources were identified and chosen based on common themes and specific characteristics including date of construction; possessing an easily identifiable architectural style; and the presence/absence of additions/modifications.

The NCHPC is taking important steps to identify historic resources and prioritize the preservation efforts of the town. This evaluation and report are a part of an effort by the NCHPC to identify, document, and evaluate the historic buildings, structures, and/or sites in the New Castle community.

This reconnaissance-level survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior for History Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or History Colorado, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240

2. Methodology

2.1 Reconnaissance-level Survey

Reconnaissance-level surveys are intended to document broad information about historic resources within a specifically defined survey area. Most often, surveys are undertaken to identify potentially historic resources and to identify potential NRHP historic districts. The results of reconnaissance-level surveys are used to make recommendations for the future management of historic resources within a defined study area. Evaluation of these resources include the history represented thematically and architecturally in the study area; significance; and levels of integrity. This information is used to develop recommendations for intensive resource evaluations and Local, State, and/or National Register District potential. New Castle provided Pinyon with a list of resources to survey, a majority of which were adjacent to Main Street. In addition, the list of resources also included the evaluation of several buildings that were under 50 years of age and several lots that did not incorporate a building, structure, and/or object for evaluation. This list formed the basis for reconnaissance-level resources surveyed as a part of the project. Resources containing built features that are 50 years of age or older—being constructed in 1973 or earlier—are included in this reconnaissance survey. Archival repositories consulted for this survey include the New Castle Museum, the Garfield County Assessor, Denver Public Library Digital Collections, and Colorado Historic Newspapers.

The study area for this reconnaissance-level survey consisted of potentially and/or previously designated historic resources located primarily along Main Street, bounded by Elk Creek to the west, Burning Mountain Avenue to the east, and adjacent to Main Street. This area is also located within the northeast, northwest, southwest, and southeast quarters of Section 31, Township 5 South, Range 90 West of the 6th Principal Meridian and identified on the New Castle, Colorado 2022 topographic map by the United States Geological Survey (USGS). Additionally, two historic resources along North 4th Street were also surveyed. A field survey including photographic documentation of individual resources was undertaken on September 6, 2022. The survey was conducted by a four-person team taking photographs of resources from the public right-of-way (ROW). The cumulative results of the reconnaissance-level survey are discussed in subsequent sections of this report. Resources were evaluated and ranked as having a High, Medium, or Low likelihood for individual NRHP eligibility utilizing the following information sources: existing surveys and historic context documentation; the Colorado Office of Archaeology and Historic Preservation (OAHP) COMPASS Database; Garfield County Assessor's Office records; Garfield County Global Information System (GIS) data; Google Earth; Sanborn Fire Insurance Rate maps; and historical aerial imagery. The rankings of high, medium, and low are defined as follows:

High: High historic integrity based on visual inspection, including historic form and materials. Replacement materials or additions, if present, are sensitive to the historic character of the resource. Rarity of resource type within the town may create a high priority for a resource with moderate integrity.

Medium: Moderate historic integrity based on visual inspection. The historic form appears to be intact; additions, if present, are sympathetic to the historic form. The resource may be of interest for further study but is likely of greater importance as part of a larger neighborhood or district study than as an individual resource.

Low: Limited historic integrity based on visual inspection, which may include a high degree of replacement materials on the exterior envelope and/or additions that visibly obscure a historic form. The resource type may be highly common, with better examples in other locations within

the town. The resource is likely of greater importance as part of a larger neighborhood or district study than as an individual resource.

By and large, buildings were ranked based on exhibiting characteristics of a defined architectural style and for retaining a high degree of historic integrity. However, some resources, which may lack architectural significance, may be ranked as having a high probability for individual NRHP eligibility due to their specific associations with significant events and/or individuals.

3. Historic Context

3.1 Previous Surveys

A prior historic survey was prepared for the Town of New Castle in 1996. The previous survey, “Historic Building Survey: Town of New Castle, Garfield County, Colorado (SHF 95-M3-031),” identified and individually evaluated 17 buildings for NRHP eligibility. Of the 17 total evaluations, three resulted in an Officially Eligible determination by the Colorado State Historic Preservation Officer (SHPO) in 2001, while three evaluations have remained Field-Eligible since 1996. Additionally, seven out of the 17 total resources were later designated as local landmarks by the Town of New Castle. These resources are listed below:

- *100 West Main Street (also known as 100 East Main Street) (5GF.2368) — Eligible Field
- *116 North 4th Street (Front) (5GF.1665) — Not Eligible Field
- 116 North 4th Street (Rear) (5GF.2367) — Eligible Field
- 151 West Main Street (5GF.2369) — Not Eligible Field
- 181 West Main Street (5GF.2370) — Not Eligible Field
- 201 West Main Street (5GF.2371) — Not Eligible Field
- *239 West Main Street (currently 219 West Main Street) (5GF.2372) — Not Eligible Field
- *298 West Main Street (5GF.2373) — Eligible Field
- *299 West Main Street (currently 275 West Main Street) (5GF.2374) — Not Eligible Field
- 302 West Main Street (5GF.2375) — Not Eligible Field
- 303 West Main Street (5GF.2376) — Eligible Officially
- 312 West Main Street (5GF.2377) — Not Eligible Field
- 316 West Main Street (5GF.2378) — Eligible Officially
- 331 West Main Street (5GF.2379) — Eligible Officially
- *500 West Main Street (5GF.1488) — Not Eligible Field
- *502 West Main Street (5GF.1166) — Not Eligible Field
- 503 West Main Street (5GF.2380) — Not Eligible Field

* Indicates the resource has been designated a local landmark by the Town of New Castle.

3.2 Historic Context

Prior to European and Euro-American settlement in the region and the establishment of New Castle, the area was frequented by the Ute Tribe who inhabited much of the mountain areas in western Colorado and eastern Utah throughout the summer seasons. However, the lure of wealth from natural resource extraction from several gold rushes and silver booms prompted many American settlers to explore the Rocky Mountains between the mid to late-Nineteenth Century. By 1881, the tribe had been removed from the area and relocated to the Uintah and Ouray Reservation in Utah. The Town of New Castle was first known as Grand Buttes in 1866 and later known as Chapman in 1867. Yet, by 1888 the town was incorporated and renamed again to New Castle, shortly after Jasper Ward built the first homestead in the area only five years prior in 1883. In 1890, the recently incorporated town consisted of approximately 311 residents.

Around the same time, coal mining quickly became a vital and prominent industry in the vicinity in order to supply fuel for the silver smelters throughout the Rocky Mountain region. The town experienced several boom-and-bust cycles within the coal industry as many Italians, Austrians, Greeks, Swedes, Welsh, and English flocked to the region looking for work. By 1900, the town’s population had increased by 120

residents, totaling 431 people. Several mines had established themselves in New Castle and throughout Garfield County. One such mine, the Vulcan Mine, suited a swarm of mining activity on Coal Ridge, located to the south of the New Castle. However, the Vulcan Mine would also become infamous for several explosions that occurred between 1896 and 1918. Coal mining incorporated hard labor mixed with constant hazards associated with the industry. These hazards served as a persistent reminder regarding the dangers of the profession. On February 18, 1896, the Vulcan mine experienced its first explosion, killing 49 miners. Over seventeen years later on December 16, 1913, a second mine explosion killed another 37 men with the Colorado Fuel and Iron (CF&I) later being charged with negligence and ordered to pay \$1,000 to each victim's family. Less than a decade later, a third explosion at the mine in November of 1918 killed 3 workers while injuring another four. This explosion proved to be the last with the mine being closed, permanently, and sealed off forever. By the early Twentieth Century, the town experienced a steady decline in coal mining and the industry came to a permanent end in the area by the mid-Twentieth Century. Yet over 100 years after the first mines opened in the surrounding area, several underground coal fires continue to burn on the nearby mountain ranges including the fittingly named, Burning Mountain; these burn scares serve as a constant reminder for anyone living or visiting the town about its humble beginnings and prominent legacy.

In the aftermath of coal mining's decline, agricultural operations including farming and ranching began to take hold and stabilize the town's economy throughout the mid to late-Twentieth Century. The surrounding environment was favorable to these operations due in large part to the fertile soil in the area. One such place included Peach Valley along the Grand Hogback, and between New Castle and Silt. Many farms in this area produced a variety of crops including strawberries, plums, apples, grapes, pears, and potatoes. In addition, many ranchers in the vicinity tended to cattle and sheep, and at times, these livestock were herded down Main Street in New Castle. Although the town's population had declined in 1920 to 447 residents, the town was able to rebound through these industries and operations, increasing to 470 residents by 1930 and 484 residents by 1940 as agriculture continued to grow well into the late-Twentieth Century.

Coinciding with New Castle's economic growth, the town is also defined throughout the early Nineteenth to late Twentieth Centuries by its transportation development. Early stagecoach routes passed through New Castle as well as the Colorado Midland Railroad, who completed grade and trackage along the south side of town by October 1888. The tracks linked New Castle to Glenwood Springs approximately 12 miles east of the town and to the major transportation and supply hubs located in Denver. Over a decade and a half later, the railroad famously brought President Theodore Roosevelt through New Castle as he made a routine stop in the town while on his way to Divide Creek for hunting. Transportation further developed by the mid-1920s after US Highway 24 (US 24) was designated through the town, bringing newfound tourism, and entertainment/recreation opportunities that would persist into the area well into the Twenty-first Century. The advent of the automobile and the increase in affordability for working class individuals and families to own them by the 1920s resulted in a surge of automobile tourism throughout the Rocky Mountains. Readily available service stations were swiftly constructed to provide fuel and repair automobiles when necessary. By the mid-Twentieth Century, US 6 was also designated along US 24 through Castle Rock; however, US 24 was later undesignated from the route, leaving Main Street through Castle Rock only associated with US 6. Furthermore, the town's proximity to Glenwood Springs also made it a desirable location for mid-century expansion with post-World War II residential construction expanding to the east and west of downtown New Castle along Main Street. This residential development would continue well into the late Twentieth Century.

New Castle continued to evolve after the completion of Interstate 70 (I-70) to the south of town in 1971. Several decades later with the completion of I-70 through Glenwood Canyon in 1992, New Castle experienced additional community growth as the town became more accessible and recreation

opportunities expanded in the surrounding areas. Around the same time, the oil shale extraction industry established itself in the vicinity of New Castle. An oil shale boom swept the region in the 1970s due to improved oil extraction techniques allowing oil companies to profitably extract shale. Federal funding also incentivized oil companies to expand in the area. New Castle's economy and population grew as a result. However, by the early 1980s, the boom had turned into a bust with Exxon laying off approximately 2,100 oil workers in nearby fields in May of 1982. The decline continued well into the middle to end of the 1980s, with approximately 24,000 leaving Garfield and nearby Mesa counties. Yet, by the turn of the Twenty-first Century, New Castle's population rebounded as it surged to well over 2,000 residents.

3.2.1 Original Townsite New Castle

The Original Townsite New Castle was officially platted in 1888. The original town plat was the first platted subdivision following New Castle's incorporation that same year. The addition is bound by Elk Creek to the west, H Street on the north, North A Avenue to the east, and the Union Pacific Railroad (UPRR) ROW located on the south. Many buildings are documented in Sanborn Fire Insurance Rate Maps from 1893-1904, though the maps focus primarily on Main Street from 8th Street on the west to 2nd Street on the east. Commercial development within the addition is primarily located along Main Street, between North 6th Street and North 2nd Street. These commercial buildings typically date from circa 1890 through 1940. Along Main Street, and between North 6th Street and North A Avenue, is a mixture of commercial, educational, and residential development as the town expanded out of the confines of downtown. In addition, development along Main Street from North 6th Avenue and Elk Creek primarily includes residential properties. Likewise, the development north of Main Street within the addition consists primarily of dwellings.

3.2.2 Spencer's Addition & Spencer's 2nd Addition

Spencer's Addition and Spencer's 2nd Addition were platted by 1893 as shown through review of historic newspaper records. Spencer's Addition is bound by North A Avenue to the west, the foothill of Mount Medaris on the north, Burning Mountain Avenue to the east, and Main Street located on the south. A majority of resources within the addition consist of residential properties. Dwellings adjacent to Main Street, and between North A Avenue and Burning Mountain Avenue, typically range in construction date from 1890 through 1950. Yet, many of the residences appear to have been constructed in the 1930s and 1940s. Also, several properties north of Main Street within the addition have construction dates as late as 2000.

Furthermore, Spencer's 2nd Addition is bound by North A Avenue on the east, Main Street to the north, Burning Mountain Avenue to the east, and the UPRR ROW located on the south. A majority of buildings within the addition consist of residential properties. Residences adjacent to Main Street, and between North A Avenue and Burning Mountain Avenue, were typically constructed between 1895 through 1973. Although, many of the residences appear to have been constructed during the 1930s, 1940s, and 1950s.

3.2.3 Represented Architectural Styles

New Castle features a variety of architectural styles, but it is mostly comprised of one-story and 1.5-story No Style and Rustic style residences, and Nineteenth and Early-Twentieth Century Commercial buildings. Mixed Style, Bungalow, Minimal Traditional, vernacular Queen Anne, False Front Commercial, Cape Cod, Gabled-Ell, Shotgun, Edwardian, Gothic Revival, Italianate, and Shingle buildings are also present. Common characteristics of buildings constructed along Main Street include front or side gable roofs with overhanging eaves. Some hipped roof designs are also present, as are flared eaves and/or exposed rafter tails under the eaves. Many houses have an additional gable covering an open or enclosed porch, supported

either by square post or turned spindle supports. Fish scale shingles, wood shingles, dormers, concrete foundations, stacked stone foundations, and a lack of window shutters are common features across many buildings along Main Street. Additional common elements include detached garages of similar architectural style to the associated houses. Although No Style is the most common among resources, a vernacular or local/regional representation of the Rustic style is also a prominent style among resources. In addition to the residential buildings located along Main Street, there are also several commercial buildings as well as a church, adding to the overall character of the area. Some of the several represented architectural styles/types are presented on the following pages:

No Style

Common characteristics include:

- Does not yield a cohesive architecture
- Limited architectural detail
- Mostly unornamented surfaces
- Variety of roof types including front gable, side gable, or hipped roof
- Typically constructed in area from 1888-1973



Rustic

Common characteristics include:

- Log construction
- Overhanging eaves
- Exposed rafter tails
- Front or side gable roof
- Brick masonry or metal flue chimney
- Commercial hardware including window frames and doors
- Typically constructed in area from 1893-1950



Minimal Traditional

Common characteristics include:

- Boxy appearance; minimal architectural detail
- Rectangular or square plan
- One-story
- Low roof; usually side gabled
- Closed roof eaves
- Central main entry
- Weatherboard, asbestos, or brick siding
- Typically constructed in area from 1938-1950



Gabled-Ell

Common characteristics include:

- L-shaped layout
- Two intersecting front gables
- Clapboard siding
- Typically incorporates a partial- or full-length porch
- Some examples feature Queen Anne style elements including decorative fish scale shingles and turned spindle work
- Typically constructed in area from 1890-1910



Gothic Revival

Common characteristics include:

- Gothic (pointed) arch windows
- Steep pitched gable roof
- Masonry construction
- Limited or wide overhanging eaves
- Exposed rafter tails
- Open rake roof-wall junctions
- Typically constructed in area from 1900-1910



Nineteenth Century Commercial

Common characteristics include:

- Multi-story
- Decorative frieze
- Door transom
- May have corbelled cornice
- Decorative brickwork
- Stone or brick belt course
- Parapet
- Usually single or double entryway; multiple entryways present with corner building
- Typically constructed in area from 1888-1899



Edwardian

Common characteristics include:

- Multi-story
- Partial or full-length porch
- Multi-gable roof
- Asymmetrical
- Typically features some Queen Anne style elements including decorative fish scale shingles and/or turned spindle work
- Typically constructed in area from 1900-1910



False Front Commercial

Common characteristics include:

- Multi-story
- Parapet that extends above the roof and sides of a building
- Early examples constructed of wood; later examples utilized brick masonry
- Decorative cornice
- Typically, a front gable roof behind false front
- Typically constructed in area from 1900-1930



Bungalow

Common characteristics include:

- One or 1.5-story construction
- Typically incorporates a clapboard exterior envelope
- Exposed rafter tails under eaves
- Typically utilized a full-length porch
- Typically constructed in area from 1920-1941



Italianate

Common characteristics include:

- Multi-story
- Segmental arch windows
- Tall and narrow windows
- Molded window surrounds
- Decorative brickwork
- Typically incorporates brick masonry, although stone masonry was also utilized
- Typically constructed in area from 1888-1900



Hipped Roof Box

Common characteristics include:

- One-story
- Square plan
- Hipped roof
- Overhanging eaves with exposed rafter tails
- Decorative woodwork
- Typically utilized a clapboard exterior envelope
- Typically constructed in area from 1890-1910



4. Reconnaissance Level Survey Results

4.1 Previous Studies

In 1996, several resources along Main Street were evaluated for individual NRHP eligibility as a part of the “Historic Building Survey: Town of New Castle, Garfield County, Colorado (SHF 95-M3-031).” These sites include the St. John’s Episcopal Church (5GF.2368); New Castle Town Hall and Hose House—New Castle Historical Museum (5GF.1665); New Castle Town Jail—New Castle Museum (5GF.2367); New Castle School/Rosie’s Roller Skating/Ferrin’s Daycare (5GF.2369); Breslin Residence (5GF.2370); Bernoudy Brothers Saloon—Schroeder’s General Store (5GF.2371); Calhoun Clothing Store—Schroeder’s General Store (5GF.2372); Mattivi Motor Company—Three Rivers Repair/Phillips 66 (5GF.2373); H.R. Kamm Store—Napa Auto Parts (5GF.2374); Bank of New Castle—Gresock’s Liquor Store (5GF.2375); Trimble Block—Wintercount (5GF.2376); (5GF.2377); Rock Saloon—Antiques (5GF.2378); Trimble Block (5GF.2379); Grand River Lodge—Odd Fellows Lodge/Hall (5GF.1488); Barry Block—La Loma West Restaurant (5GF.1166); and Noren Livery (5GF.2380).

Aside from the New Castle Town Jail—New Castle Museum (5GF.2367), St. John’s Episcopal Church (5GF.2368), and Mattivi Motor Company—Three Rivers Repair/Phillips 66 (5GF.2373)—which were assessed Field Eligible in 1996—and the Trimble Block—Wintercount (5GF.2376), Rock Saloon—Antiques (5GF.2378), and Trimble Block (5GF.2379), which carry an Officially Eligible determination by SHPO since 2001, all the above-mentioned resources have determinations of Field-Not Eligible. A field determination indicates that the SHPO has not officially concurred with the determination.

4.1.1 New Castle – Reconnaissance Survey

The appended Table I summarizes the buildings recorded during the 2022 reconnaissance-level survey. In addition to identifying those resources with high potential for NRHP eligibility, the potential for a historic residential district was also evaluated as part of this project.

Most of the resource information for the properties discussed in this report is derived from the Garfield County Assessor’s Office. The records of the Garfield County Assessor are incomplete and, in some instances, do not accurately reflect the correct date of construction for properties. However, information was also retrieved from archival documents obtained at the New Castle Museum, the OAHF COMPASS database, Sanborn Fire Insurance Rate Maps from the U.S. Library of Congress, supplemented by research at Denver Public Library and online repositories such as Colorado Historic Newspapers.

5. Conclusions and Recommendations

Prior to this reconnaissance survey, a “Historic Building Survey: Town of New Castle, Garfield County, Colorado (SHF 95-M3-031)” was prepared for the Town of New Castle in 1996. The previous survey identified and individually evaluated 17 buildings for NRHP eligibility. This study provided a basis for known research pertaining to the built environment of New Castle. Although the findings from the 1996 survey did not include all the resources surveyed within this report, the 1996 survey contributed to expanding previously known and newly identified historic themes surrounding the town’s development.

The collection of resources identified through the 2022 reconnaissance-level survey of New Castle represent a high degree of historic architectural and/or thematic cohesion. Of the 70 total resources identified through the reconnaissance-level survey, 11 were ranked as having high potential for individual NRHP eligibility, at the local level. In addition, one resource was ranked as having high potential for individual eligibility to the Colorado State Register of Historic Places (SRHP). For the most part, resources with a high potential of individual NRHP and/or SHRP eligibility are likely to be eligible under Criterion C for their architectural qualities and characteristics, although Criterion A may also be applicable. These 11 resources are listed below. Furthermore, 13 resources were identified as having medium potential for NRHP and/or SHRP eligibility, at the local level, while the remaining 45 resources were identified as having a low potential for individual eligibility.

Resources with a “High” potential for individual NRHP eligibility:

- | | |
|--------------------------------------|---|
| • 802 West Main Street
(5GF.5891) | • 303 West Main Street
(5GF.2376) |
| • 721 West Main Street
(5GF.5897) | • 298 West Main Street
(5GF.2373) |
| • 589 West Main Street
(5GF.5903) | • 100 East Main Street
(5GF.2368) |
| • 503 West Main Street
(5GF.2380) | • 162 East Main Street
(5GF.5924) |
| • 366 West Main Street
(5GF.5912) | • 116 North 4th Street
(Rear) (5GF.2367) |
| • 331 West Main Street
(5GF.2379) | |

Resources with a “High” potential for individual SHRP eligibility:

- 505 East Main Street
(5GF.5939)

Due to the number of thematically cohesive resources, there is also a high potential for a historic district, at the local level, along Main Street in New Castle. The potential local historic district would be bound by 8th Street to the west, Burning Mountain Avenue to the east, and adjacent to Main Street. In addition, two resources, 5GF.1665 and 5GF.2367 located at 115 North 4th Street, should be considered a part of the potential historic district boundaries, although they are not adjacent to Main Street. A particular historic theme represented within the potential district includes community and commerce development with a period of significance (POS) extending from 1888, when the Town of New Castle was incorporated, to 1973 which corresponds to the 50-year threshold typically used for eligibility determinations for the NRHP. Transportation and entertainment/recreation development are also relevant themes that were identified over the course of the community’s development during the period. While there are relatively

few properties identified as having high potential for individual NRHP eligibility, taken together, many of the buildings along Main Street are representative of a cohesive period of construction constituting a potential local historic district eligible under Criteria A association with the economic growth and community development of New Castle. Although resources 5GF.1665 and 5GF.2367 are not adjacent to Main Street, these resources are associated with the early development of New Castle and are also linked with the thematic cohesion of the potential local historic district.

Additionally, research throughout this assessment suggests that buildings, structures, and sites surrounding and outside of the potential local historic district's boundaries may also be of interest for future evaluation. Although the full extent of the original New Castle Townsite, Spencer's Addition, and Spencer's 2nd Addition go beyond the boundaries and scope of this evaluation, it is possible for these additional resources to enlarge the potential historic district's boundaries. This may also improve the prospect for NRHP consideration, and/or the ability to incorporate additional individually eligible resources. This would include over 100 potential residences and/or commercial buildings that have not been previously surveyed. These buildings are largely located to the north of buildings adjacent to Main Street that were surveyed within this report and also buildings to the south of residential properties adjacent to Main Street within Spencer's 2nd Addition. However, this would require additional assessments of the surrounding area to evaluate the potential to enlarge the boundaries of the potential historic district.

The 12 buildings identified as having the greatest potential for NRHP and/or SHRP eligibility, at the local level, within this report represent a sample of residential buildings in the survey area and exhibit a variety of architectural styles. Future investigations in the area should prioritize the intensive evaluation of these resources for individual NRHP and/or SRHP eligibility to officially determine eligibility through formal consultation with the SHPO. Priority should also be given to the intensive evaluation of the potential local historic district. Additionally, future projects should also focus on evaluation of those residences identified through the 2022 reconnaissance-level survey as having medium probability of eligibility by performing intensive-level evaluations of individual NRHP eligibility, as well as a determination of the status of residences as either contributing or non-contributing to the potential local historic district. Additional surveys should continue to expand outward from the downtown core of New Castle and into the surrounding subdivisions. This includes surveying the full extent of the original New Castle Townsite, Spencer's Addition, and Spencer's 2nd Addition to better understand mid-century and late-Twentieth Century development and residential trends as they manifested throughout New Castle. This may also improve the possibility for a potential NRHP historic district.

Additionally, resources that may or may not have potential NRHP and SRHP eligibility might remain candidates for local landmark designation for their strong association with the developmental growth of the New Castle area.

A majority of resources identified within this report should be considered likely to contribute to a potential historic district, at the local level, primarily along Main Street. This report finds that, of the 70 total resources located in the potential local district, approximately 56 buildings (or about 80 percent) could be considered potentially contributing. Additional research may yield further information regarding both the eligibility of individual resources, as well as their contributing status within the potential local historic district. If a future evaluation is conducted relating to a potential NRHP historic district, it is recommended that the full extent of the original New Castle Townsite, Spencer's Addition, and Spencer's 2nd Addition be assessed to potentially increase the physical integrity of the district. Furthermore, the 14 resources along Main Street which have been previously evaluated and carry field determinations should be reevaluated using standard inventory forms and following the most current OAHN guidance to obtain an official determination of eligibility through consultation with SHPO. Finally, given the length of time

since the latest large-scale survey of the area, it is recommended that an updated historic context for the Town of New Castle be developed and utilized when completing future survey projects.

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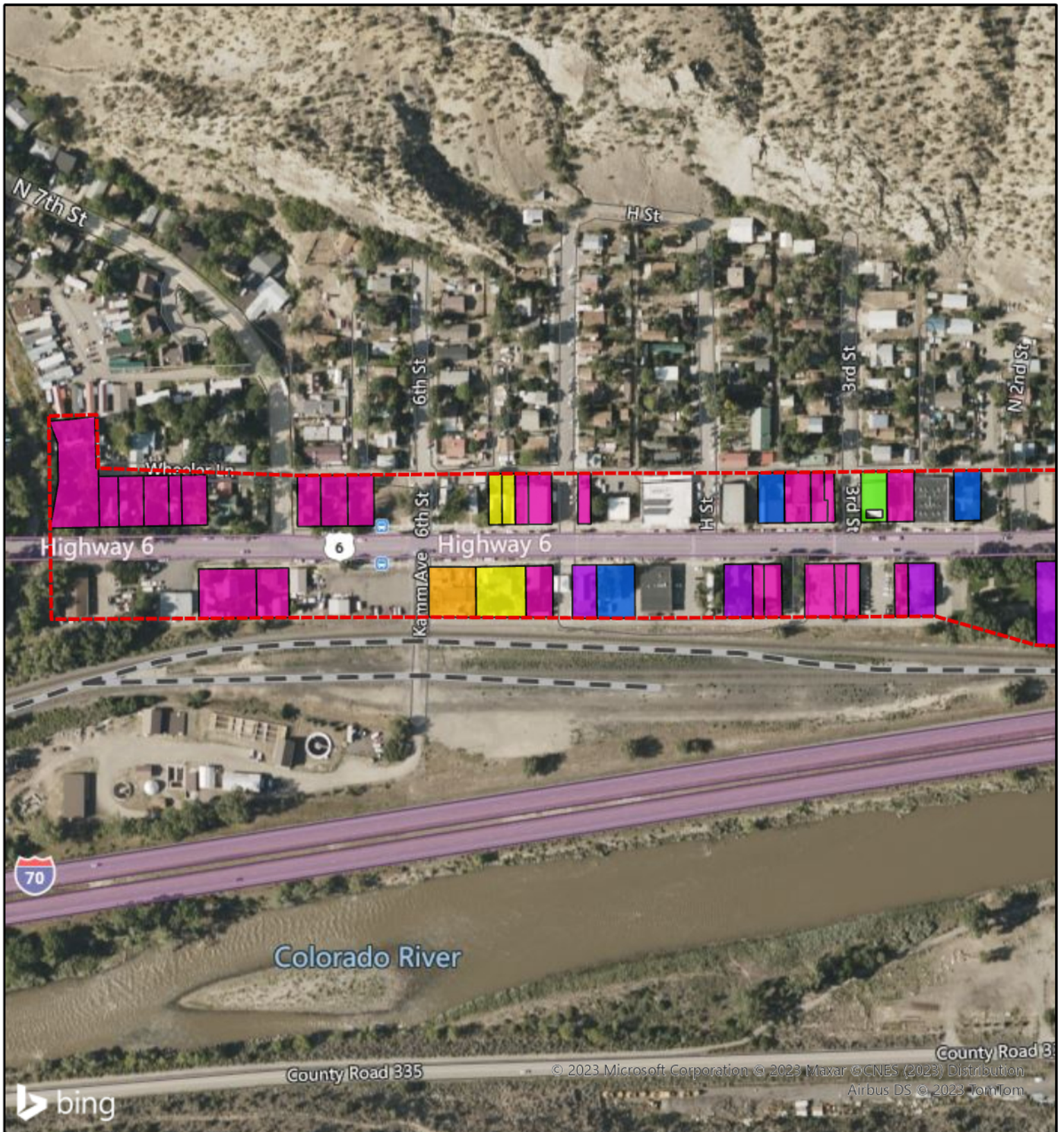
ATTACHMENTS

See attached OAHP site forms

Figures



Study Area
--



- | | |
|--|--|
| Study Area | 1931-1940 |
| 1970-1973 | 1921-1930 |
| 1951-1960 | 1900-1910 |
| 1941-1950 | Pre-1900 |



Pinyon
Environmental, Inc.

Project Map
Reconnaissance Survey
Study Area
New Castle, Colorado

Site Location: Section 31 Township 5S, Range 90W, 6th Principal Meridian

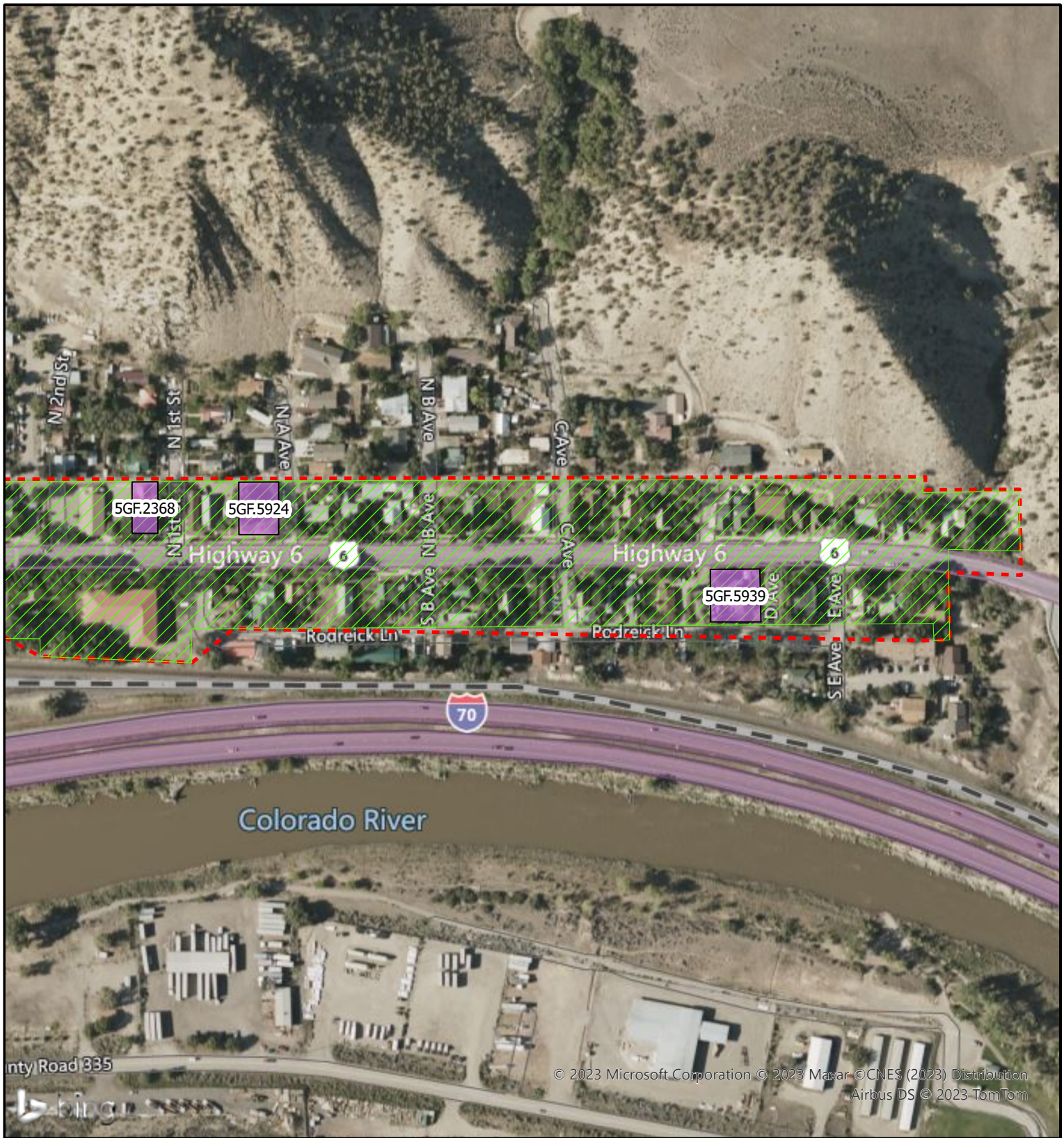
Pinyon Project Number: 122156001

Drawn By: SMF

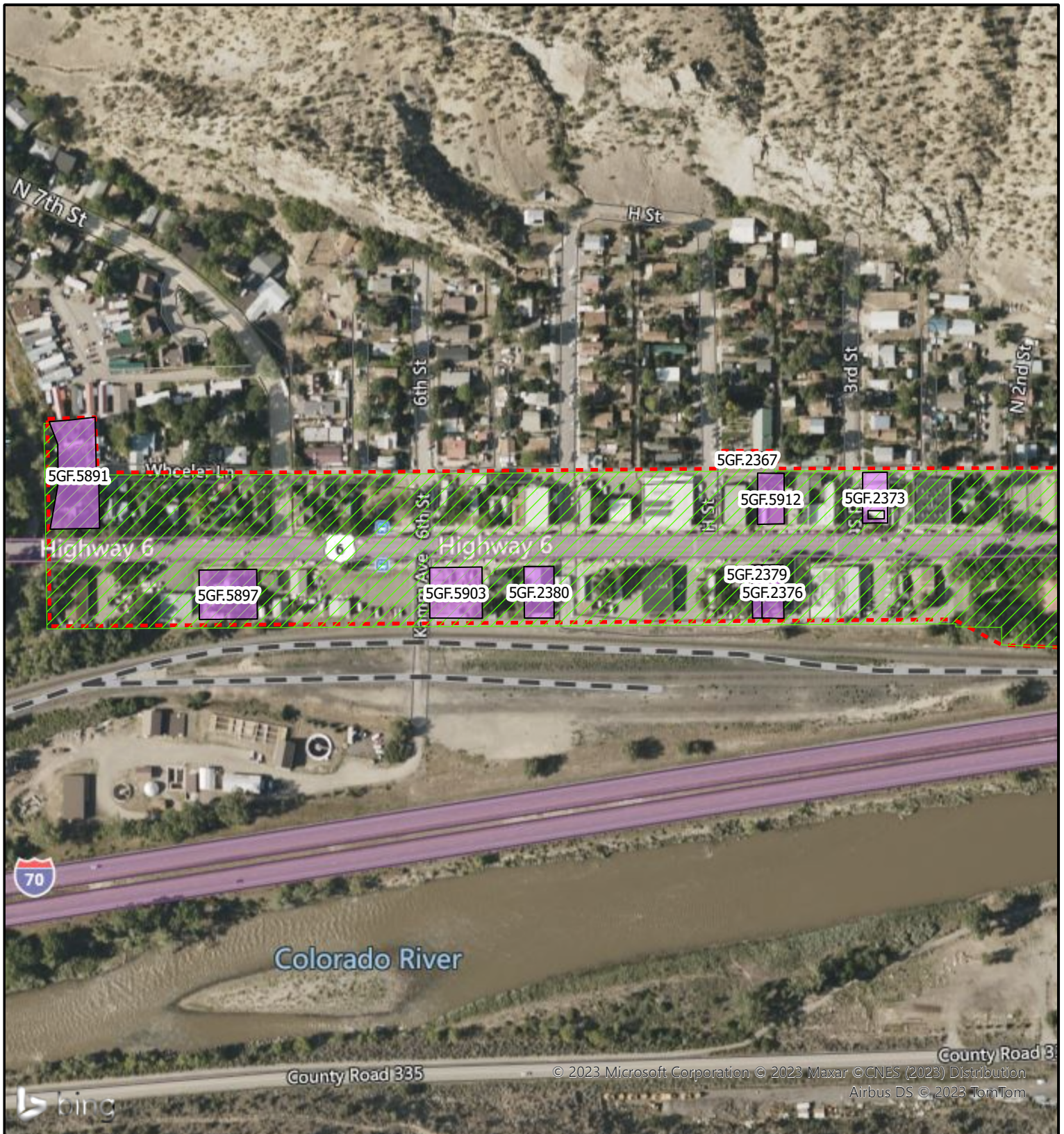
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Reviewed By: DG/ALB

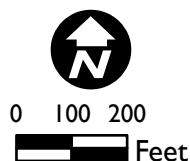
Date: 4/11/2023



Study Area Potential Historic District High Potential Resource 0 100 200 Feet	High Potential Resource Map Reconnaissance Survey New Castle, Colorado	
Site Location: Section 31 Township 5S, Range 90W, 6th Principal Meridian Pinyon Project Number: 122156001	Drawn By: AMS Reviewed By: CMW	Figure: 2 Date: 7/25/2023



- Study Area
- Potential Historic District
- High Potential Resource



Pinyon
Environmental, Inc.

High Potential Resource Map

Reconnaissance Survey
New Castle, Colorado

Site Location: Section 31 Township 5S, Range 90W, 6th Principal Meridian

Pinyon Project Number: 122156001

Drawn By: AMS

Figure: 2

Reviewed By: CMW

Date: 7/25/2023

Table I – Reconnaissance Survey Table

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
802 West Main Street (5GF.5891)	1895	Italianate; 1.5-story; Brick masonry	High	Eligible	Yes	Yes	
792 West Main Street (5GF.5892)	Ca. 1899	Late Victorian; Two-story; Horizontal weatherboard	Medium	Needs Data	Yes	Needs Data	
782 West Main Street (5GF.5893)	1893	Hipped roof box; One-story; Horizontal weatherboard	Medium	Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
752 West Main Street (5GF.5894)	1893	Rustic; 1.5-story; Stone masonry	Low	Not Eligible	Yes	Yes	
742 West Main Street (5GF.5895)	1893	No Style; One-story; Vertical weatherboard	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
732 West Main Street (5GF.5896)	1898	Gabled-El; One-story; Novelty Siding	Low	Not Eligible	Yes	No	
721 West Main Street (5GF.5897)	Ca. 1904	Edwardian; Two-story; Horizontal weatherboard	High	Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
702 West Main Street (5GF.5898)	Ca. 1904	Vernacular Queen Anne; Two-story; Horizontal weatherboard	Medium	Eligible	Yes	Yes	
681 West Main Street (5GF.5899)	1893	No Style; Two-story; Horizontal weatherboard	Low	Not Eligible	No	No	 

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
644 West Main Street (5GF.5900)	Ca. 1904	Edwardian; Two-story; Composite siding	Low	Not Eligible	Yes	Yes	
640 West Main Street (5GF.5901)	1893	No Style; Two-story; Vinyl siding	Low	Not Eligible	No	No	
620 West Main Street (5GF.5902)	Ca. 1899	No Style; One-story; Composite siding	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
589 West Main Street (5GF.5903)	1951	Mixed Style; One-story Stucco	High	Eligible	Yes	Yes	
562 West Main Street (5GF.5904)	1974	Prefabricated mobile trailer; One-story; Corrugated metal	N/A (outside period of significance)	Not Eligible	No	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
552 West Main Street (5GF.5905)	1942	Shotgun; One-story; Wood shingle	Low	Not Eligible	Yes	No	
543 West Main Street (5GF.5906)	1948	No Style; 1.5-story; Faux log	Low	Not Eligible	Yes	No	
542 West Main Street (5GF.5907)	1942	Shotgun; One-story; Vertical weatherboard	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
532 West Main Street (5GF.5908)	1893	No Style; One-story; Horizontal and vertical weatherboard	Low	Not Eligible	Yes	Needs Data	
503 West Main Street (5GF.2380)	Ca. 1905	False Front Commercial; One-story; Horizontal weatherboard and embossed asphalt siding Field - Not Eligible (1996)	High	Eligible	Yes	Yes	
502 West Main Street (5GF.1166)	Ca. 1893	Nineteenth Century Commercial; Two-story; Brick masonry Field - Not Eligible (1996); Local landmark	Medium	*Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
500 West Main Street (5GF.1488)	Ca. 1890	Nineteenth Century Commercial; Two-story; Brick masonry Field- Not Eligible (1996); Local landmark	Medium	Not Eligible	Yes	Yes	
457 West Main Street (5GF.5909)	Ca. 1899	Commercial; One-story; Vertical weatherboard	Low	Not Eligible	Yes	Yes	
437 West Main Street (5GF.5910)	1929	Bungalow	Low	Not Eligible	No	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
376 West Main Street (5GF.5911)	N/A	N/A (empty lot)	N/A	Not Eligible	No	No	
366 West Main Street (5GF.5912)	1928	False Front Commercial; One-story; Stucco	High	Eligible	Yes	Yes	
335 West Main Street (5GF.5913)	1971	Prefabricated mobile trailer; One-story; Corrugated metal	Low	Not Eligible	No	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
333 West Main Street (5GF.5914)	1909	Late Victorian; 1.5-story; Horizontal weatherboard	Medium	Not Eligible	Yes	Yes	
331 West Main Street (5GF.2379)	1895	Nineteenth Century Commercial; Two-story; Brick masonry Officially - Eligible (2001)	High	Eligible	Yes	Yes	
316 West Main Street (5GF.2378)	1890	Nineteenth Century Commercial; Two-story; Stone/brick masonry Officially - Eligible (2001); Field - Not Eligible (1996)	Medium	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
312 West Main Street (5GF.2377)	1889	Commercial; One-story; Horizontal weatherboard Field - Not Eligible (1996)	Low	Needs Data	Yes	Needs Data	
303 West Main Street (5GF.2376)	Ca. 1893	Nineteenth Century Commercial; Two-story; Brick masonry Officially - Eligible (2001)	High	Eligible	Yes	Yes	
302 West Main Street (5GF.2375)	1889	Nineteenth Century Commercial; One-story; Stucco Field - Not Eligible (1996)	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
298 West Main Street (5GF.2373)	1937	Rusticated Commercial; One-story; Rusticated concrete block Field - Eligible (1996); Local landmark	High	Eligible	Yes	Yes	
286 West Main Street (5GF.5915)	1892	No Style; One-story; Vinyl siding	Low	Needs Data	Yes	Needs Data	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
275 West Main Street (5GF.2374)	Ca. 1888	Modern Movement; One-story; Stucco (Formally 299 West Main Street) Field - Not Eligible (1996); Local landmark	Low	Needs Data	Yes	Needs Data	
219 West Main Street (5GF.2372)	1892	Nineteenth Century Commercial; One-story; Brick masonry (Formally 239 West Main Street) Field - Not Eligible (1996); Local landmark	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
202 West Main Street (5GF.5918)	1923	No Style; 1.5-story; Composite siding	Low	Not Eligible	Yes	Yes	
201 West Main Street (5GF.2371)	Ca. 1890	Nineteenth Century Commercial; One-story; Brick masonry Field - Not Eligible (1996)	Low	Not Eligible	Yes	Yes	
181 West Main Street (5GF.2370)	Ca. 1905	No Style; 1.5-story; Embossed asphalt siding Field - Not Eligible (1996)	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
161 West Main Street (5GF.5919)	1900	False Front Commercial; One-story; Horizontal weatherboard Local landmark	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
157 West Main Street (5GF.5920)	1983; 2004	Burning Mountain Park	N/A	Needs Data	No	Yes	
151 West Main Street (5GF.2369)	1913; 1939	Mixed Style; Two-story; Brick masonry Field - Not Eligible (1996)	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
122 West Main Street (5GF.5890)	1984	No Style; One-story; Vertical weatherboard Post Office	N/A (outside period of significance)	Not Eligible	No	No	
0 West Main Street (5GF.5944)	2002	Parking lot	N/A (outside period of significance)	Not Eligible	No	No	
100 East Main Street (5GF.2368)	1909	Gothic Revival; One-story; Concrete Field - Eligible (1996); Local landmark	High	Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
102 East Main Street (5GF.5921)	1948 (moved to site)	No Style; One-story; Vinyl siding	Low	Needs Data	No	Needs Data	
122 East Main Street (5GF.5922)	1941	Rustic; One-story; Log	Low	Not Eligible	Yes	Yes	
142 East Main Street (5GF.5923)	1941	Bungalow; One-story; Vertical weatherboard	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
162 East Main Street (5GF.5924)	1942	Cape Cod; 1.5-story; Horizontal weatherboard	High	Eligible	Yes	Yes	
191 East Main Street (5GF.5925)	1950	Rustic; One-story; Horizontal weatherboard	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
203 East Main Street (5GF.5926)	1936	Rustic; One-story; Novelty siding	Low	Not Eligible	Yes	No	
221 East Main Street (5GF.5927)	Unknown	No Style; One-story; Horizontal weatherboard	Low	Needs Data	No	Needs Data	
281 East Main Street (5GF.5928)	1938	No Style; One-story; Horizontal weatherboard	Low	Not Eligible	No	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
296 East Main Street (5GF.5929)	1893	No Style; One-story; Vinyl siding	Low	Needs Data	Yes	Needs Data	
311 East Main Street (5GF.5931)	1950	Minimal Traditional; One-story; Asbestos siding	Medium	Not Eligible	Yes	No	 

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
316 East Main Street (5GF.5932)	1938	Minimal Traditional; One-story; Stucco	Medium	Needs Data	Yes	Needs Data	
396 East Main Street (5GF.5933)	1940	Rustic; One-story; Log	Medium	Eligible	Yes	Yes	
403 East Main Street (5GF.5934)	1936	No Style; One-story; Vinyl siding	Low	Not Eligible	Yes	No	

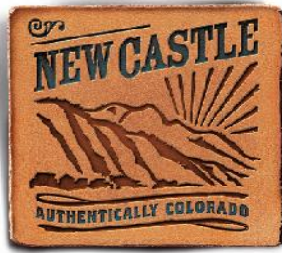
Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
405 East Main Street (5GF.5934)	1973	Prefabricated mobile trailer; One-story; Corrugated metal	Low	Not Eligible	No	No	
406 East Main Street (5GF.5935)	1934	Rustic; One-story; Log	Medium	Eligible	Yes	Yes	
407 East Main Street (5GF.5936)	1970	No Style; One-story; Board and batten	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
436 East Main Street (5GF.5937)	1936	Vernacular Bungalow One-story; Stucco	Medium	Eligible	Yes	Yes	
466 East Main Street (5GF.5938)	1893	No Style; One-story; Vertical weatherboard	Low	Not Eligible	Yes	Yes	
505 East Main Street (5GF.5939)	1945	Rustic; One-story; Log	High	*Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
641 East Main Street (5GF.5940)	1898	Gabled-Ell (with some Queen Anne style); One-story; Vinyl siding	Low	Needs Data	Yes	Needs Data	
644 East Main Street (5GF.5941)	1949	No Style; Two-story; Vinyl siding	Low	Not Eligible	No	No	
681 East Main Street (5GF.5942)	1905	No Style; One-story; Board and batten	Low	Not Eligible	Yes	No	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
696 East Main Street (SGF.5943)	1903	Shingle/Gabled Ell; 1.5-story; Shingle and brick masonry	Medium	Eligible	Yes	Yes	
116 North 4th Street (Front) (SGF.1665)	Ca. 1893-1894	No Style; One-story; Stucco New Castle Museum Officially - Not Eligible (1992); Field - Not Eligible 1996); Local landmark	Low	Not Eligible	Yes	Yes	

Address/Site Number	Year built	Notes	Individual Assessment (high, medium, low)	NRHP Eligibility (* indicates SRHP Eligible only)	Contributes to potential local Historic District	Local Landmark Potential	Photographs
116 North 4th Street (Rear) (5GF.2367)	Ca. 1893-1894	No Style; One-story; Stone masonry Stone masonry Old Town Jail Field - Eligible (1996)	High	Eligible	Yes	Yes	



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

Memorandum

To: Historic Preservation Commission

From: Remi Bordelon

Re: Commission Discussion: Grant Deliverable, Final Report to History Colorado

Date: October 16, 2023

Purpose:

The purpose of this agenda item is for the commission to review and provide comment of the final deliverables (#11 & #12) to History Colorado regarding the awarded subgrant supporting the Main Street Historic Survey.

Deliverable #11: Documentation of Public Outreach

Deliverable #12: Final Project Report



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

PUBLIC NOTICE

**Wednesday & Thursday,
September 7 & 8, 2022
Main Street, New Castle, CO**

**There may be three or more
Historic Preservation Commissioners
in participation with Pinyon Environmental, Inc.
for the 2022 Historic Town Survey of Main Street.**

The purpose of this survey is to provide HPC with a report of potential properties eligible for historic designation. During the survey, Pinyon staff and commission members will be walking East and West Main Street surveying each property while remaining on the sidewalks.

They may take pictures of the properties as well as any notes regarding historical architecture/significance.



Town of New Castle
450 W. Main Street
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Phone: (970) 984-2311
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Agenda
New Castle Historic Preservation Commission
Special Meeting
Monday, January 09, 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>

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. Guest Speaker: History Colorado, Certified Local Government (CLG) Quadrennial Evaluation**
- B. Guest Speaker: Pinyon Environmental, Inc. Review of Draft Report**
- C. A Year in Review of 2022 HPC**
- D. Commission Review: 2023 Approved Budget**
- E. Consider Approval of October 10, 2022 Minutes**

Commissioner Comments

Adjourn



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 (Regular Meeting)

Monday, April 17, 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>

Meeting ID: 709 658 8400

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Call to Order

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Citizen Comments on Items NOT on the Agenda

-Comments are limited to three minutes-

Agenda Changes

Items For Consideration

- A. Pinyon Environmental Historic Survey Report of Main Street**
- B. Commission Discussion of Future Historic Designations with Updated Survey**
- C. Staff Report of Colorado Local Government (CLG) 4 Year Review by History Colorado**
- D. Commission Update Regarding Museum Electric Work**
- E. Consider Approval of February 13, 2023 Minutes**

Commissioner Comments

Adjourn



Town of New Castle Newsletter

A Monthly Update for Residents

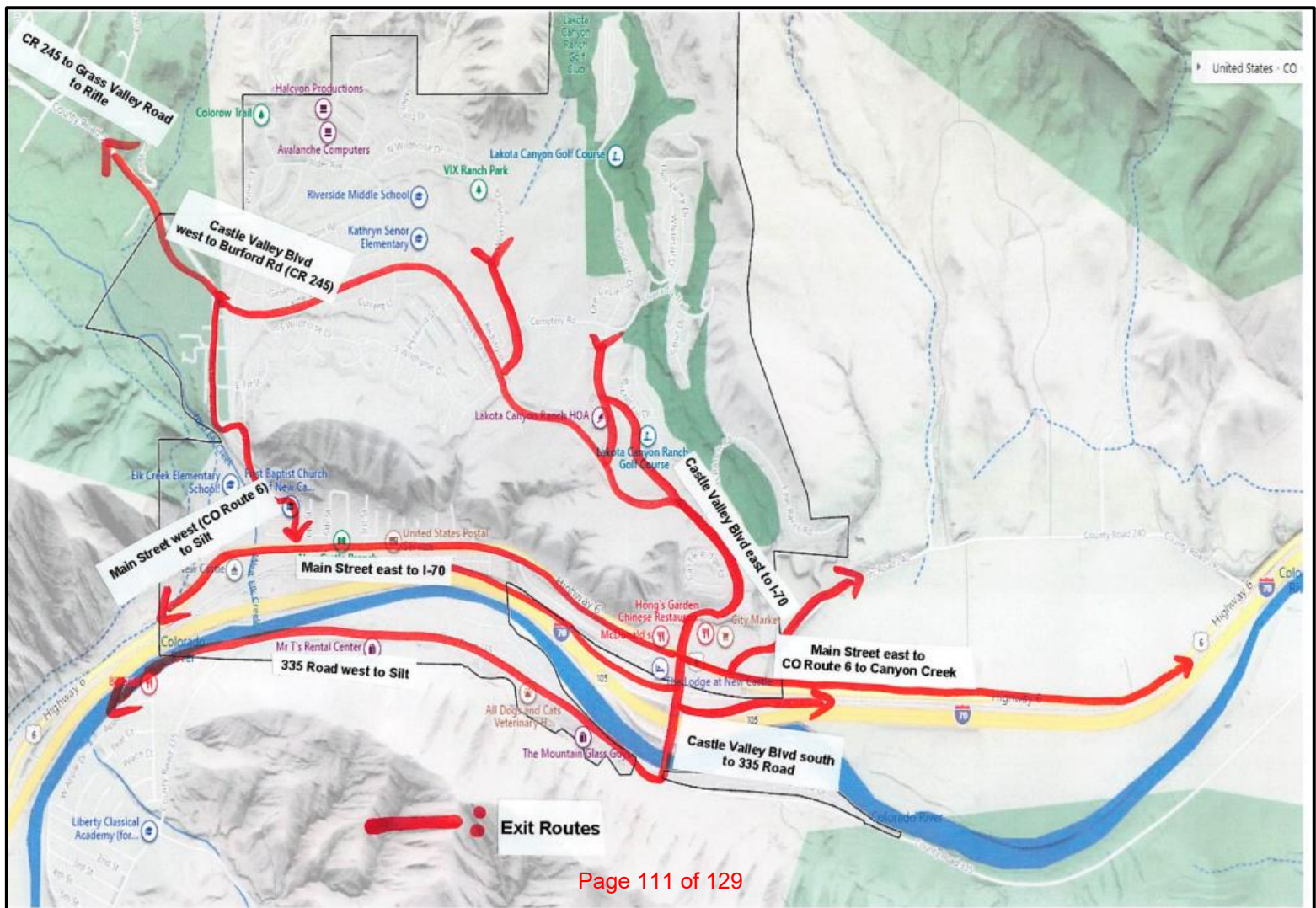
May 2022

New Castle Emergency Preparedness

Wildfire season in Colorado can affect us all. If a fire or other emergency should require evacuation of town residents, it is important to know what to do. Please note that following instructions from law enforcement/traffic control personnel is critical to not only your safety but that of others. Please heed their guidance in an emergency.

The first step is preparedness. 1) Sign up for emergency notification at www.garco911.org. 2) Make an emergency contact list for everyone in your home to carry and designate a place to meet. 3) Prepare a go bag for everyone in the home. Make sure that this is prepared ahead of an emergency. 4) Be aware of all the exits from town, highlighted on the map below. 5) Plan to attend *Firewise: Ready, Set, Go* presented Colorado River Fire Rescue at CMC Rifle on May 28th from 10:00 am – 3:00 pm. Sign up for the free class on the college's website.

Stay tuned each month throughout the summer for information from New Castle's Public Information Officer, Rochelle Firth. Direct questions to rfirth@newcastlecolorado.org.



May 7 is a Full Day in New Castle

Saturday, May 7, kicks off with the **Hogback Hustle**. The 5K race starts at the City Market parking lot at 9:00 am, then snakes through town and ends at Burning Mountain Park with breakfast and awards. The cost is \$35, benefitting the New Castle Recreation Department and the Youth Scholarship Program. Register at newcastlerec.com and contact the Recreation Department with questions (970-984-3352).

Also on May 7 is the annual **Youth Fishing Derby** presented by the New Castle Cub Scouts. Everyone is asked to pre-register at newcastlerec.com, then arrive at Alder Park Pond promptly at 9:30 am to check in. This free event requires a brief "Learn to Fish" lesson that must be taken before fishing begins. Fishing in age groups will be staggered between 9:30 am and 2:00 pm. Thanks to Wendy's, everyone who registers will receive a free frosty. Grease Monkey is a Gold Sponsor this year.

May 7 is the date for the **Annual Town-Wide Yard Sale** beginning at 8:00 am. Participants are asked to put up and remove their own yard sale signs. Everyone is also asked to be patient with the increased traffic through town. Note that all traffic will be halted on Castle Valley Boulevard, Midland Avenue, 7th Street and Main Street between 9:00 am and 10:00 am for the Hogback Hustle.

Finally, **Symphony in the Valley** returns to present "Symphony Swing" on Saturday, May 7, at 6:30 pm at New Hope Church. The concert is the Symphony's annual fundraiser and features Big Band music from the Roaring Twenties, with dancing and dinner catered by Stoney Joanie's.



Town of New Castle Public Works is busy building a trail from the Shibui Apartments to the City Market Plaza.

New Castle Fire Restrictions in Effect

The Town Code restricts outdoor burning, fireworks and spark producers every year from April 1 to November 1. Please see the town website under "In the News" for more information.

The BLM and county officials have noted that spring rain has stimulated grass and weed growth, which will fuel fires if it is not controlled. The town is asking residents to please keep grass trimmed, as well as to remove flammable materials stored outside.

Let's all do our part to prevent more fires this summer.

Graduation Month is Here

May is an exciting month for high school and college students as graduation approaches. The Town of New Castle congratulates each one of you for your outstanding achievements and wishes you all the best of luck for the future.



New Castle's Historic Preservation Commission Subgrant Award for 2022

The Town's Historic Preservation Commission is a member of the state's Certified Local Government program through History Colorado. This program provides opportunities and resources to local municipal historic commissions, including subgrants for historic surveys.

The New Castle Historic Preservation Commission and Commission Clerk Remi Bordelon applied for a grant in late 2021 to fund a historic survey of Main Street and other designated properties. The grant application was approved for survey work to be completed this year.

This opportunity affords the commission the ability to review properties for historic designation as well as to update the town's original 1996 survey.

Did You Know That.....

Colorado Drifters Coffee Shop hosts a free Open Mic Night the first Thursday of each month.

St. Mary's bloodmobile will return on Friday, May 20th from 11:00 am – 1:00 pm in front of the library.

New Castle Cub Scout Pack 221 will observe Memorial Day on May 31 at 10 am in Highland Cemetery.

Local businesses and business owners took 31 awards in the Post Independent's Locals Choice Awards. Burning Mountain Park and the Chili Cook-off also took awards.

The New Castle Running Club runs every Monday evening. Find them on Facebook and join the next run.

The River Center is recruiting volunteers. Please call 970-984-4333 to sign up.

The community gardens at Apple Tree and the River Center have plots available. Call 970-984-4333.

EverGreen ZeroWaste will begin operation in town in May Sign up at <https://ebergreenzerowaste.com>

Town Hall will be closed on Memorial Day, May 31.

All dogs must be leashed in town.

New Castle's April 5 Election Results

At New Castle's April 5, 2022, regular election, Mayor Art Riddile was re-elected, and Bruce Leland, Brandy Copeland and Caitlin Carey were elected to Town Council seats. All were sworn in at the April 19 Town Council Meeting. Outgoing Council Member Scott Owens was thanked for his contributions to the town as his term expired.

Ballot Issue A, the lodging tax, passed, increasing the town lodging tax on hotel/motel and VRBO/Air B-n-B type rooms from 2.5% to 5% beginning in January 2023. New Castle has 3,037 registered voters. 730 ballots were cast which equals a 24.04% voter turnout.

Designated Election Official, Town Clerk Melody Harrison, Deputy Town Clerk Mindy Andis and Administrative Assistant Remi Bordelon began preparing for the election in December 2021 in accordance with state election law. Six election judges were selected and trained and they began the process of signature verification in late March. Two employees from the Garfield County Elections office assisted and used counting machines that electronically scanned the ballots and counted the votes.

New in New Castle: Wrap and Roll Deli

Ritter Plaza has welcomed a new business, Wrap and Roll Deli, owned and operated by Anabel Meza along with son Jesus and daughter Alejandra. A new resident of New Castle, Anabel has been wanting to open her own deli for years. After working at Upper Crust Bakery in El Jebel for many years, Anabel knew that this was the kind of business she wanted to bring to her hometown. Her son Jesus, now 22, thought it was the perfect time to go after this dream when they found a space vacant in Ritter Plaza.

Jesus explained, "Everything we make for you is made with love. We will only serve homemade bread for your sandwiches, made from scratch pastries, croissants, bagels, muffins, cinnamon rolls, and at some point homemade soups. Wrap and Roll Deli also has ice cream, fruit smoothies made with real fruit juice as well as espresso and lattes. Please stop by and give us a try. We promise you won't be disappointed."

The new deli is located at 295 W Main Street. Hours are 6:00 am - 5:00 pm, seven days a week.



happy
mother's day

New Castle Chamber of Commerce “Growing Businesses, Building Community”

From the Chamber

The Chamber's Business of the Month, Spirits of New Castle, has been a fixture in downtown since Jim and Kristi Wirt purchased the business, located at 302 West Main, just before Thanksgiving 2006. Jim, an electrician who owns Tradesman Electric, and Kristi, a former bookkeeper, are proud parents of two grown sons and five grandchildren. Besides being with their family, the Wirt's enjoy hanging out with friends. Spirits is a full-service liquor store offering an array of wine, beer and spirits. Kristi says they're also happy to place special orders for customers. Kristi says the hardest part of business right now is finding employees, though she is quick to add that her long time crew of Deb, Robin, Renee, Ali and Margie make business at the store run smoothly.

Spirits is proud of their selections of craft beers, adding that they also try to support Colorado products. Spirits also carries a selection of unique gifts and cards. Kristi loves the old and new friends she sees at the store and hopes that the revitalization of downtown New Castle will bring more people to the area. Spirits posts specials on their Facebook page, and they invite everyone to “Like” the page. They can be reached at 970-984-3225, or in person at the store.

New July 4th Celebration in New Castle

The Freedom Celebration at Apple Tree has been discontinued. In its place, New Castle will celebrate Independence Day on Monday, July 4, with an old-fashioned non-motorized mini parade at the Elk Creek Elementary School grounds. Kids and adults are invited to join the parade with decorated bikes, scooters, little red wagons, strollers, leashed (and crowd-friendly) pets, horses, goats, alpacas, anything that's not motorized. The parade will be followed by an old-fashioned picnic. The Recreation Department will barbecue hot dogs, and participants are invited to bring additional food, drinks and picnic blankets.

Sign up now at newcastlechamber.com and look for more details in the June Newsletter.



Earth Day events at City Market had an excellent turnout, in spite of the weather.

Council Highlights

Approved a Special Event Liquor License for Symphony in the Valley

Resolution TC 2022-12 - Approving a Conditional Use Permit for Alpine Moving and Storage

Resolution TC 2022-11 – In support of Ukraine

Ordinance TC 2022-4 – Amending Sections 16.04.060 and 17.104.020 of the Municipal Code

Read Arbor Day Proclamation

Thanked Scott Owens for six years of service on Town Council

Swore in newly elected officers: Mayor Art Riddile, Council Member Caitlin Carey, Council Member Brandy Copeland and Council Member Bruce Leland

Reappointed Myrna Candrea, Jeanne Brown and Tom Elder to Climate and Environment Commission

Reappointed Julie Martinez, Mark McDonald and Chuck Apostolik to Planning & Zoning Commission

Reappointed Bronwyn Rittner and Rick Parks to alternate seats on Planning & Zoning Commission

Reappointed Amanda Maurer as Municipal Judge

Nominated Council Member Grady Hazelton as Mayor Pro Tempore

Approved a Trail License Agreement with Garfield RE-2 School District



Town of New Castle Newsletter

A Monthly Update for Residents

September 2022

Burning Mountain Festival: Full Schedule



Friday, September 9

4:00 pm - Food and Craft Vendors Open
4:00 pm - Face Painter
5:00 - 9:30 pm - Beer Garden
5:00 - 7:00 pm - Feeding Giants
7:00 pm - Volunteers of the Year Announced
7:30 - 10:00 pm - Whiskey Stomp

Saturday, September 10

7:15 am - Fire in the Hole 5k
9:00 am - Food and Craft Vendors Open
9:00 am - Car Show at Kamm Ave Parking Lot on Main Street
10:00 am - Parade
11:00 am - Foam Pit at Burning Mountain Park
11:30 am - Strider/Balance Bike Race (5 years old and younger) start at Community Center
1:00 pm - 9:30 pm - Beer Garden
1:00 pm - Pie Eating Contest, Tug - o' - War and other games
2:00 pm - Log Splitting Contest
3:00 - 4:30 pm - Queen Bees
5:00 - 7:00 pm - Red Hill Rollers
7:30 - 10:00 pm - Ralph Dinosaur and the Fabulous Volcanos

Congratulations to our 2022 Burning Mountain Festival Grand Marshall:
Sarah Matthews!

Back by Popular Demand: Ralph Dinosaur and the Fabulous Volcanos

Ralph Dinosaur is back as the headliner for the 2022 Burning Mountain Festival Concert in the Park.

Music begins Friday night with the Feeding Giants followed by Whiskey Stomp.

Saturday music kicks off with the Queen Bees at 3:00 pm and Red Hill Rollers at 5:00 pm.

The evening will culminate with local favorite Ralph Dinosaur and the Fabulous Volcanos beginning at 7:30 and taking us to the end of the night.



Ralph Dinosaur and the Fabulous Volcanos performing at Burning Mountain Festival 2021.

Burning Mountain Festival Parade Street Closures

The 2022 Burning Mountain Festival Parade will be held on Saturday, September 10. The parade will step off at 10:00 am from the green bridge on the west side of New Castle, then head east on Main Street, ending at the corner of A Avenue.

Main Street will be closed beginning at 9:45 am and will remain closed until approximately 11:00 am. Closures will include access to/from all streets that enter onto Main Street along the parade route until the roadway is clear of participants and spectators. Residents should plan travel accordingly, as no traffic will be permitted onto or across these areas of Main Street during the parade.

In addition, there will be no parking on Main Street or the Kamm parking lot from 10:00 pm Friday night until after the parade Saturday. Also, there will be no parking near Burning Mountain Park or Jasper Ward Ave throughout the weekend. If possible, please walk or carpool to the downtown events.

Did You Know That...

- Volunteers are needed for the Burning Mountain Festival parade and park events. Please contact Rochelle at rfirth@newcastlecolorado.org or 970-984-2311 ext 114.
- Local Main Street businesses will be open for coffee and breakfast on Burning Mountain Festival Saturday. Some vendors may be open in the park.
- Sunday, September 25, is the date for the BBQ with a Cop meal in Burning Mountain Park, from 2:00 to 5:00 pm. Please come and chat with our officers and show your support.
- RFTA recently received a \$10.8 million federal grant to help cover increased costs for the Glenwood Springs 27th street underpass, a larger parking area and further expansion of the Glenwood Springs Maintenance Facility. Mayor Riddle, along with RFTA staff and other board members, had visited Washington DC last spring to lobby for the Rebuilding American Infrastructure Sustainability and Equity grant.

River Center's Fire in the Hole 5k Race

The Fire in the Hole 5K race will be run on Saturday, September 10, beginning at 7:15 am at Burning Mountain Park. The River Center invites everyone to "Come race the flattest course in New Castle before enjoying the biggest parade of the year!"

Run on Burning Mountain Festival Saturday, the race will be finished long before the parade kicks off at 10 am. Pre-registration is \$30 before 9/10 (www.newcastlecolorado.org) or \$35 on the day of the race. Race proceeds support the many River Center programs.



State Imposes Plastic Bag Fee in 2023

A new house bill was passed by the Colorado legislature and signed by Governor Jared Polis in July. The new law imposes a state-wide plastic bag fee beginning January 1, 2023. Customers will be charged ten cents for every plastic bag used; paper bags will also be assessed the fee. Starting in 2024, plastic bags and single-use foam containers will be completely banned. The law makes exceptions for businesses and restaurants with three or fewer locations in the state. What that means in New Castle is that City Market must comply, but locally owned businesses are exempt for now.

City Market's parent company had already announced plans to eliminate plastic bags at the checkout lanes by 2025, transitioning to reusable bags. The new law will move the deadline up one year. City Market sells re-useable bags, and they are available from many other stores as well. Some businesses and organizations distribute bags with advertising for free.

Sixty percent of the funds collected will go to local governments for recycling and composting programs. The remainder will go to the businesses that collect the fees.

From the Garden Club: Plant Perennials in the Fall

Fall is the perfect time for planting drought-tolerant perennials. Fall planting allows the roots to develop and become strong over the fall and winter. Another advantage is that perennials are usually on sale in the fall! Selection will be much smaller, of course, so check out all our local nurseries.

Here are some drought tolerant perennials that do very well in New Castle: grasses (eyelash blonde ambition, blue grama, Cheyenne sky), hot pokers (short or tall in red, yellow or orange), catmint (blue or white), yarrow (pink, yellow or white) irises and all of the sedums for ground cover. These require full sun and very little water once established. Be aware that some plants can be both annuals and perennials, such as Salvia.

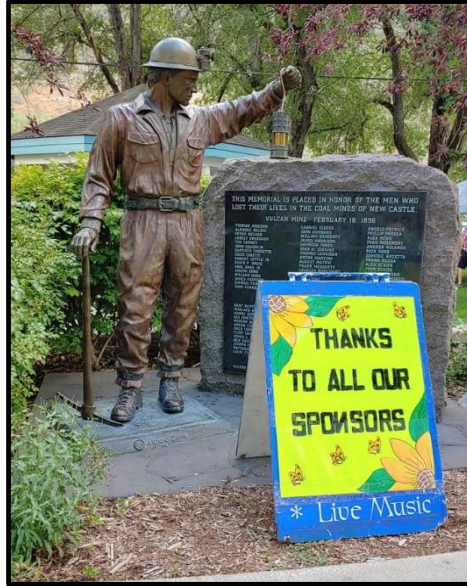
Adding Soil Pep (available in nurseries) in the hole will break up our notorious clay soil, and compost will make for a spring growth head start.

Community Market Wraps Up Another Season

It seems like just last week that the Thursday Community Market opened for the summer. The final community market will be Thursday, September 15. Colorado Curry will provide the music. The Brew Pub will provide a beer sampling and Grady Hazelton will be roasting chilies.

As an encore, on September 22 the second annual Kids' Market will be held from 5:00 – 6:30 pm. Please come out and support our youth. The Kids' Market will wrap up the 2022 Market season.

A big thank you to Kelley Cox, the New Castle Recreation Department, Noreen Nolan and all the volunteers, town staff, vendors and sponsors who make the market happen.



Broadband Project Moves Forward in 2023

A grant from DOLA (Department of Local Affairs) awarded to Garfield County will bring broadband distribution hubs to New Castle, Silt and Parachute. The project targets completion of the distribution hubs in each town during the summer of 2023. Following completion of the distribution hubs, towns will have the ability to work with private network providers to create plans to establish broadband connection to individual homes.

New Castle thanks Garfield County and our neighboring towns for their collaborative efforts in making broadband a priority for our valley.

2022 Historic Town Survey of Main Street

The Historic Preservation Commission (HPC) of New Castle was awarded a grant through History Colorado to conduct a 2022 Historic Town Survey of Main Street. HPC has partnered with Pinyon Environmental, Inc. to complete this project. The purpose of this survey is to provide HPC with a report of properties potentially eligible for historic designation. During the survey, Pinyon staff and commission members will be walking East and West Main Street, assessing each property, while remaining on the sidewalks. They may take pictures of the properties as well as any notes regarding historical architecture/significance. The survey is scheduled for September 7th & 8th, 2022. Should you have any questions, please reach out to the chair of the commission, Mari Riddile, by email mariiddile@gmail.com or by phone (970) 948-0061.

File of Life from Colorado River Fire Rescue

Colorado River Fire Rescue urges all residents to fill out a File of Life card and keep it on their refrigerators. Too often EMTs arrive at a home to find a patient unable to answer questions about medications, medical conditions or allergies.

The File of Life is a mini medical history which enables medics to obtain information when a patient is unable to offer it. The card lists the patient's name, emergency medical contact, insurance policy, health problems, medications, allergies, recent surgeries, religion, health care proxy and location of a Living Will. The entire pocket is held with a magnet to the outside of the refrigerator, and a File of Life sticker is placed on the front door to tell the fire department, EMTs and law enforcement to check the refrigerator.

The File of Life pockets and files are now being distributed by the Colorado River Fire Rescue Authority. To obtain one, or to ask questions, please call Maria Pina at 970-625-3441.

New Role for Sgt. Chuck Burrows

The Town of New Castle would like to recognize Sgt. Chuck Burrows as our acting Police Chief during this interim period. Town Administrator Dave Reynolds expressed confidence that the department will continue to operate smoothly following the dismissal of Chief Pagni. The Town Council joined Reynolds in thanking residents for their continued support of the men and women of our Police Department as they work to serve our residents.

New Castle Chamber of Commerce “Growing Businesses, Building Community”

The Chamber is pleased to tell you about two of our members this month.

Elegant Jewelry is the dream child of creative jeweler Eileen Leland. Eileen and husband Bruce, both retired educators, moved to New Castle in 2003. That year Eileen began learning to make jewelry and by 2007 was selling her pieces at craft shows. Eileen sold her jewelry at Gallery 809 in Glenwood Springs for several years before moving her creations to Gilpin Arts in Central City, allowing her to show more high-end pieces. Since 2017 Eileen has submitted new work to the Gilpin juried shows. Jurors select the works for the show as well as award prizes. Eileen has placed in the top three in 3D art in 2017, 2021 and 2022.

During the summer and fall, Elegant Jewelry can be found at local craft shows and fairs. Be sure to visit Eileen and Elegant Jewelry at the Burning Mountain Festival, where she'll have a range of high end and affordable jewelry for you to admire and purchase.



Rocky Mountain Martial Arts has been teaching Soo Bahk Do in New Castle since 2016. Initially they had a store front, then during COVID they taught outdoors at VIX Ranch Park. Following a time in a refurbished garage, they are now in the New Castle Plaza. Owners and instructors Cyndi Speedy and Sue Fittano love connecting with the families and giving their students what they need.

Soo Bahk Do is a traditional Korean martial art that focuses on effective striking, kicking and self-defense, balanced with mental training. Rocky Mountain Martial Arts is a member of the U.S. Soo Bahk Do Moo Duk Kwan Federation and offers classes for four-year-olds through adults, with both daytime and evening classes. Visit their Facebook page at Rocky Mountain Martial Arts-Roaring Fork Valley, email them at rmmanewcastle@gmail.com or call at 970-984-8030.

Council Highlights

Accepted the 2021 Audit.

Ordinance TC 2022-10 – Amending the code regarding EV charging station capacity in new residential dwellings.

Resolution TC 2022-20 – Supporting an application for an FMLD mini grant for building and systems security.

Resolution TC 2022-21 – Supporting an application for an FMLD grant for a digester blower building.

Resolution TC 2022-22 – Authorizing the November 8, 2022 coordinated election with Garfield county, approving an IGA regarding the same and setting forth other details relating thereto.

Approved an optional premises liquor license renewal for Lakota Golf Ops.

New Castle Recreation

We heard you! Pickleball is back. Lisa Miller will be instructing New Castle Recreation Pickleball programs this fall.

Lisa writes: “I have never been an athlete, but about two years ago my recent retirement, the pandemic, life, all pushed me to try to take on something new. I started learning the game and quickly decided that this silly little game was for me. This spring I decided to take my game a bit more seriously and with new friends we are growing our game and our skills.

I’m hoping you join me since we have some wonderful courts in our very own backyard at Bear Dance Park. Put aside your self-doubts about learning something new or looking silly. See you on the courts!”

Learn to Play Pickleball in a fun, comfortable and inclusive environment.

Session1: Saturday, September 24 & Saturday, October 1 from 10:00-12:00pm

Session 2: Saturday, September 24 & Saturday, October 1 from 12:30-2:30pm

Fee: \$40.00 per session

Open Play Pickleball: Round-Robin play and Halloween tournament play

Saturdays, October 8-November 19, 10:00 am-12:00 pm.

Fee: \$70.00

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



July 6, 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 (970) 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, _____ (home owner)

of property _____ (address)

am _____ in favor of

or _____ oppose of

a historic district of Main Street.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

August 28, 2023

Dear Property Owner,

The Historic Preservation Commission has decided not to proceed with the Historic District, however because you expressed interest, the commission is reaching out to you. This letter is intended to notify you that your property may be eligible for historic designation based on town criteria. The Historic Preservation Commission would like to invite you to attend a regularly scheduled meeting in order to share information with you regarding designation criteria and gauge your interest.

Please contact the Deputy Town Clerk, Remi Bordelon, to schedule an agenda meeting date with the Historic Preservation Commission by calling (970) 984-2311 to pursue a designation.

Regularly scheduled meetings are held the third Monday of each month at 6:30 p.m. Should you have any questions or concerns please contact the chair of the Historic Preservation Commission, Mari Riddile at (970) 948-0061 or by email at maririddile@gmail.com.

Sincerely,

Historic Preservation Commission

Certified Local Government Subgrant Program

Final Project Report Form

Certified Local Government: **Town of New Castle, Historic Preservation Commission**

Project Title: **New Castle – Reconnaissance Survey (Main Street)**

Project Number: **Pinyon Environmental #122156001**

Name of Staff Person Responsible for Grant: **Remi Bordelon**

Date: **October 17, 2023**

Please provide a summary of your project, including what products were produced and how it compares to the products anticipated in your application.

STAFF – The subgrant award to New Castle Historic Preservation Commission was in support of a resource survey of the Town’s Main Street properties. 68 properties in total were surveyed by Pinyon Environmental, Inc. using the OAHP Form 1417. This survey allowed the commission to explore options for historic designations including the option of a historic downtown district.

COMMISSION –

Please share any project highlights and things that went particularly well during the course of the project.

STAFF – Through the course of the survey process, the commission had many opportunities to reach out to the public both in public notice and gauging interest in different forms of designations. If nothing else, this survey provided more community outreach for HPC to participate in.

COMMISSION –

Please tell us about any lessons learned. What challenges did you face, and how did you overcome them?

STAFF – It seemed the greatest anticipation was the potential for a downtown historic district. After reviewing the poll results, more property owners voted against a district than for it. A lesson learned would have been to educate the public prior to gauging interest in a specific type of historic designation.

COMMISSION –

What other groups or funders collaborated with you on your project?

STAFF – The commission hired a survey consulting team to conduct the reconnaissance survey – Pinyon Environmental, Inc. That was the only participating group outside of the commission.

COMMISSION –

Did your project use local contractors and/or craftspeople? Were they easily located? In what capacity did they work?

STAFF – Pinyon Environmental, Inc. came recommended by History Colorado. They are based on the front range as a professional survey consulting team.

COMMISSION –

What was the total amount spent on your entire project, including CLG grant, cash match, and any additional costs for work. If the work was done in phases, please provide the requested information for each phase.

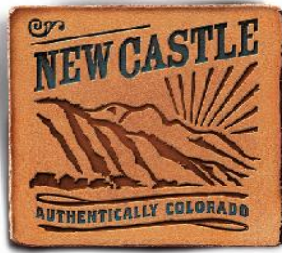
STAFF – There was no match money or phase work. Pinyon Environmental agreed the cost of the payment to match the grant which totaled \$ 19,550.00.

COMMISSION –

Do you have any recommendations for how History Colorado staff could offer additional support to make future projects successful?

STAFF – From the perspective of staff, History Colorado was easy to work with and supportive. Staff appreciates the time spent on answering questions and attending HPC meeting to review processes/procedures with a new commission regarding grant awards.

COMMISSION –



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

Memorandum

To: Historic Preservation Commission

From: Remi Bordelon

Re: Commission Discussion: Historic Designation Outreach Update

Date: October 16, 2023

Purpose:

The purpose of this agenda item is for the commission to discuss historic designations and next steps after outreaching to private property owners in August. To date, staff have not received any response from property owners.

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

August 28, 2023

Dear Property Owner,

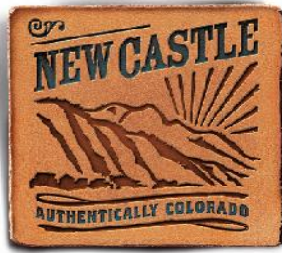
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Sincerely,

Historic Preservation Commission



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

Memorandum

To: Historic Preservation Commission

From: Remi Bordelon

Re: Consider Work Session for November with Town Attorney and consider December HPC meeting

Date: **October 16, 2023**

Purpose:

The purpose of this agenda item is for the commission to consider canceling the regular HPC meeting, November 20th, 2023 and holding a work session the week prior (Nov. 13th, 2023) with the Town Attorney to review general items of public hearings, designations, open meetings and open records.

In addition, does the commission wish to meet in December for a regularly scheduled meeting on Dec. 17th?

New Castle, Colorado
Historic Preservation Commission Meeting
Monday, August 28, 2023, 6:30 PM

Call to Order

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

Pledge of Allegiance

Roll Call

Present Chair Mari Riddile
 Commissioner Richard Parks
 Commissioner Ruth Fletcher
 Commissioner Richard Fletcher
 Commissioner Brandy Copeland
 Alternate Commissioner Tom Fuller

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

Meeting Notice

Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no agenda changes.

Items for Consideration

Commission Discussion: Review of Historic District Interest Poll & Designations

Chair Riddile said she was surprised by the lack of response from the community and thought more educational outreach might have improved the response. Chair Riddile said in addition to the mailed in responses (5 yes, 8 no) there were 2 yes votes and 4 no votes submitted by email to her directly. Chair Riddile suggested holding a public outreach meeting to educate property owners about designations. Commissioner Copeland said the response was common based on her experience with the Town Council. Chair Riddile proposed two options: to continue with public outreach regarding a historic district or to have the commission pursue individual designations. The commission was in favor of pursuing individual designations. The commission was torn and decided to pursue individual designations instead of a historic district.

The commission discussed properties to reach out to with personalized letters of interest in historic designations based on their positive responses to the proposed historic district poll. The commission revised a previously composed outreach letter with the intention of outreaching to potential individual designations (Exhibit A). The properties to receive the letter were: 316 East Main Street, 752 West Main Street, 366 West Main Street, 782 West Main Street in addition to 221 N 7th Street.

52 **Commissioner Report: 8/7/2023 Workshop on Tax Credits**

53 Commissioner Ruth Fletcher reviewed her notes regarding the tax credit workshop held in
54 August. She highlighted important notes shared by the keynote speakers, History
55 Colorado Tax Credits and Incentives Specialist Sara Kappel and Colorado Office of
56 Economic Development and Internal Trade Business Funding and Incentives Christopher
57 Fortney, MSFE. Her highlights included:

- 58 • If property improvements had already taken place prior to the tax credit
59 application, the applicant may still qualify up to 24 months prior to the application
60 of work conducted.
- 61 • It was in the best interest of the applicant to have their plans approved by the
62 state prior to work being done on the property.
- 63 • There were third party consultants that process tax credit applications, however
64 there was a designated state representative that handles the tax credit application
65 for free.
- 66 • Residential tax credits were limited to \$50,000 across a 10 year term, non-
67 transferable.
- 68 • Commercial tax credits were limited to \$1,000,000 per year, transferable and
69 phaseable over a few years to maximize on tax credits.

70
71 **Commission Discussion: 2023 Budget and 2024 Planned Budget**

72 Chair Riddile discussed with the commission the planned budget for 2024. The
73 commission agreed to request from Council a total of \$10,000 which would be divided
74 between historic designations (planned for 4 designations in 2024 at \$2,000 each) for
75 \$8,000 and HPC's general fund of \$2,000 for conferences and training opportunities.
76 Deputy Town Clerk Bordelon suggested HPC meet with the Town Attorney at the end of
77 2023 instead of the beginning of 2024 for their annual open meetings workshop in an
78 effort to utilize the 2023 budget. The commission agreed.

79
80 **Consider Approval of June 19, 2023 Minutes**

81 **MOTION: Commissioner Parks made a motion to approve the minutes of June 19,**
82 **2023. Commissioner Ruth Fletcher seconded the motion and it passed**
83 **unanimously.**

84
85 **Commissioner Comments**

86 Alternate Commissioner Fuller announced the Colorado Preservation Saving Places
87 Conference will be held in February 2024.

88
89 **Adjourn**

90 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Copeland**
91 **seconded the motion and it passed unanimously.**

92
93 The meeting adjourned at 7:19 p.m.

94
95
96 Respectfully submitted,

97
98
99
100 _____
Commission Chair
Mari Riddile

101
102 _____
Deputy Town Clerk
Remi Bordelon

104
105
106
107
108

Exhibit A

[Outreach letter to individual property owners regarding historic designation]

Draft

HISTORIC PRESERVATION COMMISSION

New Castle, Colorado



Historic Main Street

c.a. 1899

August 28, 2023

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Sincerely,

Historic Preservation Commission