



AGENDA

REGULAR MEETING
HISTORIC PRESERVATION BOARD
La Junta, Colorado
October 6, 2025
4:00 P.M.
Council Chambers
Municipal Building
601 Colorado Avenue

CALL TO ORDER

ROLL CALL (City Clerk)

Board Members P/A

Supervisors

Others

Bennett
Lively
Madrid
Mason

CITIZEN PARTICIPATION

MINUTES OF PREVIOUS MEETING (Chairperson)
Regular Meeting July 14, 2025

FINANCIAL STATEMENTS (Treasurer)

SURVEY PROJECTS

A. 2022 Downtown La Junta Historic Survey

REPORTS

A. Historic Walking Tour (Rotary) (Update)

NEW BUSINESS

A. Director Comments
1. East La Junta Survey Project
2. OCHPAB – Hispanic Survey

B. Governing Body Comments

ADJOURN

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

CALL TO ORDER: The Historic Preservation Advisory Board (CLG) held a regular meeting on Monday, July 14, 2025 at 4:00 p.m. in the Council Chambers. The meeting was called to order by Chairperson Ben Mason.

Board Members Present

Absent

Nancy Bennett
Erika Lively
Toni Madrid
Ben Mason
Erin Monroy

Also present: Cristian Estrada, Deputy City Clerk/HPAB Secretary
Melanie Scofield, City Clerk/HPAB Director
Lindsey Flewelling, History Colorado

CITIZEN PARTICIPATION: There was no citizen participation.

MINUTES: April 14, 2025

Chairperson Mason asked if there were any corrections or additions to be made to the April 14, 2025 minutes. Hearing no corrections or additions, a motion was made.

MOTION THAT THE APRIL 14, 2025 CLG REGULAR MINUTES BE ACCEPTED AS PUBLISHED: BENNETT

SECOND: MONROY

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

FINANCIAL STATEMENTS: Cristian Estrada, CLG Secretary/Treasurer gave the financial statement.

The financial statement for CLG is as follows:

Balance Forward	+\$7,000.00
2025 New Balance	+\$7,000.00
Saving Places	-\$ 600.00
Survey Cash Match	-\$ 5019.00
<u>La Junta Rotary</u>	<u>-\$1,210.00</u>
Balance	\$ 7,171.00

MOTION THAT THE SECOND QUARTER CLG FINANCIAL STATEMENT BE ACCEPTED AS PRESENTED: MONROY

SECOND: LIVELY

DISCUSSION: There was no discussion

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

VOTE: The motion carried unanimously

NEW BUSINESS:

A. Collaborating with Otero County Historic Preservation Board on Hispanic Survey:

1. Chairperson Mason – Previously, the La Junta HPAB and Otero County HPB have worked together; there was some disagreements as well, which prevented both boards from working cohesively together. Called upon a motion to work together with Otero County HPB.

MOTION THAT LA JUNTA HPAB WILL COLLABORATE WITH OTERO COUNTY HPB ON THE HISPANIC SURVEY: MONROY

SECOND: BENNETT

DISCUSSION: There was no discussion

VOTE: The motion carried unanimously

B. Director Comments – Melanie Scofield, City Clerk/HPAB Director, gave the director comments.

1. Quadrennial Evaluation – As for the Quadrennial Evaluation, all paperwork and information has been gathered and ready for Lindsey Flewelling. She will also be a part of the meeting today to address any questions from the board and to give a brief overview of Certified Local Governments.
2. East La Junta Survey Project – Erika and Aimee turned in the information to receive the 10%; will share this with the small committee that was formed.

C. Lindsey Flewelling, CLG Coordinator (History Colorado) – gave a detailed overview of what CLGs are, their overall purpose, as well as partnerships at the local, state, and federal levels. Explained that a percentage of History Colorado’s funding is partly from the National Park Service, and partly from a subgrant of 10% from local governments. Can offer no-match grants to CLGs; specifically benefit local government preservation plans, etc. There are also opportunities available for grants for educational outreach.

- a. Lindsey also proceeded to explain available tax credits to CLGs. There is only one residential benefit available; most of the benefits pertain to commercial businesses. May be a big push for residential tax credits in 2027, which don’t have any funding caps. Grants and credits can cover “qualified expenditures” within the footprint of the historic parts of a building (not including newer additions) such as roofs, siding, windows, foundation work, some mechanical items such as HVAC, electrical and plumbing. Décor such as rugs, lamps that are not hard-wired do not fall under “qualified expenditures”.

Further discussions concerning the various tax credits that commercial buildings have access to; creating more residential areas (such as apartment complexes) also have tax credits if they are in historic buildings. A business can exist on the main floor of the building, while the top floor(s) can be housing/apartments. The Plaza Block Building was brought up as an example of a local building that received tax credits through the application process. The board also asked for ideas regarding the ways that the information could be delivered to the public (educational outreach).

LA JUNTA HISTORIC PRESERVATION ADVISORY BOARD (CLG)

Lindsey also discussed Preservation Plans, which are documents that give directions for the preservation program. It is essentially a list of goals and objectives for a local preservation program. Examples of goals and objectives are: developing designation programs, encouraging property owners to take advantage of incentives, educational public outreach; several areas that address the local preservation program.

- b. Erin Monroy – asked Lindsey to give an overall explanation as to what the East La Junta Survey Project entails.
 - i. Lindsey Flewelling – This project is for the fiscal year of 2024, which would have been applied for in January of 2024 and awarded in March of 2024; it is a survey of a northeast La Junta neighborhood that was primarily associated with the black community, which now has more of a Hispanic community living there currently. It starts off with a reconnaissance level of surveying, which details just the overview. From that list of reconnaissance surveys, a handful of properties are selected to go through an intensive survey. The survey then gives details of the historic background (uncommonly present in the survey, which in La Junta’s case is good that these documented results of the survey are quite historically detailed), who lived there previously, what the building was used for, etc. In this case it is a whole neighborhood. With the survey information, it can be used for historical designation of a property or properties.

D. Governing Body Comments

- a. Erika Lively discussed options of outreach that she had experienced in prior years. Erika also provided examples of flyers and pamphlets that were used for community and educational outreach.
- b. Erin Monroy – thanked Erika Lively for the helpful examples and information. Thinks that the meetings have gained a lot more direction in recent months. There is always room for improvement. Currently in a time where the board has many ideas, and now can make a decision on what to pick and move forward with.
- c. Ben Mason – thought that the Economic Development summit was a great opportunity for collaboration. It is great to know that many different boards share the same, if not similar vision. Would like to consider the idea of inviting Erika Lively to some of the Urban Renewal work sessions, as well as inviting others to future work sessions, as work sessions are available for public participation.

E. Next Scheduled Meetings are August (Work Session); September (Work Session); October TBA (Regular Meeting).

There being no further business, the meeting was adjourned at 4:46 p.m.

Cristian Estrada, Deputy City Clerk

Ben Mason, Chairperson



City of La Junta

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*Certified Local Government
Historic Preservation Board*

October 2, 2025

Property Owner
123 Colorado Avenue
La Junta CO 81050

RE: Downtown Historic Resource Survey

Dear Property Owner:

The City of La Junta's Certified Local Government received a grant to conduct a historic resource survey of downtown La Junta. The project was intended to provide information for future preservation planning, identify individual properties that may be eligible for listing in the National, State, or La Junta registers and raise public awareness of the significance of La Junta's historic commercial buildings.

Being historically designated offers significant financial incentives, regulatory flexibility, and community benefits for property owners. Your property located at _____ is eligible for historic designation. Please join us to learn more about what designation can mean for you and your historic property.

Date/Time:

Location:

Sincerely

Melanie R. Scofield, Director
Historic Preservation Advisory Board