

Posted: 3/10/2022



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 Special Meeting

Monday, March 14, 2022, 6:30 PM

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 Resolution HPC 2022-2, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 151 W. Main Street. (Public Hearing)**
- B. Discussion: Budget and Historic Society Supply/Service Update**
- C. Discussion: History Colorado CLG Town Survey Grant Update**
- D. Discussion: Historic Preservation Support of Joe McNeal**
- E. Consider Approval of January 17, 2022 Minutes**

Commissioner Comments

Adjourn

Town of New Castle
Commission QuickSheet

Historic Preservation Commission

Public Hearing Script

CHAIR: The first item on the agenda is to Consider Resolution HPC 2022-2, A Resolution of the New Castle
[Introduction] Historic Preservation Commission Approving the Historical Landmark Designation of
151 W. Main Street. (Public Hearing).

The procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

AFTER these two presentations, I will open the public hearing for public testimony. I will then close the public hearing and no further testimony or other evidence will be received.

The Commission will discuss the matter and may take some kind of action whether that be a motion or continuation of the discussion to another meeting within 25 working days.

CHAIR: To begin: Town staff, please introduce the applicant and provide your staff report. *[Staff presentation]*
[Presenters] Will the applicant or the applicant's representative present the application? *[Applicant presentation]*
Are there any questions from the Commission to the presenters? *[Commissioners questions]*

CHAIR: The time is ___ p.m. and I will now open the public hearing for public testimony.
[Open Hearing] The purpose of this hearing is to provide a public forum for all interested parties who wish to comment on the application before the Commission. Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

We will allow the public to speak for up to **3 minutes** each. Please DO NOT REPEAT points made by others. It is fine to say, "I agree with the previous speaker's comments". For those wishing to speak, please clearly state your name and address for the record.

Is there any interested party in the audience that wishes to speak regarding the application? *[Public comment]*

If there is no more public comment, I will now close the public comment portion of the public hearing.

Does the applicant wish to respond to any of the comments? *[Applicant rebuttal]*

CHAIR: The time is ___ p.m. and I will now close the public hearing and the Commissioners will deliberate on the evidence presented. During deliberations, Commissioners may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.
[Close Hearing]

If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record. Who would like to begin? *[Commissioner discussion]*

CHAIR: We have a Resolution in front of us and I will make a motion to approve *(full title of resolution up top)*.
[Motion] Do I have a second? *[Commissioner seconds]*
All those in favor say 'Yes'. *[Commission votes]*
All those opposed say 'No'. *[Commission votes]*
The motion passes/fails.

Next item on the agenda is...

NOTICE OF PUBLIC HEARING

Town of New Castle

Date: March 14th, 2022

Time: 6:30 PM

Place of hearing: New Castle Town Hall, 450 West Main Street, New Castle, CO

Public body
conducting hearing: Historic Preservation Commission

Brief description
of application: Historic Designation of 151 W. Main St. 'Old School House'

Legal description: LOTS 6 and 7, BLOCK 1; LOTS 1 through 11, inclusive and LOTS 22, 23, and 24, BLOCK 2; TOWN OF NEW CASTLE and the East 3.15 feet of all that part of Second Street in the Town of New Castle lying between Main Street and the Denver and Rio Grande Western Railroad, and all of the alley running East and West from First Street through said Block 2 to Second Street, and all of the alley running North and South through the south half of said Block 2 and lying between LOTS 10 and 11 on the West and LOTS 23 and 24 on the East. All as vacated by City Ordinance No. 117, dated September 6, 1922, and filed with the City Clerk of New Castle. With all rights of way and easements appurtenant thereto, all improvements thereon, and all fixtures of a permanent nature on the premises, in their present condition, known as the old New Castle School, New Castle, Colorado; subject to encroachments, easements and rights of way of record or in place and in use and subject to the Denver and Rio Grande Western Railroad right-of-way.

Common address: 151 West Main Street, New Castle, Colorado 81647

Applicant: Ambleside at Skylark, a CO nonprofit corporation c/o Glenn Martin

Landowner: The Estate of Rosie B. Ferrin

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter and email to rbordelon@newcastlecolorado.org.



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

**Planning & Code Administration
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

Staff Report
Historical Preservation Commission
Consideration of a Historical Designation for the Original New Castle School House
located at 151 W. Main St.

Report Date: 3/14/22

Project Information

Property Owner/Applicant: Estate of Rosie B. Ferrin (Gianni Olilang & Fe Olilang) C/O Glen Martin

Owner's Mailing Address 12950 Bracknell St., Cerritos, CA 90703

Property Address: 151 W. Main St.

Current Use: K-8 Private School

Municipal Code Reference: Chapter 15.44 (Articles 1-5)

Size of Lot: 37,125 square feet

Street Frontage: W. Main St.

Existing Zoning: Commercial, C-1

Surrounding Zoning: C-1 & R-1

I The Application

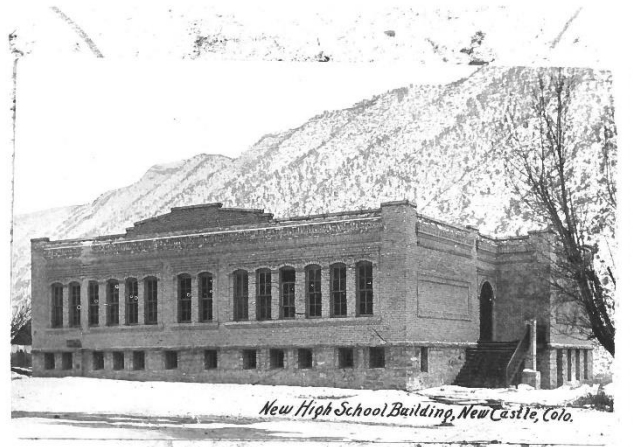
The estate of Rosie B. Ferrin requests approval of a historical landmark designation for the original New Castle school house located at 151 W. Main St. The purpose of landmark designations are to enhance the town's local historic resources by protecting and preserving the town's architectural, historic and cultural heritage as embodied at these sites. Landmark designations may also serve to provide added property value and/or potential tax credits for the property owner. Therefore on January 17, 2022, the Commission adopted an order to schedule a public hearing for March 14, 2022 pursuant to section 15.44.180 of the municipal code (MC) to consider the current request. The applicant, the public, staff, and the Commission have been invited to attend the hearing in order to express their opinions on the proposed designation. The Commission shall act officially on the application within twenty-five (25) working days after the close of the hearing.



II History and Design

New Castle's original school building was located between north 4th and 5th streets towards the early 1900s (**Exhibit G**). According to the county accessor, a new structure was built at the current location adjacent to US 6 in 1910. The earliest archived image of the building is shown below (**Exhibit H**, circa 1914). From the image the building's attributes include:

- A west facing (side) entry;
- A pier & beam structure with stone foundation and brick veneer;
- Arched upper window openings with mullions;
- A corbel parapet;
- A false front on the building's north side;
- A non-gable roof;
- Lower casement windows with mullions;



Two obvious omissions from the early structure include the gymnasium and the hip roof. Also the lower level windows on the west side of the building are currently bricked over.

In the next image (**Exhibit I**, circa 1920s) new features are introduced, including:

- The entry relocated to the north, facing US 6;
- Transom windows above the new entry;
- The addition of a bell tower;
- The alteration of the lower windows to double hung windows;
- The elimination of mullioned windows;



The gymnasium was added in 1939, which can be pictured in an early newspaper article from the 1950s (2nd image of **Exhibit L**). Interestingly the gymnasium, though pier and beam framing, has walls composed of adobe brick. The adobe is fairly indistinguishable from other materials used for exterior veneer.

Various modifications have been made to the building since then (**Exhibits M**):

- The current hip roof was added in 2000 and encapsulates the original roof inside;
- Corrugated steel siding was added below the roof eave to protect the upper wall cladding and parapet;
- Brick murals can be observed on the north wall covering all but two windows to the gymnasium classrooms;
- An exterior staircase was added to access the attic space created by the hip roof;



The building has had an eclectic occupancy over the years and a hub of community activity during that time. Originally it functioned as the town's primary school up to 1978 with portions serving as the Garfield County Library until 1967. The gymnasium was used for various kinds of events through the years, including one time as a roller rink. Rosie Ferrin, a former teacher, purchased the building in 1990 and repurposed several rooms for apartments and one room as a daycare. Most recently the Ambleside School, a K-8 private school, has occupied and converted the main level back to K-8 education. Ambleside anticipates growth in the coming years and likely expansion into other portions of the building.

III Approval Criteria

The original school has long been *identified* as an historic property New Castle. According to MC 15.44.160 a property may be identified as a historic property if it possesses (or potentially possesses) any of the following qualities or characteristics:

- A. Has existed for at least fifty (50) years prior to the date of identification;
- B. Is associated with events that have made a significant contribution to the broad patterns of the town's history;
- C. Is associated with the lives of persons significant in the town's past;
- D. It embodies the distinctive characteristics of a type, period, or method of construction, is the work of a master builder, or possesses high artistic value;
- E. It has yielded, or may be likely to yield, information important in prehistory or history;
- F. It exemplifies the cultural, economic, social, or historic heritage of the town;
- G. Has relationship to other distinctive areas that are eligible for preservation according to a plan based on a historic, cultural, or architectural motif;
- H. Unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the town.

Tonight, however, the HPC will consider whether to elevate this recognition to *designation* status. Pursuant to MC Section 15.44.050, a site, landmark or district may be designated for preservation if it meets one or more of the following criteria.

- A. **Historical Importance.** The site, landmark or district has character, interest or value as part of the development, heritage or cultural characteristics of the town, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.
- B. **Architectural Importance.** The site, landmark or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural scale; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the town or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.
- C. **Geographic Importance.** The site, landmark or district, because of being part of or related to a square, park or other distinctive area (i.e., river crossings), should be developed or

preserved according to a plan based on a historic, cultural or architectural motif or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or town.

- D. **Inclusion in National Register of Historic Places.** Inclusion of any property within the town in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966 shall be construed as local historic site designation, and subject to the same protections as any local historic site.

IV Staff Comment

From the discussion above, there is strong evidence that the original school house has been a vital aspect of New Castle's heritage. **Historically**, the school played a role in educating a large contingent of residents past and present. The numerous civic events held in the gymnasium over the years are often celebrated in conversations with longtime locals. Under Ferrin ownership the building's apartments served as a refuge for people dealing with various life struggles. **Architecturally**, the structure's age and design, reflect an early-to-mid-20th century look. The school represents one of the several buildings in the downtown area that anchors the town to the last century.

This general significance aside, the HPC must still consider whether or not the request for designation conforms to the aforementioned approval criteria. This may not be a clear cut decision. In the case of the school house, the building's edifice has experienced obvious alterations with various structures added or eliminated over time. If the HPC feels the changes have undermine the building's historical relevance, this may be grounds for denial. Conversely the HPC may conclude that these later embellishments in fact contribute to the building's historical significance and should be enshrined as they now appear.



Another important consideration if approved, specifically for an owner of a landmark designation, is the HPC's ongoing level of involvement with the building's exterior. Once a property is designated, the HPC will review all future changes to the exterior for conformance to the historical design standards of the C-1 zone district per *MU 17.40*. Town code requires that:



Any person desiring to remove, demolish or change the exterior appearance or the exterior architectural features of improvements on real property designated as a historic site, landmark or district or desiring to change the land surface of any such real property, shall submit to the historic preservation commission an application for approval and a specific statement of the work proposed, together with such details as the commission may require.
(15.44.300(B))

Therefore before making the leap into historical preservation, an owner should be settled on the HPC's role with the building moving forward.

V Staff Recommendation:

The staff recommends the following conditions be considered by the Commission in their deliberations for approving the application.

1. Pursuant to Exhibit B of resolution HPC 2022-2, the landmark designation shall apply only to the building's exterior structure and architecture including, but not limited to, adjoining components such as stairs, signs, lights and paint. Any items added to the *property* unrelated

the building's exterior façade will not be subject to the HPC's review.

2. Pursuant to 15.44.360, nothing shall be construed to prohibit the accomplishment of any work on any historic site, landmark or district which will neither change the exterior appearance (including color and materials) nor the exterior architectural features of improvements or structures, nor the character or appearance of the land itself and which is considered necessary as a part of normal maintenance and repair.
3. In the event that commissioners or staff observe unapproved modifications of the building's exterior, the applicant or owner may be summoned before the HPC in a public meeting to show cause why the landmark designation should not be revoked, suspended, or additional conditions imposed. Such show-cause meeting shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.
4. The applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations.
5. All representations of the applicant in written and verbal presentations submitted to the Town or made at public meetings before the Historic Preservation Commission shall be considered part of the building permit application and binding on the applicant.

VI Exhibits:

- A) Notarized consent letter from The Estate of Rosie B. Ferrin
- B) Letter of interest from the Ambleside School at Skylark
- C) Notice of public hearing
- D) Affidavit of notice of public hearing
- E) List of property owner within 250'
- F) Quit claim deed
- G) Image – New Castle's earliest school house
- H) Image – 1914 image of new school house along US 6
- I) Image – updated school building 1920s
- J) Image – students west of updated school building
- K) Image – students north of updated school building
- L) Image – newspaper article showing gymnasium
- M) Images – current building images

November 21, 2021

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

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

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

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

Respectfully yours,



Gianni Olilang
12950 Bracknell Street
Cerritos, California 90703

State of California

County of Orange

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

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

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

WITNESS my hand and official seal.

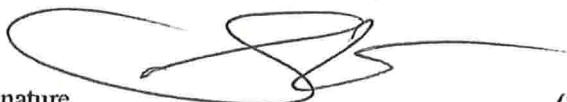
Signature  (Seal)



Exhibit A



About Ambleside School Rocky Mountains

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

Interest Represented

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

Why Choose Ambleside School

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

Ambleside is Where Children Love to Learn

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

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

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

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

Building Vision

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

Skylark Parents Testimonials

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

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

Exhibit B

PROPERTY EVALUATION FORM

COUNTY
Garfield

CITY
New Castle

HISTORIC BUILDING NAME(S):
New Castle School
Rosie's Skating Rink

CURRENT BUILDING NAME:
Ambleside School Rocky Mountains

BUILDING ADDRESS:
151 W. Main St.
New Castle, CO 81647

OWNER NAME & ADDRESS:
Gianni Olilang
12950 Bracknell Street
Cerritos, CA 90703

LATEST CONSTRUCTION DATE
4/1-9/1/2021

ARCHITECT
All Valley Services
Cameron Toovey

See Historical Construction at the end of this document.

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

ORIGINAL OWNER:
Cleyo H. and Rosie B. Ferrin

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

BUILDING DIMENSIONS Length 135' x Width 109'
14,750 Sq. Ft

STORIES: 2

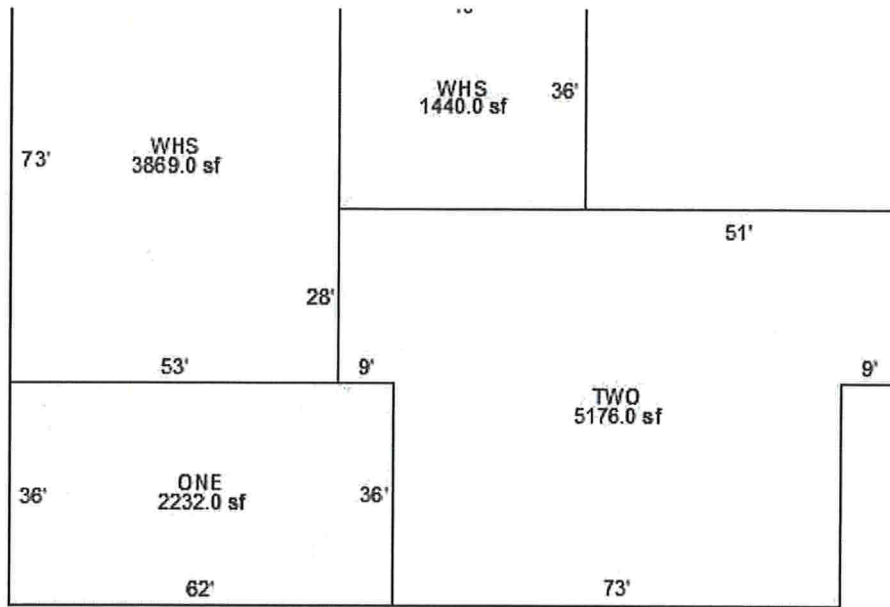
BUILDING DIMENSIONS
Length 135' Width 109'
Source: Garfield County Assessor

HISTORIC USES
School, Roller Skating, Childcare, Library, Apartment

PRESENT USE
School

LOCAL LANDMARK DESIGNATION
Title: Rosie B. Ferrin's Historic Building

BUILDING DIMENSIONS



ARCHITECTURAL DESCRIPTION

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

AERIAL MAP OF SITE

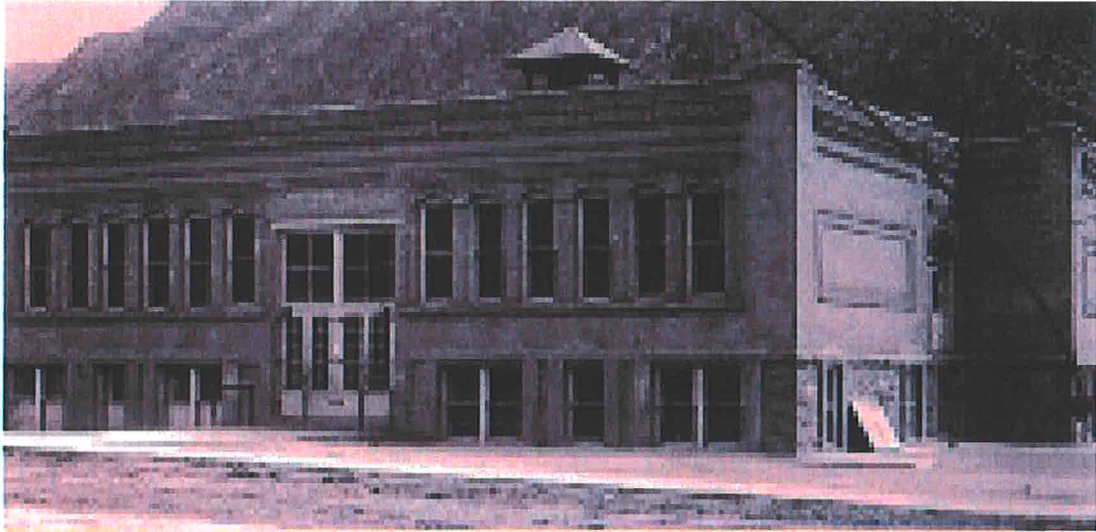


Map Source: Garfield County Assessor

New Castle School Construction History

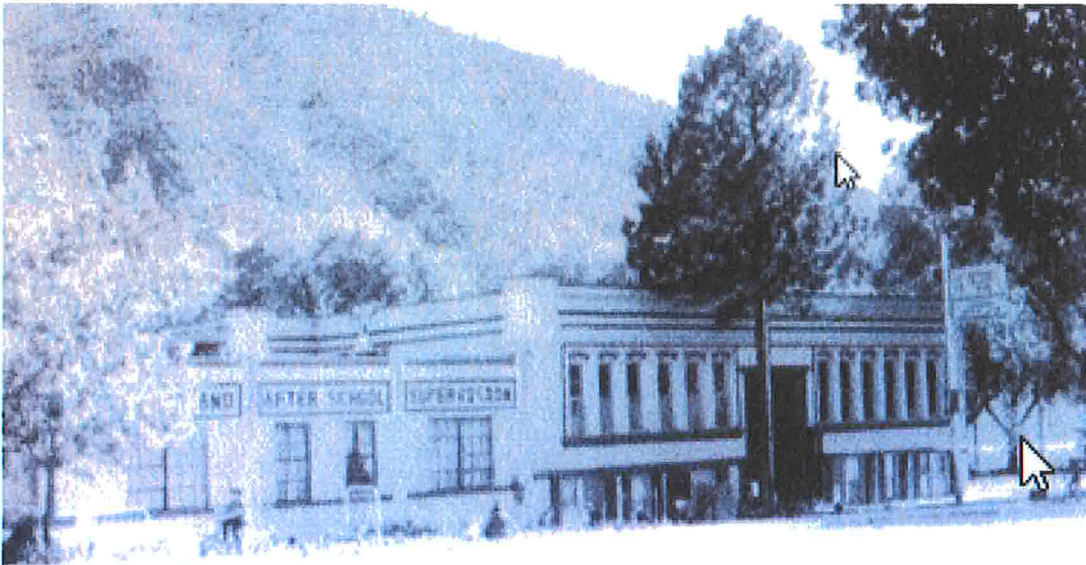
1886

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



1892 Original School (above)

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



1913 New Castle School Built (above)

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

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

1978 The school closed when a new Public School opened.

1990-2019 Converted to Apartment

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



2021 May Ambleside School Renovation Began (above)

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



2021 September Renovation Complete (above)

2021 Ambleside School Rocky Mountains

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

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

What We Have Accomplished

- Replaced 20-30 windows - \$30K
- Replaced exterior doors and added interior classroom doors - \$10K
- Re-wired electrical – \$40 K
- Installed proper fire alarms to compliance - \$30K
- Replaced old drywall - \$10K
- Painted interior walls - \$7K
- Installed new lighting - \$5K
- Laid new carpet and flooring in bathrooms - \$5K
- Bathrooms had no fixtures. We bought in sinks, toilets, and cabinets - \$5K
- Cleaned up neglected landscaping including trash, debris, on the main street of town (an eyesore in the heart of downtown New Castle) - \$5K
- Rebuilt an exterior deck to bring up to code - \$5K
- Installed irrigation system and laid sod once again cleaning up poorly managed property - \$5K
- Painted exterior of building - \$20K

What We Still Need to Do

- Doors and exits lights need to be installed in the gymnasium to bring it up to code. Once accomplished we will be able to greatly increase our 6' COVID-19 Social Distancing during our weekly Wednesday Chapel meeting with all 52 students and 10 teachers - \$10K
- Paint walls in gym - \$3K
- Refinish old gymnasium floor – \$10K
- Install new large windows in gym - \$20K

HISTORICAL BACKGROUND

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

SIGNIFICANCE

Architectural significance:

Historical significance:

associated with significant person(s)

possess high artistic value

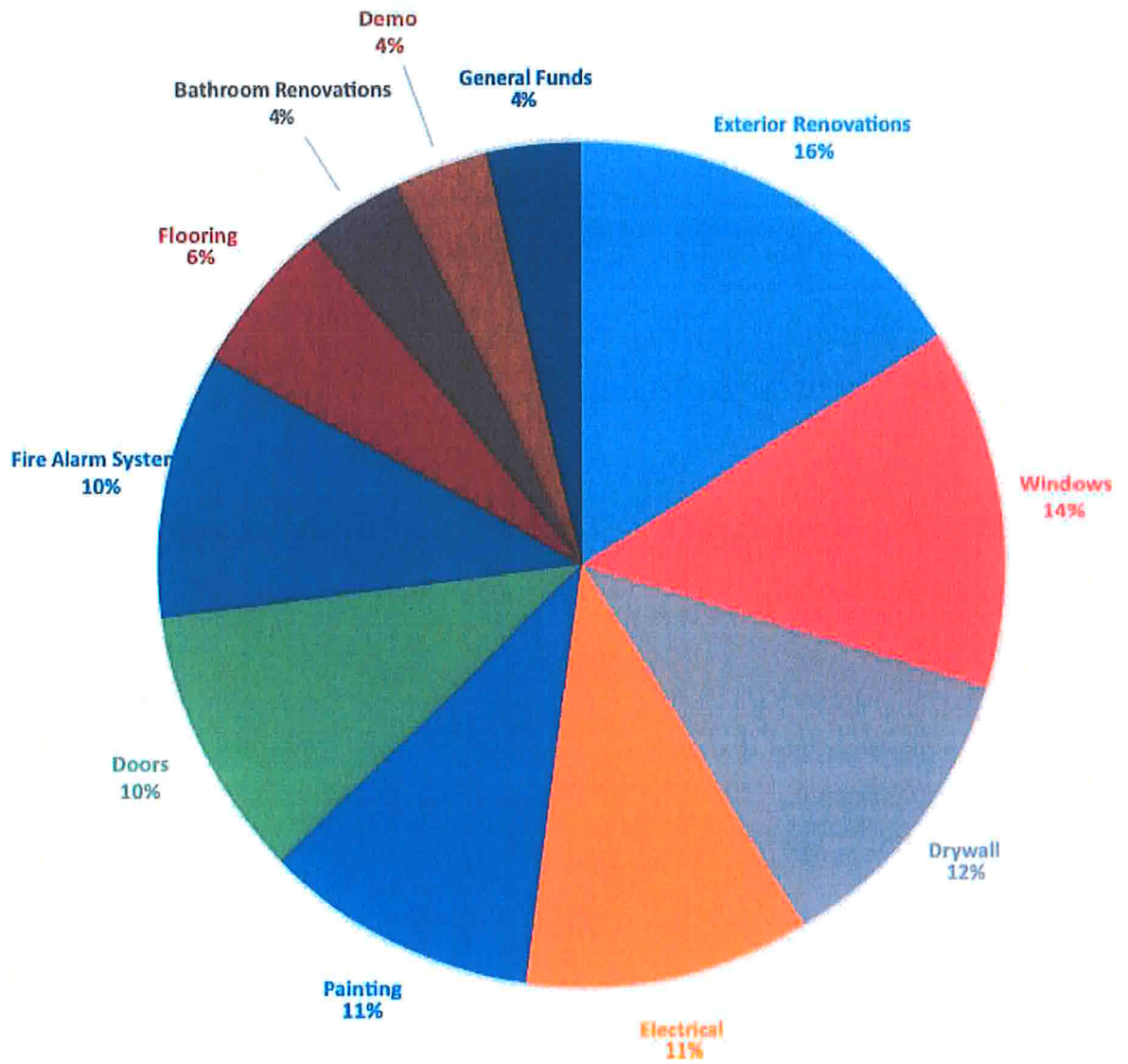
associated with a pattern of events

contributes to a historic district

STATEMENT OF SIGNIFICANCE

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

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



NOTICE OF PUBLIC HEARING Town of New Castle

Date: March 14th, 2022

Time: 6:30 PM

Place of hearing: New Castle Town Hall, 450 West Main Street, New Castle, CO

Public body
conducting hearing: Historic Preservation Commission

Brief description
of application: Historic Designation of 151 W. Main St. 'Old School House'

Legal description: LOTS 6 and 7, BLOCK 1; LOTS 1 through 11, inclusive and LOTS 22, 23, and 24, BLOCK 2; TOWN OF NEW CASTLE and the East 3.15 feet of all that part of Second Street in the Town of New Castle lying between Main Street and the Denver and Rio Grande Western Railroad, and all of the alley running East and West from First Street through said Block 2 to Second Street, and all of the alley running North and South through the south half of said Block 2 and lying between LOTS 10 and 11 on the West and LOTS 23 and 24 on the East. All as vacated by City Ordinance No. 117, dated September 6, 1922, and filed with the City Clerk of New Castle. With all rights of way and easements appurtenant thereto, all improvements thereon, and all fixtures of a permanent nature on the premises, in their present condition, known as the old New Castle School, New Castle, Colorado; subject to encroachments, easements and rights of way of record or in place and in use and subject to the Denver and Rio Grande Western Railroad right-of-way.

Common address: 151 West Main Street, New Castle, Colorado 81647

Applicant: Ambleside at Skylark, a CO nonprofit corporation c/o Glenn Martin

Landowner: The Estate of Rosie B. Ferrin

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter and email to rbordelon@newcastlecolorado.org.



AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, Glenn Martin, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before New Castle Historic Preservation Commission/Town Council on 3:14 P.M. 20 22 regarding a historic designation application by doing the following:

1. At least thirty (30) days prior to such hearing, I sent a copy of the **attached** Notice of Public Hearing by certified mail to the owners of all property within one hundred (100) feet of the subject property and to the Town of New Castle.
2. At least fifteen (15) days prior to such hearing, I posted notice of the hearing on the property on a sign approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.
3. At least (15) days prior to such hearing, the **attached** Notice of Public Hearing was published on the Town's website by Town Staff.

Glenn Martin
Signature

STATE OF COLORADO)
) ss.
COUNTY OF Chaffee)

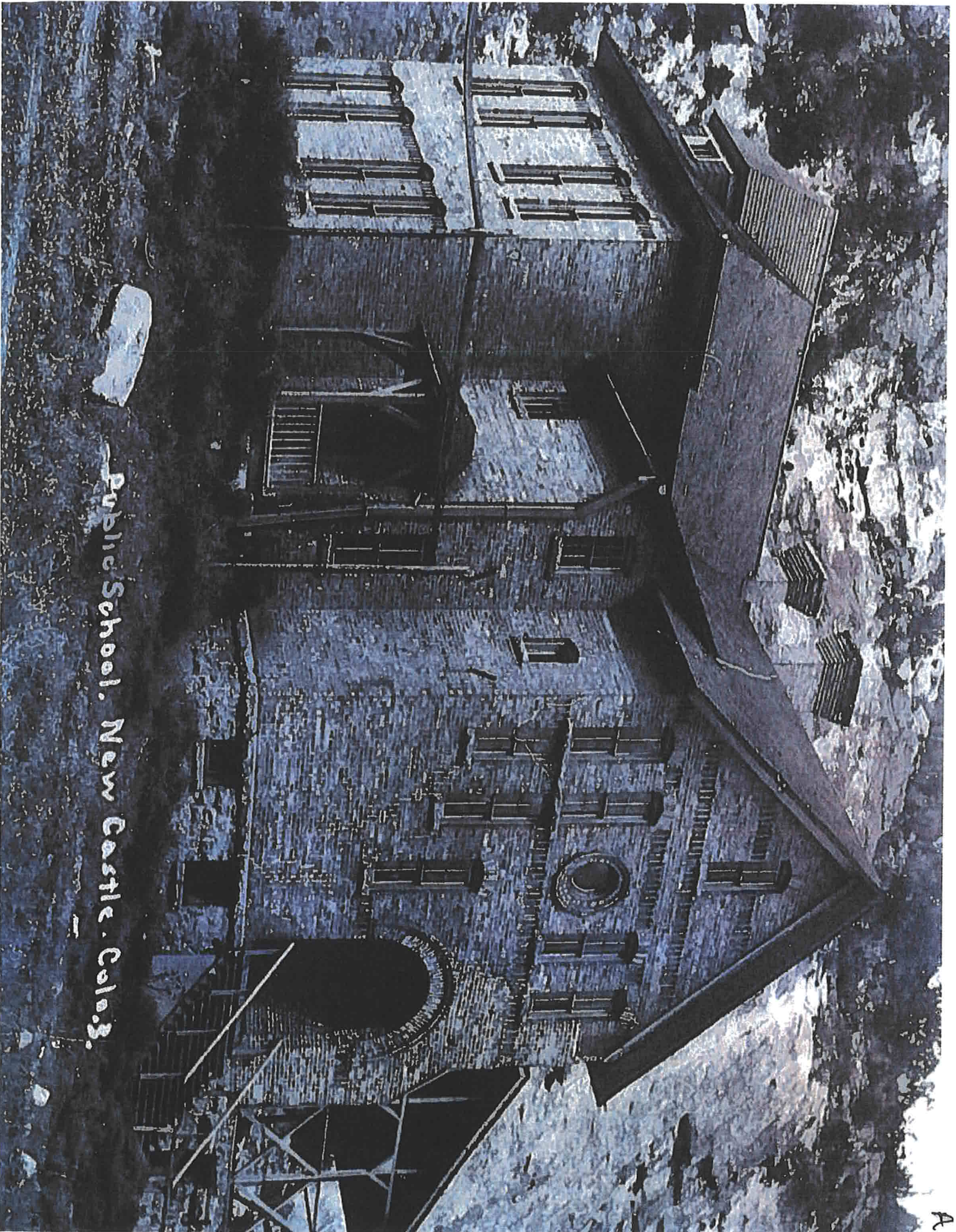
Subscribed and sworn to before me this 11 day of February, 2022, by Glenn Martin.

Witness my hand and official seal.

Colleen Nazario
Notary Public
My commission expires: Aug 6 2025

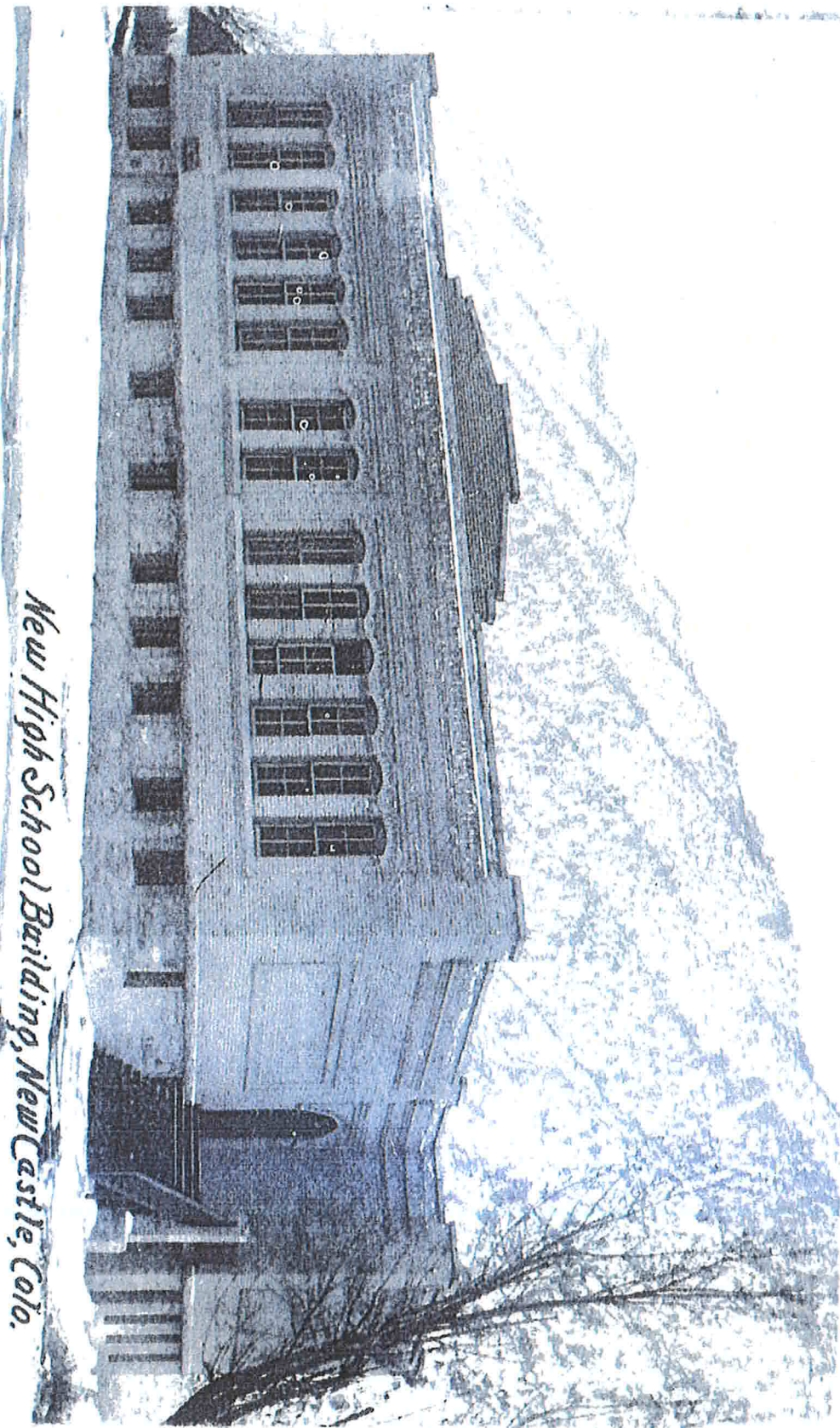


ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip	Certified Letter	Tracking
R380374	SUAREZ ELIZALDE, GUADALUPE Y & VILLALOBO	235 RODREICK LANE	NEW CASTLE CO 81847	Delivered	7021 0350 0001 5246 0428
R380185	FUNNELL, SHANNON NICOLE	101 MATTIVI AVENUE	NEW CASTLE CO 81647	Delivered	7021 0350 0001 5246 0466
R380348	FERRIN, ROSIE B (ESTATE OF)	12950 BRACKNELL STREET	CERRITOS CA 90703	Delivered	7021 0350 0001 5246 0435
R380344	NEW CASTLE, TOWN OF	PO BOX 90	NEW CASTLE CO 81647-0166	Delivered	7021 0350 0001 5246 0459
R007172	BROOKS, LAWRENCE A & JOSHUA T	142 E MAIN STREET	NEW CASTLE CO 81647	Returned Vacant	7021 0350 0001 5246 0503
R007173	JANUSZ, ERIC	PO BOX 362	NEW CASTLE CO 81647	Delivered	7021 0350 0001 5246 0497
R380309	BISHOP & DIOCESE OF COLORADO	PO BOX 18M	DENVER CO 80218-0170	In Transit	7021 0350 0001 5246 0473
R380303	BISHOP & CHAPTER OF THE CATHEDRAL OF ST	PO BOX 156	NEW CASTLE CO 81647-0156	Refused	7021 0350 0001 5246 0442
R380189	SMITH, EDWARD E & SHIRLEY J	PO BOX 13	PORT HAYWOOD VA 23138	Delivered	7021 0350 0001 5246 0480
R380119	KJW LLC	122 TILDEN AVENUE	RICHMOND VT 05477	Delivered	7021 0350 0001 5246 0411



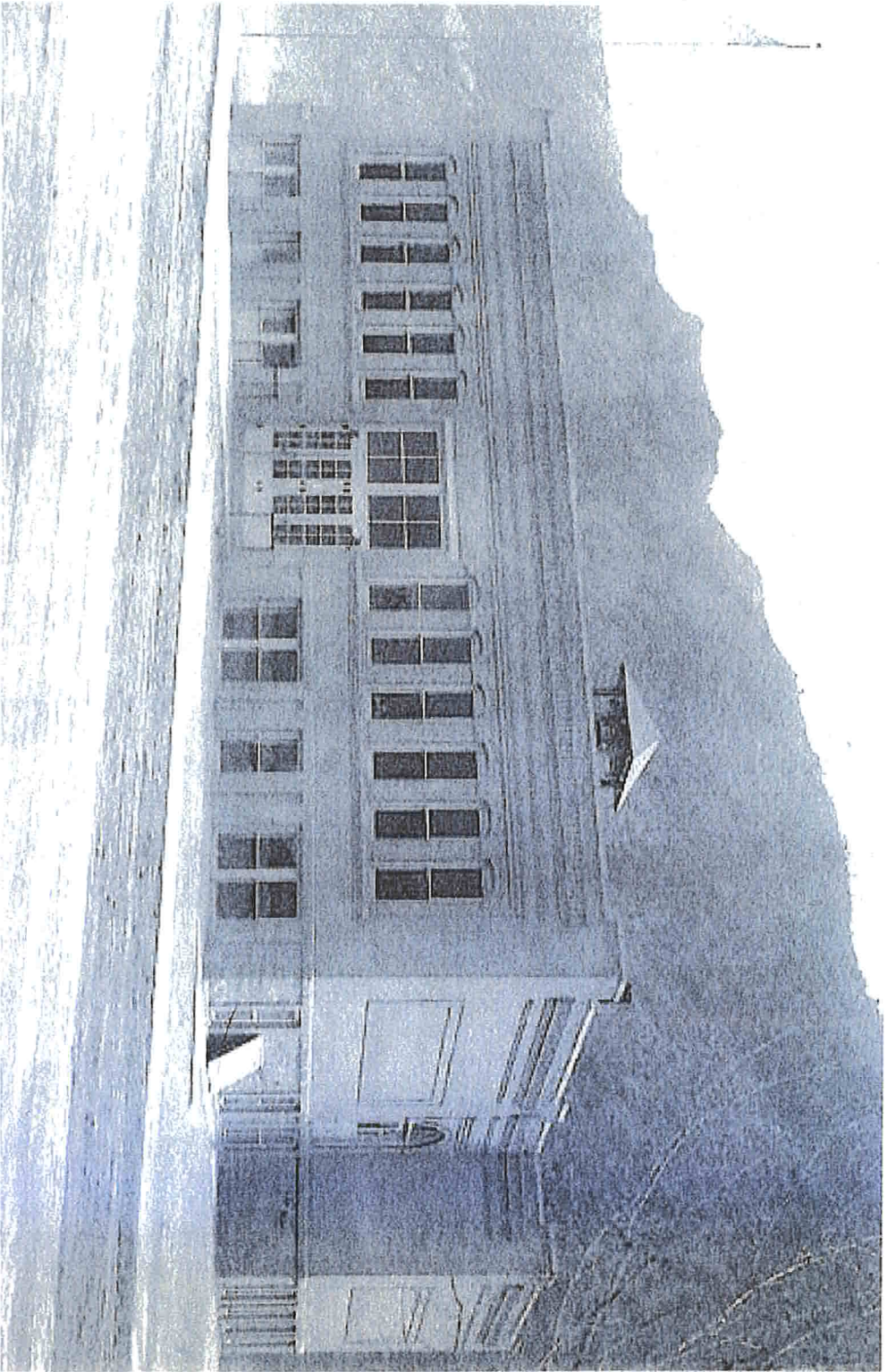
Public School. New Castle. Colo. 3.

A



New High School Building, New Castle, Colo.

1914- New Castle High School



1920's - School with new door on side



Exhibit J

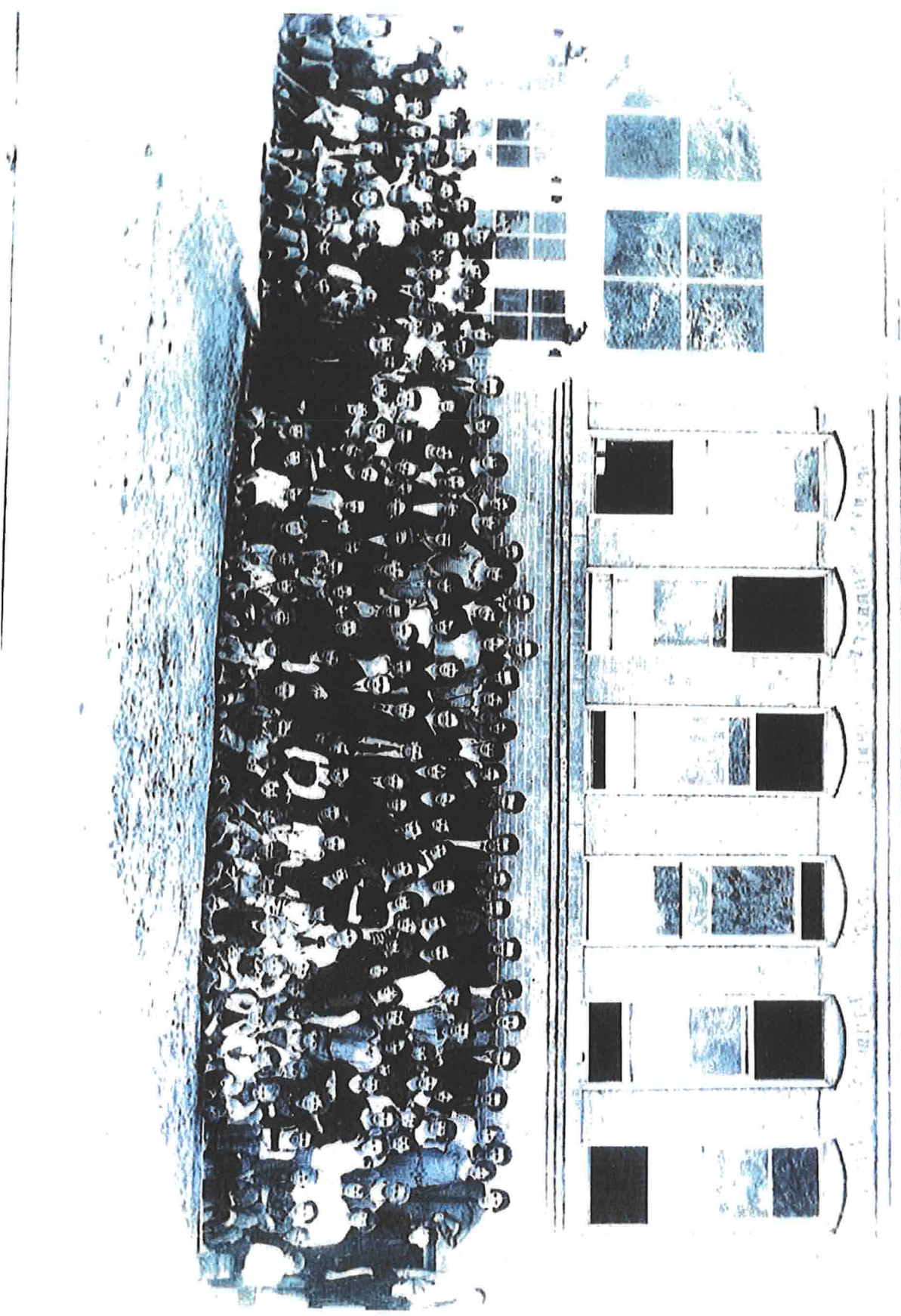
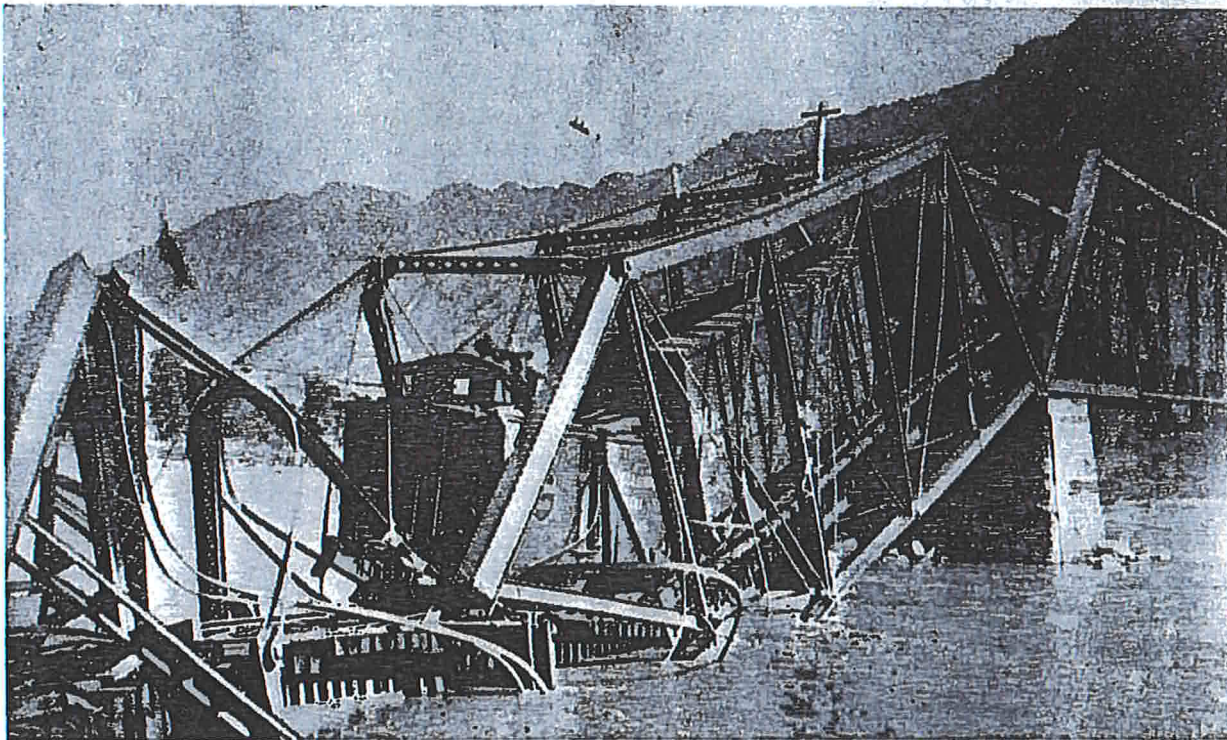
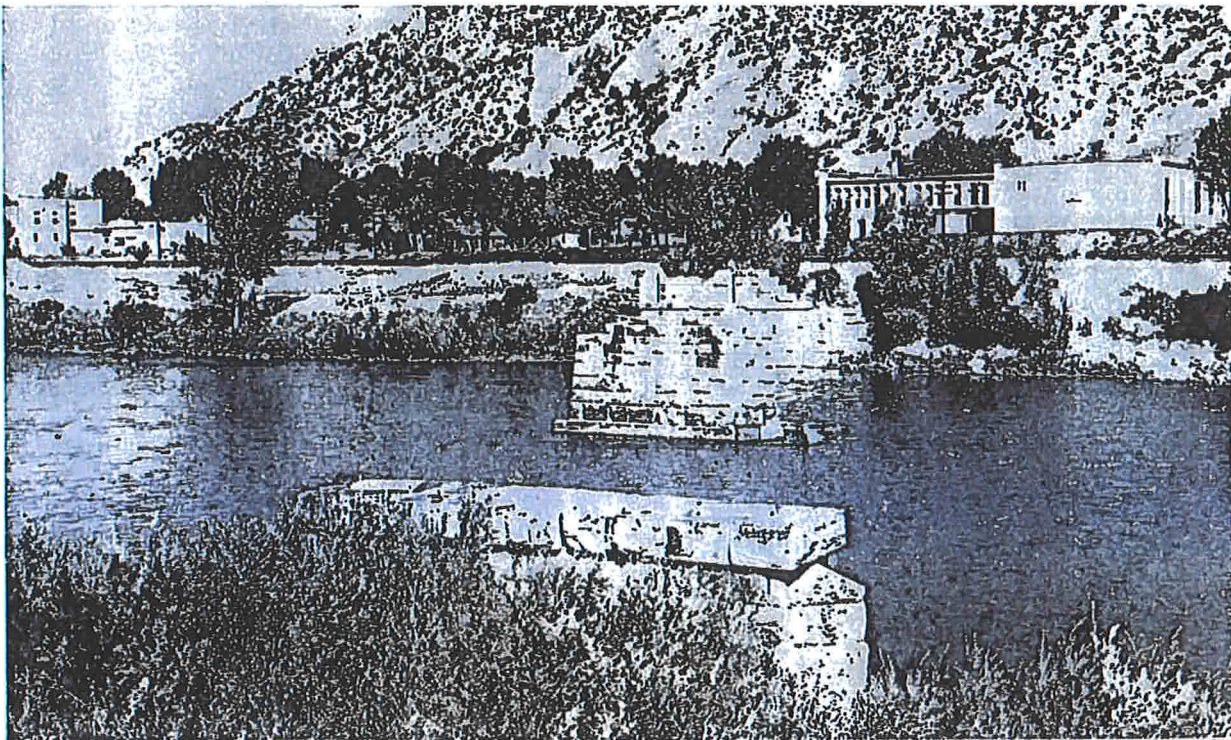


Exhibit K



Morris Cafky Collection.

On August 29, 1913, Extra 42 east came-a-cropper at New Castle, Colorado. As the rear of the fruit and redball freight train curved onto the truss bridge over the Grand (Colorado) River, the caboose derailed, and violently struck the bridge structure causing the north span to buckle and collapse into the river. Note the shattered "crummy," the steel-framed Wabash box car just beyond and the Central of New Jersey box precariously balanced at the junction of the spans.

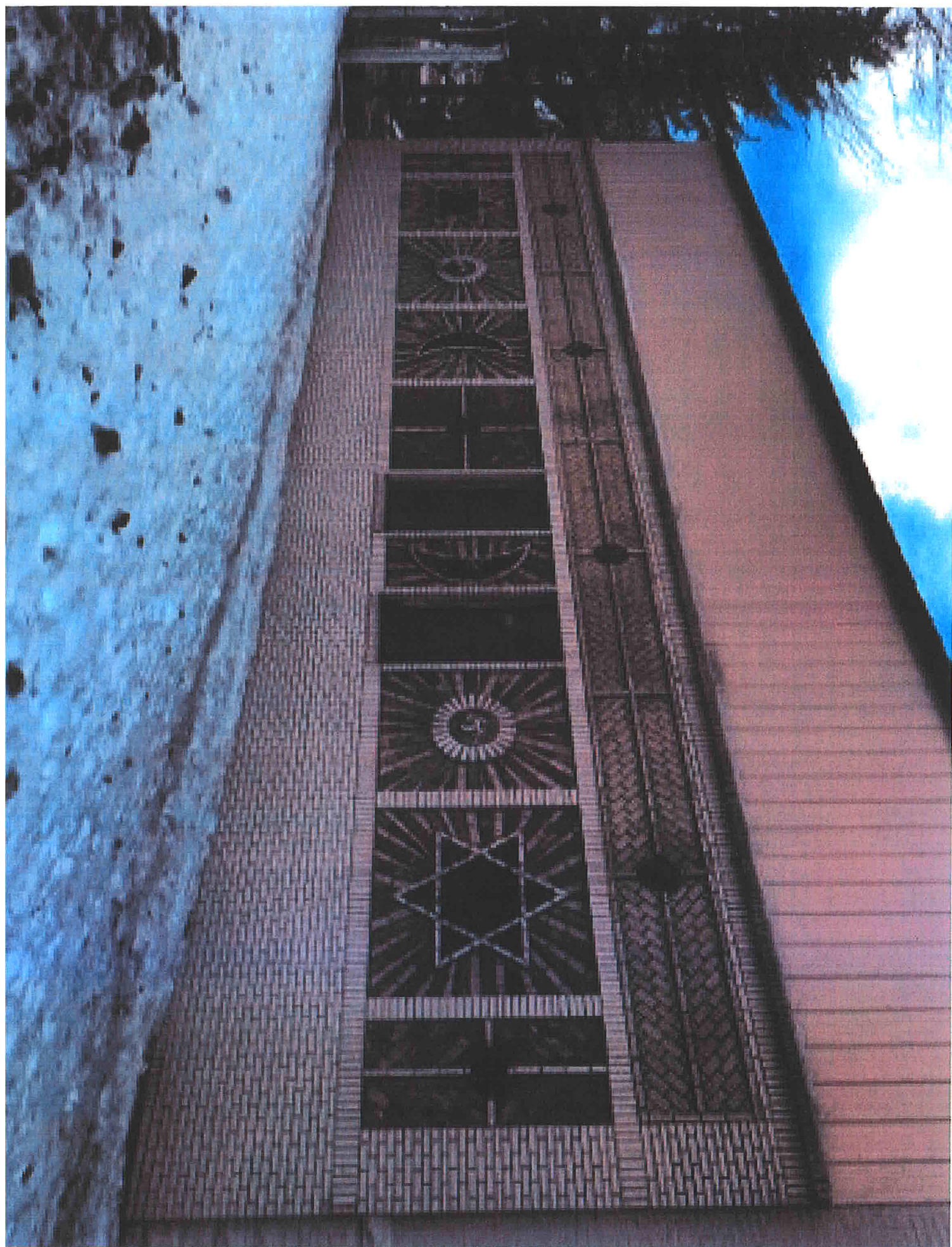


E. J. Haley.

Over 40 years after the death of the Midland, the stone abutments and piers which once supported the iron superstructure of the railroad's bridge across the Colorado River at New Castle are still very much in evidence. The main line of the Denver & Rio Grande Western runs along the north bank of the river while, just beyond, the town itself dozes in the bright Colorado sunlight.



Exhibit M





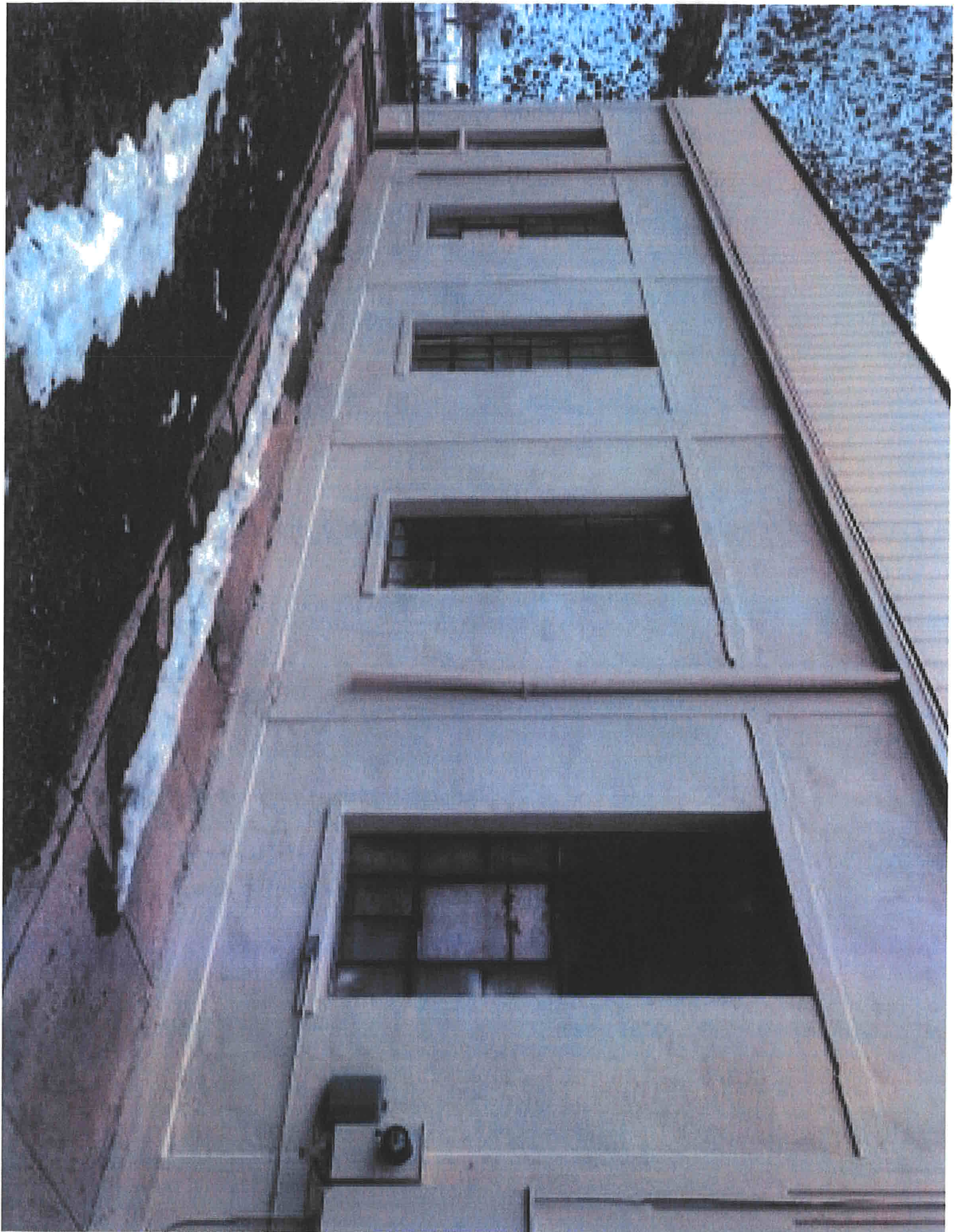






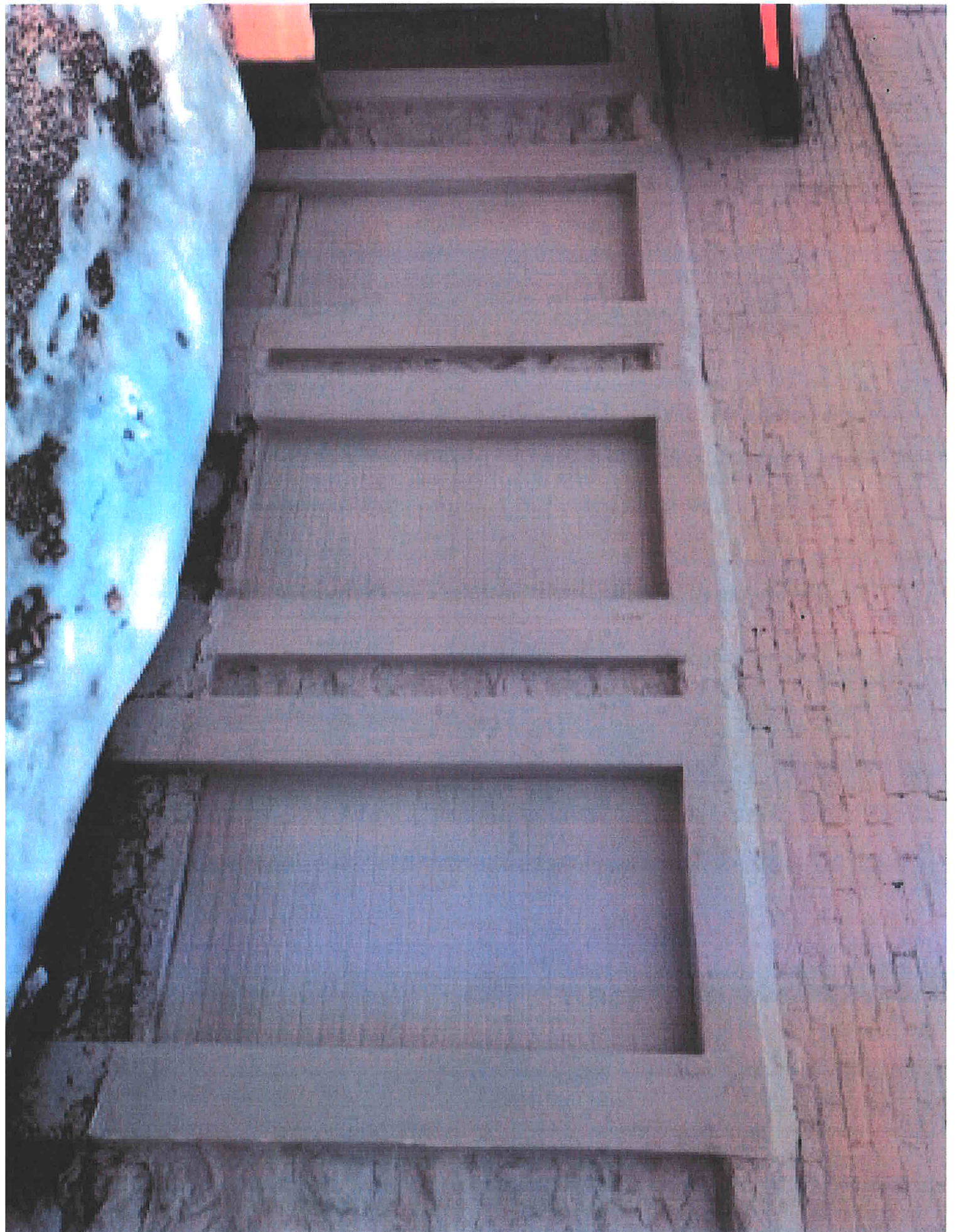






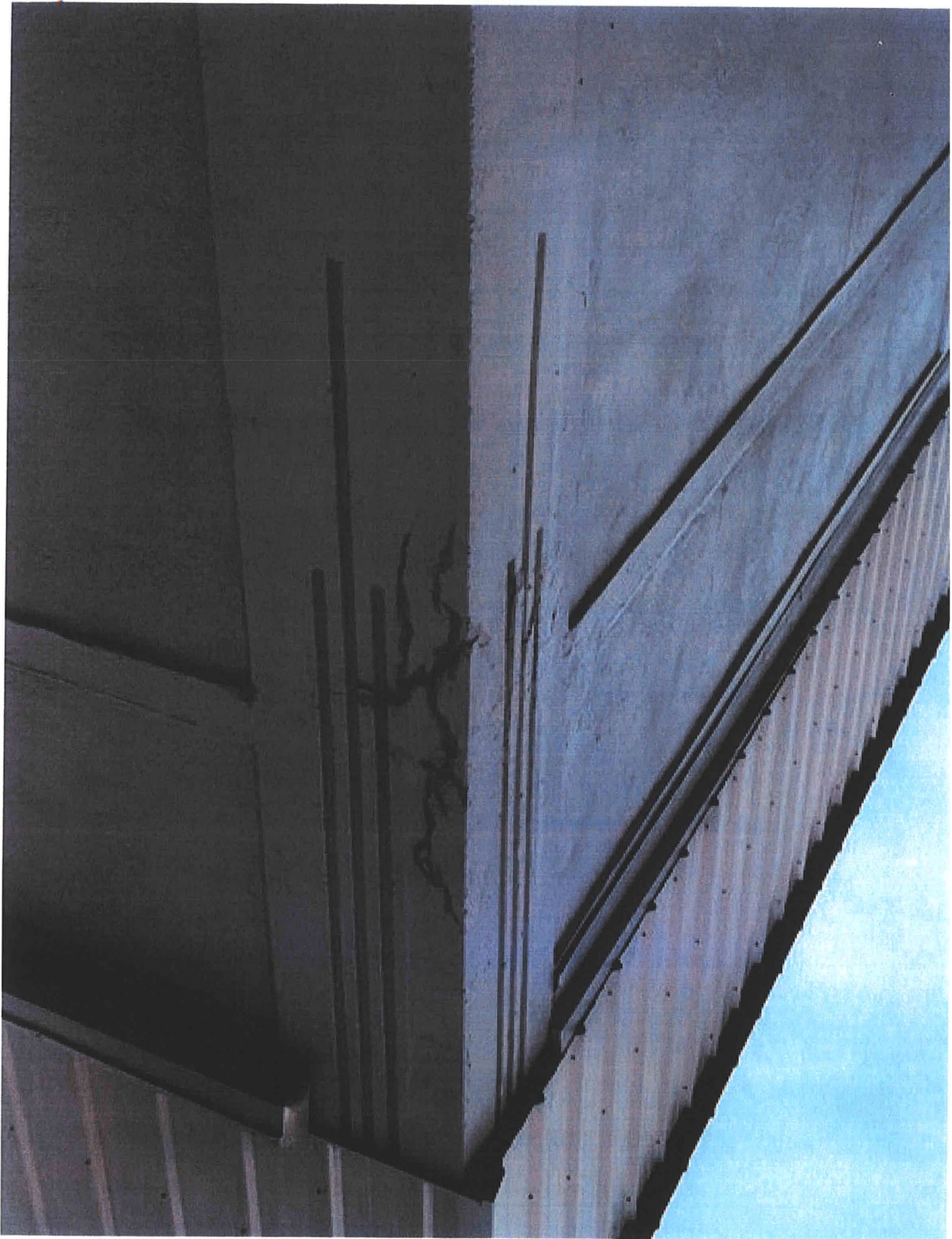














TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. HPC 2022-2

A RESOLUTION OF THE NEW CASTLE HISTORIC PRESERVATION COMMISSION
APPROVING THE HISTORICAL LANDMARK DESIGNATION OF 151 W. MAIN STREET.

WHEREAS, Chapter 15.44 of the New Castle Municipal Code (“Code”) establishes the powers and duties of the New Castle Historic Preservation Commission (“Commission”), including the review and designation of property as a historical landmark; and

WHEREAS, the Estate of Rosie B. Ferrin (Gianni Olilang & Fe Olilang) C/O Glenn Martin (“Landowner”) owns certain real property located at 151 W. Main Street in New Castle, as legally described in Exhibit A (the “Property”), which is the original site of the New Castle School built in approximately 1913; and

WHEREAS, the Property possesses one or more of the characteristics outlined in Section 15.44.160 of the Code and, therefore, has been identified as potentially worthy of designation; and

WHEREAS, Landowner requested approval of a historical landmark designation for the Property, and in accordance with Section 15.44.180 of the Code, the Commission adopted an order to schedule a hearing on the question of designation; and

WHEREAS, in preparation for the designation hearing, Town of New Castle staff prepared a report outlining the Property’s history and design, including a recommendation for consideration by the Commission; and

WHEREAS, the Commission held a duly noticed public hearing on March 14, 2022, and based on staff’s recommendation, public comment, and other evidence presented at the hearing, the Commission desires to designate the Property as a historic landmark as provided herein.

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

1. Recitals. The foregoing recitals are incorporated by reference herein as findings and determinations of the Commission.
2. Criteria for Designation Met. The Commission hereby finds that the Property meets one or more of the following criteria as required by Section 15.44.050 of the Code:

A. Historical Importance. The Property has character, interest or value as part of the development, heritage or cultural characteristics of the town, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

B. Architectural Importance. The Property portrays the environment of a group of people in an era of history characterized by a distinctive architectural scale; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the town or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

C. Geographic Importance. The Property, because of being part of or related to a square, park or other distinctive area (i.e., river crossings), should be developed or preserved according to a plan based on a historic, cultural or architectural motif or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or town.

3. Designation of Property as Historic Landmark. Based on the findings described in Section 2 of this Resolution, the Commission hereby designates the Property as a historic landmark, with the characteristics and features of the Property that are to be preserved being described in Exhibit B. By virtue of this designation, the Property shall subject to the provisions of Chapter 15.44 of the Code, as the same may be amended or recodified from time to time.

4. Conditions of Designation. The designation of the Property as a historic landmark is subject to the following conditions:

- A. Pursuant to 15.44.360, nothing shall be construed to prohibit the accomplishment of any work on the Property which will neither change the exterior appearance (including color and materials) nor the exterior architectural features of improvements or structures, nor the character or appearance of the land itself and which is considered necessary as a part of normal maintenance and repair.
- B. In the event that commissioners or staff observe unapproved modifications of the characteristics and features of the Property that are to be preserved, the applicant or owner may be summoned before the Commission in a public meeting to show cause why the landmark designation should not be revoked, suspended, or additional conditions imposed. Such show-cause meeting shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.
- C. The applicant shall comply with all applicable building, residential, electrical and municipal code requirements, including all sign code regulations, with respect to any future work on the Property.
- D. All representations of the applicant in written and verbal presentations submitted to the Town or made at public meetings before the Commission shall be considered part of the building permit application and binding on the applicant.

THIS RESOLUTION HPC 2022-2 was adopted by the New Castle Historic Preservation Commission by a vote of ___ to ___ on the 14th day of March, 2022.

TOWN OF NEW CASTLE, COLORADO,
HISTORIC PRESERVATION COMMISSION

By: _____
Mari Riddile, Chair

ATTEST:

Remi Bordelon, Clerk

EXHIBIT A

LOTS 6 and 7, BLOCK 1; LOTS 1 through 11, inclusive and LOTS 22, 23, and 24, BLOCK 2; TOWN OF NEW CASTLE and the East 3.15 feet of all that part of Second Street in the Town of New Castle lying between Main Street and the Denver and Rio Grande Western Railroad, and all of the alley running East and West from First Street through said Block 2 to Second Street, and all of the alley running North and South through the south half of said Block 2 and lying between LOTS 10 and 11 on the West and LOTS 23 and 24 on the East. All as vacated by City Ordinance No. 117, dated September 6, 1902, and filed with the City Clerk of New Castle. With all rights of way and easements appurtenant thereto, all improvements thereon, and all fixtures of a permanent nature on the premises, in their present condition, known as the old New Castle School, New Castle, Colorado; subject to encroachments, easements and rights of way of record or in place and in use and subject to the Denver and Rio Grande Western Railroad right-of-way.

also known by street address as: 151 West Main Street, New Castle, Colorado 81647
and assessor's schedule or parcel number: 212331407002

EXHIBIT B

Those characteristics and features of the Property designated by the New Castle Historical Preservation Commission as a historic landmark pursuant to Resolution HPC 2022-2 include the exterior structure and architecture of the building located on the Property including, but not limited to, adjoining components such as stairs, signs, light, and paint. Any items added to the Property unrelated to the building's exterior façade are excluded from designation.



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: Agenda Item: Discussion of Budget and Historic Society Supply/Service Update
Date: March 14, 2022

Purpose:

The purpose of this agenda item is to review the budget for:

- Historic Preservation Commission
- Historic Society supplies assistance
- Facility Maintenance of the museum

In addition, this agenda item will review the supplies order for the Historic Society in support of the museum.

The list of supplies thus far are as follows:

- Computer monitor
- Printer/Scanner with ink
- Portable Label Maker with tape
- Laminator and sheets
- DVD/CD External Burner with CDs

2022 Cost Log

Date	PO	(10-5040-610)	Cost	Date	(10-5060-611)	Cost
12/25/2021		Invoice#32952, ProVelocity, Computer	\$ 1,120.00		Electric Installation	
1/24/2022		Monitor for Museum	\$ 139.00	2/9/2022	Billed to Town Hall, Electric Bill (per year)	\$ 200.00
1/31/2022		HPC Legal Expenses	\$ 954.00		Internet Installation	\$ -
2/7/2022		Micro Plastics, Name Plate, Richard Fletcher	\$ 25.65	2/22/2022	\$90/month for 2 yrs, Internet Bill (per year)	\$ 1,080.00
2/9/2022	22-3	Amazon, Printer/Scanner with Ink HP910	\$ 285.77		Water/Sewer Repair	
2/9/2022	22-3	Amazon, Portable Label Maker with Tape	\$ 83.38		Water/Sewer (per year)	\$ -
2/9/2022	22-3	Amazon, Laminator with Sheets	\$ 42.60			
2/9/2022	22-3	Amazon, DVD/CD External Burner with CDs	\$ 32.98			
2/9/2022		Power Surge Protector from Town Hall	\$ -			
3/14/2022		PENDING: HPC Legal Expenses	\$ 954.00			
		Total	\$ 2,517.38		Total	\$ 1,280.00

HPC \$ 66.35 (Remaining)
 Historical Society \$ 2,416.27 (Remaining)

Facility \$ 3,720.00 (Remaining)

2022 Budget

HPC Budget	(10-5040-610)	\$ 2,000
Historic Society Equipment/Supplies	(10-5040-610)	\$ 3,000
Administration Facility Maint./Service	(10-5060-611)	\$ 5,000

NOTES
 Ting is the internet provider for the Town. 2 year contract ensures no insallation fee at a rate of \$90/month.

 Electric bill has been forwarded the the town for payment.

 Water and Sewer repair - in house (no fee?)

 Water/Sewer use cost \$0 for Town facility.



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: Agenda Item: Discussion of History Colorado CLG Town Survey Grant Update
Date: **March 14, 2022**

Purpose:

The purpose of this agenda item is to officially announce the exciting news that New Castle's Historic Preservation Commission has been awarded the 2022 Certified Local Government Subgrant in the amount of **\$19,550** with no match funds.

Congratulations!

The grant has been awarded for the Historic Town Survey of Main Street and previously designated properties.

Two forms need to be completed by April 15, 2022 to initiate the grant agreement process. Those forms, Risk Self-Assessment & EFT Account Verification Form have been completed by the Finance Department of the Town and submitted to History Colorado already.

The Intergovernmental Grant Agreement between History Colorado and the Town of New Castle should be processed in May to early June. A consultant cannot be hired until the agreement is signed.



History Colorado

March 1, 2022

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

Dear Remi Bordelon:

History Colorado has completed its review of grant applications submitted to the Certified Local Government Subgrant Program for the 2022 fiscal year. We are pleased to announce that a CLG subgrant of **\$19,550** has been awarded to the Town of New Castle for the Historic Town Survey of Main Street and Previously Designated Properties. Congratulations on your award! This award constitutes partial funding of the requested amount for the grant project, so we will plan to work with you to ensure that the scope of the project will fit with the awarded grant amount. Please read this letter in its entirety to ensure there is no delay in receiving your award.

These grants are funded in part by the National Park Service. Therefore, we cannot issue Intergovernmental Grant Agreements until we receive the federal funding allocation. We anticipate this to occur between late April and early June of this year and will issue Intergovernmental Grant Agreements at that time. **Please note that work cannot begin until an Intergovernmental Grant Agreement between History Colorado and the Town of New Castle has been fully executed.** Any work completed outside of the agreement period is not eligible for reimbursement.

CLGs must be under contract with their selected consultant within 60 days of receipt of their fully executed grant agreement, otherwise the grant award will be forfeited. If your procurement process was not completed prior to the grant application submission, we highly recommended beginning this process immediately so that your consultant is in place when your grant agreement is finalized. For more information on this and other important requirements associated with your CLG subgrant, please see the Grant Administration section of the **CLG Subgrant Program Manual FY2022** at <https://www.historycolorado.org/certified-local-government-grants>.

Enclosed is a **risk self-assessment form that must be completed to initiate the grant agreement process.** Please submit the completed risk self-assessment form no later than April 15, 2022. Please notify Contract Specialist Katie Bates at katie.bates@state.co.us or 303 548 9871 if your contact information has changed or if you have any contractual or fiscal questions. Contact Lindsey Flewelling at lindsey.flewelling@state.co.us or 303 866 4681 if you have any questions specific to your project. Please include your grant number (#C0-22-10002) on all correspondence.



History Colorado

All CLG payments will be processed via Electronic Funds Transfer. Our records show the Town of New Castle already has a bank linked in the State's financial system, which needs to be verified by History Colorado. All payments will include "ATTN: Remi Bordelon, Certified Local Government." Please return the attached EFT verification form. If you have questions about electronic payments or need to update the account on file, contact katie.bates@state.co.us.

Congratulations again on receiving this Certified Local Government Subgrant award. We look forward to issuing your grant agreement and supporting your project to successful completion. If you have any questions about the agreement process, please do not hesitate to contact me.

Sincerely,

Lindsey Flewelling
Preservation Planner
State Historic Preservation Office
303 866 4681 | lindsey.flewelling@state.co.us

1 **New Castle, Colorado**
2 **Historic Preservation Commission Meeting**
3 **Monday, January 17, 2022, 6:30 PM**

4 **Call to Order**

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

6
7 **Pledge of Allegiance**

8
9 **Roll Call**

10 Present	Chair Riddile
	Commissioner Hazelton
	Commissioner Ruth Fletcher
	Commissioner Richard Fletcher
14 Absent	Commissioner Sass

15
16 Also present at the meeting were Town Administrator David Reynolds, Town Planner Paul
17 Smith, Town Attorney David McConaughy, Administrative Assistant Remi Bordelon,
18 Recreation Director Hannah Bihr and members of the public.

19
20 **Meeting Notice**

21 Administrative Assistant Remi Bordelon verified that her office gave notice of the meeting
22 in accordance with Resolution TC 2020-1.

23
24 **Conflicts of Interest**

25 Commissioner Ruth Fletcher and Commissioner Richard Fletcher told the commission of a
26 possible conflict of interest with agenda item 'Discussion of Ambleside Request for Historic
27 Designation' as they had grandchildren attend the school and their daughter-in-law
28 worked for the school. Town Attorney David McConaughy clarified that there was not a
29 direct financial gain involved so there was no conflict. The commission agreed.

30
31 **Citizen Comments on Items NOT on the Agenda**

32 There were no citizen comments.

33
34 **Agenda Changes**

35 There were no changes to the agenda.

36
37 **Items for Consideration**

38
39 **Guest Speaker: New Castle Recreation Director Hannah Bihr for Founders Day**

40 Hannah Bihr introduced herself as the Town's Recreation Director. She commented that
41 the Recreation Department managed special events including Founders Day. She
42 reminded the commission that the first Saturday in February was designated as Founders
43 Day for the Town. The "Old School House" on Main Street was 2022's theme for
44 celebration. She said that Ambleside School, who occupied the building, had agreed and
45 offered the community a walking tour of the renovations to the "Old School House".
46 Director Bihr invited the commission to attend, at 11 a.m. on Saturday, February 5, 2022.
47 The tour would be followed by a potluck lunch hosted by the Recreation Department at
48 the Community Center.

49 Chair Riddile asked how the commission could help support Founders Day. Director Bihl
50 responded with a list of asks: please attend if available, outreach to others who would be
51 interested and bring a side dish or dessert if possible.

52
53

54 **Discussion of Ambleside Request for Historic Designation**

55 Town Planner Paul Smith introduced Glenn Martin who was representing the request on
56 behalf of Ambleside School Rocky Mountains. The subject building is located at 151 W.
57 Main Street and is also known as "Rosie's School House" or "Old School House." Planner
58 Smith clarified that ownership of the schoolhouse was listed as the Estate of Rosie B.
59 Ferrin and managed by the Olilang family who consented to the request of historic
60 designation.

61

62 Planner Smith explained that the town used the comprehensive plan for guidance
63 regarding historical designations. He reviewed his memorandum for the commission and
64 reviewed the historical use of the building. He also shared old photographs of the original
65 build and noted the difference in designation with regard to originality versus current
66 structure state with past changes from the original build. Planner Smith clarified that the
67 decision before the commission was only to decide on whether or not to schedule a public
68 hearing for a future date. He stated that historic designations "freeze the architecture of
69 what it is today and that could pose challenges to the current owner as they seek to
70 maybe develop it in the future." Admin Asst. Bordelon asked Planner Smith if the
71 designation would include the existing mural and staircases to which he replied, it would.

72

73 Glenn Martin introduced himself to the commission as the selected representative of
74 Ambleside School Rocky Mountains. He stated that his son, Peter Martin, was a board
75 member of Ambleside and had requested Representative Glenn Martin to research
76 potential grants on behalf of the school since the school needed funding for future
77 renovations and improvements. Representative Glenn Martin stated that the school had
78 already spent \$300,000 on improvements. He said he had found information regarding tax
79 credits and decided to pursue a historic designation request with the consent of the
80 Olilang family. Representative Glenn Martin clarified he was requesting a local designation
81 but would pursue a state designation as well, which could potentially award the school
82 with \$100,000 in tax credits. He concluded that the designation would benefit both the
83 town and the school.

84

85 Town Attorney David McConaughy commented that either he or a member of the legal
86 firm would be available for a public hearing.

87

88 **MOTION: Commissioner Hazelton made a motion to schedule a public hearing for**
89 **March 14 for consideration of the request for Historic Designation of 151 W. Main**
90 **Street. Commissioner Ruth Fletcher seconded the motion and it passed**
91 **unanimously.**

92

93

94 **Consider Resolution for Historic Survey Plan**

95 Administrative Assistant Remi Bordelon reminded the commission of Lindsey Flewelling's
96 visit to New Castle during the meeting held on November 15, 2021 where the Certified
97 Local Government (CLG) Program was discussed in detail. To maintain good standing
98 within the CLG program, Admin. Asst. Bordelon stated that one of the requirements from

99 History Colorado [state agency that manages historic preservation and the CLG program]
100 was to conduct historic town surveys within a ten (10) year cycle. She confirmed the last
101 town historic survey was conducted in 1996. Admin. Asst. Bordelon presented the
102 resolution prepared by the Town's legal team which identified the commitment of a
103 historic survey cycle to be added to Municipal Code Chapter 15.44.
104

105 **MOTION: Chair Riddile made a motion to approve Resolution NO. HPC 2022-1, a**
106 **resolution of the New Castle Historic Preservation Commission recommending**
107 **approval of an amendment to Chapter 15.44 of the New Castle Municipal Code**
108 **concerning a historic survey cycle. Commissioner Richard Fletcher seconded the**
109 **motion and it passed unanimously.**
110

111 After the motion was passed, Town Attorney McConaughy clarified that the approved
112 resolution would be sent to Town Council to consider an ordinance to implement that
113 resolution to code.
114

115 **Discussion of Survey Consultants**

116 Admin. Asst. Bordelon provided the commission qualifications and resumes of the three
117 consultants who had responded to the outreach in 2021 for the potential grant award
118 survey project for 2022. Town Attorney McConaughy clarified to the commission that
119 Town Administrator Reynolds would choose the consultant based on the town's
120 procurement code. The commission reviewed the consultant packet and voiced their
121 preferences based on the three choices. Admin. Asst. Bordelon stated a consultant could
122 not be hired until the grant was awarded, if awarded to the town.
123
124

125 **Discussion of Museum Improvement Progress**

126 Chair Riddile asked Commissioner Hazelton of progress with finding a contractor for the
127 electric work needed at the museum. Commissioner Hazelton reported he had spoken to
128 Jim Wirt with Tradesman Electric who had expressed interest in that project. They visited
129 the museum and Mr. Wirt would be in contact with Xcel Energy. Commissioner Hazelton
130 explained to the commission that Mr. Wirt's schedule was busy, but he had some good
131 ideas to heat the museum. Commissioner Hazelton said he would contact Mr. Wirt again
132 for cost estimates.
133
134

135 Admin. Asst. Bordelon reported the progress of the Historic Society office supplies. She
136 said the computer was purchased and would be installed soon. Other supplies that needed
137 to be purchased were listed as: monitor, printer/scanner, label maker, laminator and
138 storage items. Admin. Asst. Bordelon stated with the new year of 2022, the budget was
139 available to start purchasing the planned supplies. The commission agreed to begin
140 purchasing.
141

142 **Consider Approval of November 15, 2021 Minutes**

143 **MOTION: Chair Riddile made a motion to approve the November 15, 2021,**
144 **minutes. Commissioner Ruth Fletcher seconded the motion and it passed**
145 **unanimously.**
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149 **Commission Comments**
150 There were no commissioner comments.

151
152 **Adjourn**
153 **MOTION: Chair Riddile made a motion to adjourn. Commissioner Fletcher**
154 **seconded the motion and it passed unanimously.**

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156 The meeting adjourned at 7:25 p.m.

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159 Respectfully submitted,

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164 _____
165 Commission Chair
166 Mari Riddile

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171 _____
172 Administrative Assistant
173 Remi Bordelon

DRAFT