



**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](http://www.newcastlecolorado.org)

**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)  
<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) (Page 2) Quadrennial Evaluation**
- B. Guest Speaker: Pinyon Environmental, Inc. Review of Draft Report (Page 5)**
- C. A Year in Review of 2022 HPC (Page 55)**
- D. Commission Review: 2023 Approved Budget (Page 57)**
- E. Consider Approval of October 10, 2022 Minutes (Page 58)**

**Commissioner Comments**

**Adjourn**



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## Memorandum

**To:** Historic Preservation Commission (HPC)  
**From:** Remi Bordelon  
**Re:** History Colorado, Certified Local Government (CLG) Quadrennial Evaluation  
**Date:** January 9, 2023

**Purpose:**

The purpose of this agenda item is for the commission to review the audit requirements from History Colorado, presented by Preservation Planner Lindsey Flewelling. Every four years, History Colorado reviews the commission's records and procedures. New Castle's HPC has been selected for review for 2023.



## History Colorado

### Certified Local Government (CLG) Quadrennial Evaluation Information

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The National Park Service requires that each Certified Local Government (CLG) be evaluated at least once every four years according to the process outlined in Section V of the [Colorado CLG Handbook](#). This evaluation is performed to ensure that the CLG is fulfilling its responsibilities and to identify areas where Office of Archaeology & Historic Preservation (OAHP) assistance may be helpful. If you have any questions about the evaluation process please contact Lindsey Flewelling, CLG Coordinator, at [lindsey.flewelling@state.co.us](mailto:lindsey.flewelling@state.co.us) or 303 866 4681.

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#### Elements of the Evaluation

The quadrennial evaluation comprises four parts that may be completed in any order:

1. OAHP staff review records on file at History Colorado for the previous four years including annual reports, meeting minutes, grant administration forms, and other relevant documents.
2. CLG staff demonstrate how they provide public access to the local public records that CLGs are required to maintain.
3. OAHP staff attends one or more meetings of the CLG's Historic Preservation Commission (HPC).
4. OAHP staff interviews CLG staff about the community's procedures for performing CLG-related tasks and responsibilities.

#### Preparing for the Evaluation

CLGs should begin preparing for evaluation by reviewing the [Evaluation Form](#) and the [CLG Handbook](#). OAHP staff will schedule a time to meet with CLG staff and attend an HPC meeting during the calendar year, but may attend any additional HPC meeting(s) at their discretion. CLGs are encouraged to use this opportunity to request any desired training. In addition to regularly submitting annual reports and meeting minutes to OAHP, there are other ways that CLGs can prepare to ensure the evaluation process goes smoothly.

CLGs will be expected to demonstrate how a member of the public can access the following types of documents. If these documents are available on the CLG's website, CLG staff can facilitate this review by providing the appropriate links to OAHP.

- HPC Meeting Minutes
- Resumes or applications for current HPC members
- Survey forms and reports
- List of all locally designated properties



## History Colorado

CLG staff should be prepared to answer the following questions during their interview with OAHP staff. Additional questions may be asked based on the review of previous CLG records and past CLG performance.

- How is the public informed of upcoming meetings of the HPC?
- How is the public informed of designation or design review applications?
- How are property owners notified that a project must undergo design review? How is design review conducted?
- If the HPC does not contain 40% professional members, how do you obtain the required expertise in local design review?
- What is the CLG's system for survey and inventory of historic properties? What are the CLG's plans for future survey?
- How does the CLG participate in the Section 106 process?
- How has the CLG implemented its Historic Preservation Plan? If the CLG does not have a plan, how does it plan for ongoing and future preservation efforts?

### **After the Evaluation**

OAHP staff will complete a written [Evaluation Form](#) for each CLG that summarizes their findings and includes any recommended actions. This form may not be submitted until the end of the calendar year in which the CLG is evaluated, after OAHP staff has received the Annual Report. If OAHP staff finds that the CLG is deficient in fulfilling its responsibilities, one of the following will be required:

- The CLG will be expected to correct these deficiencies before their next quadrennial evaluation.
- The CLG will be expected to correct these deficiencies within one year and will be evaluated again in the next calendar year to confirm that action has been taken.
- The CLG will be expected to take immediate action to correct these deficiencies and will receive a specific timeline in which to comply. If necessary, the CLG's chief elected official may receive a letter that summarizes the identified deficiencies, the assistance that will be provided, and a specified timeline for compliance.



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[www.newcastlecolorado.org](http://www.newcastlecolorado.org)

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## Memorandum

**To:** Historic Preservation Commission (HPC)  
**From:** Remi Bordelon  
**Re:** Pinyon Environmental, Inc. Review of Draft Report  
**Date:** January 9, 2023

**Purpose:**

The purpose of this agenda item is for the commission to review with Pinyon Environmental, Inc. the draft report of the 2022 Historic Preservation Survey of Main Street. Field Historian Cameron Weishoff and Technical Group Manager Sean Fallon will be presenting their findings.



elevation. The entryway consists of a front gable bay with double wood doors. The double wood doors incorporate square transom lites. After review of historic photos and historic street imagery the double wood door units replaced the historic wood panel doors between 1996 and 2008. Additionally, the front gable main entry bay was added along the primary (south) elevation likely in the early to mid-Twentieth Century.

GENERAL NOTE for page numbers

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other: "New Castle Museum on the Street" information sign (local landmark)

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Church

Current Function/Use (if different): Church

16. Date of Construction: 1909

Estimated  Actual (include source): Garfield County

Assessor's Office

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't      |
| <input checked="" type="checkbox"/> Architecture               | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History      |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other               |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |  |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |  |

19. Associated Historic Context(s), if known: The following history is a portion of the historic context quoted from the 1996 Historic Building Inventory Record by Front Range Associates, Inc.

"St. John's Episcopal Church was organized in the Fall of 1907 by Mrs. C. G. Harris and Mrs. James Duece...The cornerstone for the church was laid on 2 November 1908. The first service in the building was held on Easter Sunday, 11 April 1909. Rev. Urban and volunteers built many of the furnishing for the church using packing crates form the Doll Brothers store; other furnishings came from other local churches and from the community."

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

The resource (5GF.2368) was initially evaluated in June 1996 by Front Range Research Associates, Inc. The resource was assessed Field – Eligible.

The Town of New Castle designated the resource as a local landmark in 2016.

22. Sources:

"100 East Main Street." Garfield County Assessor's Office. Parcel Number 212331107011. Accessed December 30, 2022.

<https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=1721891304&KeyVal=3R380303>

"A Walking Tour of Downtown New Castle." *Town of New Castle*. Accessed December 29, 2022.

[https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking\\_tour\\_of\\_downtown\\_new\\_castle.pdf](https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking_tour_of_downtown_new_castle.pdf)

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 30, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 30, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

Front Range Associates, Inc. "St. John's Episcopal Church (5GF.2368)." Historic Building Inventory Record – Colorado Historical Society, June 1996.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.



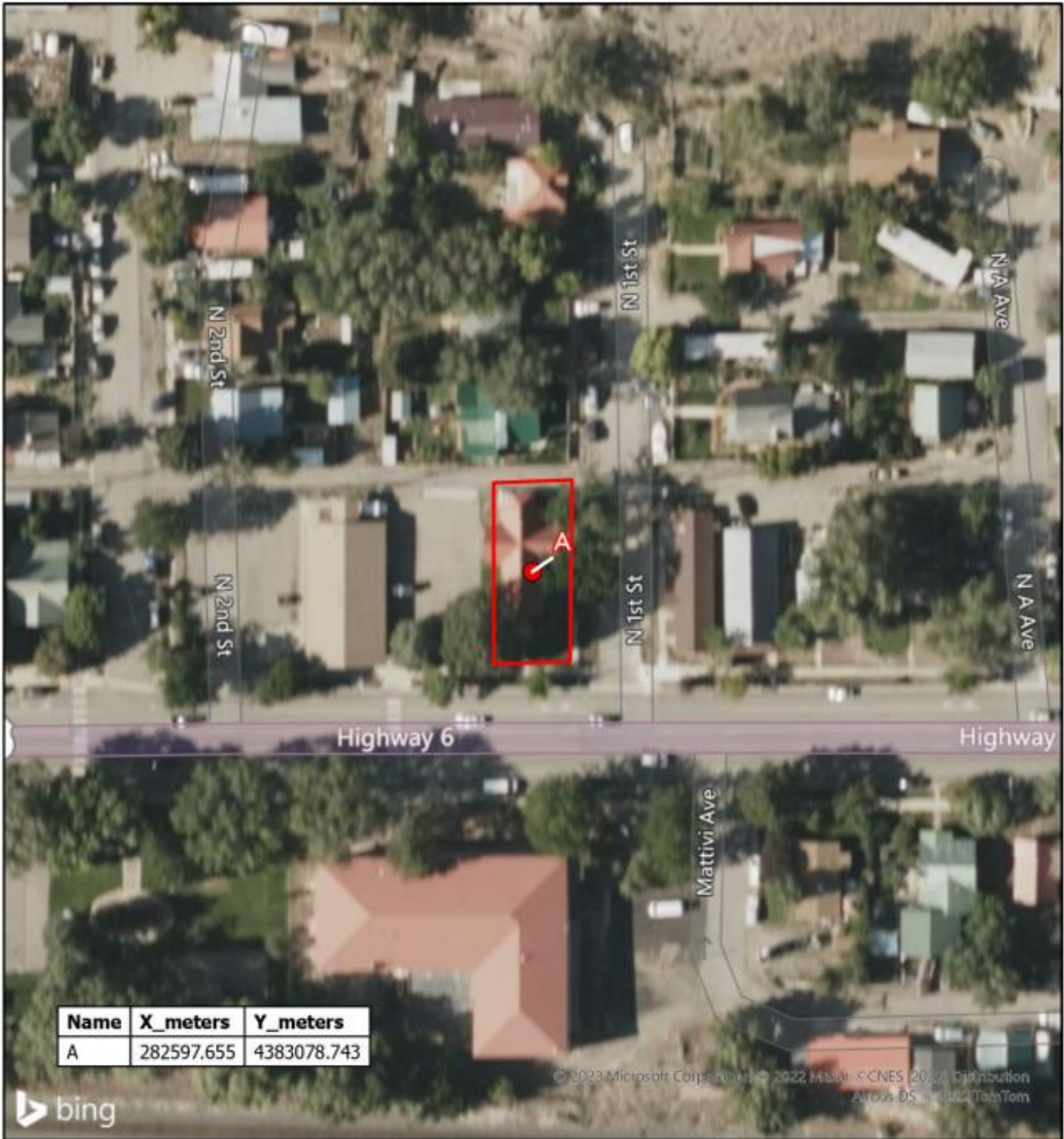
**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input checked="" type="checkbox"/> Determined Eligible – NR
<input checked="" type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/30/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.2368_1 to 5GF.2368_3, and 3 historic photos</u>

<b>See Attachment</b>																			
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### Sketch Map



### Site Photographs



**Photo Number:** 5GF.2368\_1

**Description:** Looking at the primary (south) and east elevations of the building. Note the historic brick masonry chimney; exposed rafter tails under the eaves; and the gothic arch window units.

**Date:** 9/6/2022

**View:** Northwest



**Photo Number:** 5GF.2368\_2

**Description:** Looking at the primary (south) and east elevations of the church.

**Date:** 9/6/2022

**View:** Northwest



**Photo Number:** 5GF.2368\_3

**Description:** Looking at the west elevation and primary (west) elevation of the building.

**Date:** 9/6/2022

**View:** Northeast



**Historic Photo 1**

**Description:** Looking at the primary (south) elevation of the church. Note that the front gable bay was not extant at the time, yet the oxeye, brick masonry chimney, and wood shingles in the gable end are extant.

**Date:** Unknown; likely early-Twentieth Century

**Source:** "New Castle Museum on the Street" sign along primary (south) elevation of the church

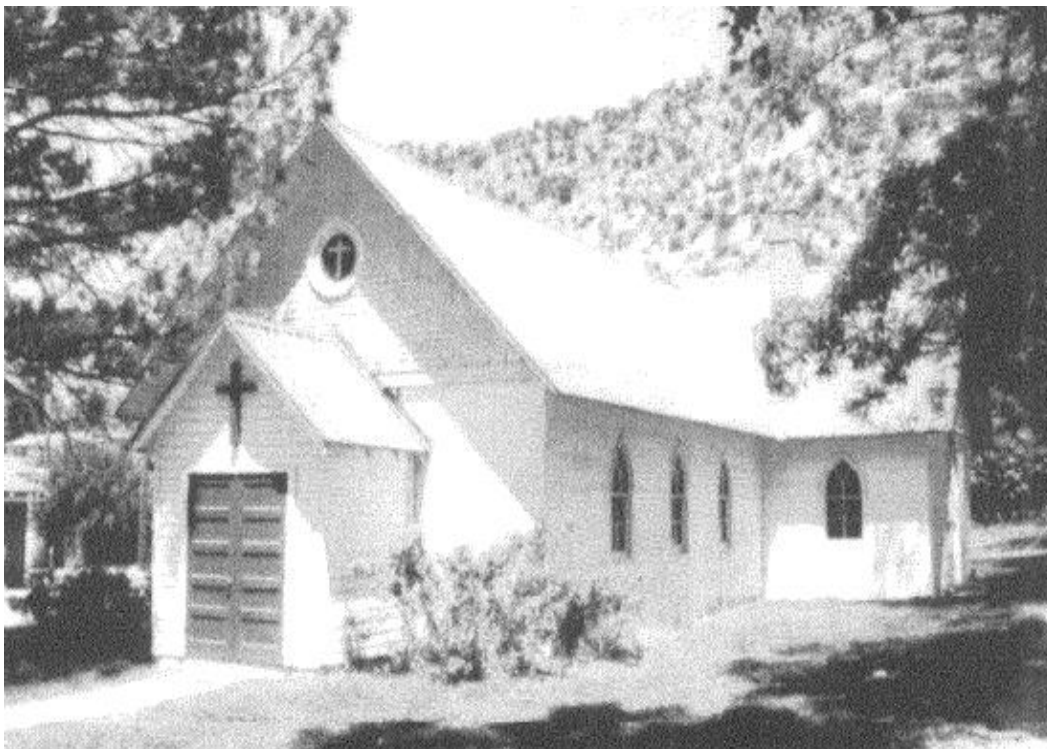


**Historic Photo 2**

**Description:** Looking at the primary (south) elevation of the church. Note the historic double wood panel doors are extant at the time.

**Date:** Unknown

**Source:** New Castle Museum collection



**Historic Photo 3**

**Description:** Looking at the primary (south) and east elevations of the church.

**Date:** 1996

**Source:** 1996 OAHP Historic Building Inventory Record (5GF.2368)

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Eric Janusz Residence  Historic  Current  Other:
2. Resource Classification:  Building  Structure  Object  Sites/Landscape
3. Ownership:  Federal  State  Local  Non-profit  Private  Unknown

**LOCATION**

4. Street Address: 122 East Main Street
5. Municipality: New Castle, CO  Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO Year: 2022  7.5'
- \*\*8. Parcel Number: 212331106008

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

- \*\*9. Parcel Information: Lot(s): 2 Block: E Addition: ORIGINAL TWNSTE NEW CASTLE
- \*\*10. Acreage: 0.05  Actual  Estimated
11. PLSS information: Principal Meridian: 6<sup>th</sup> Township: 5S Range: 90W  
SE ¼ of SE ¼ of SW ¼ of NE ¼ of section: 31

- \*\*12. Location Coordinates:
- UTM reference: Zone 13 ;mE 282637 ;mN 4383076  NAD 1927  NAD 1983
- or
- Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_  WGS84  Other:

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
One-story	Rustic	Concrete	Log
Windows	Roof	Chimney	Porch
One-over-one single hung sash with vinyl frame; casement sash with vinyl frame	Front gable roof; metal roof; overhanging eaves; rafter tails under the eaves that are mostly obscured by fascia board; vertical weatherboard in the gable ends	Brick masonry chimney clad with metal	Full length porch with hipped roof overhang along primary (south) elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The approximately 70' by 34' building is representative of a vernacular form of Rustic style of architecture. Architectural elements of the building include a concrete foundation; a front gable roof design; metal roof; overhanging eaves; rafter tails under the eaves that are mostly obscured by fascia board; vertical weatherboard in the gable ends; a brick masonry chimney clad with metal; and a full-length porch along the primary (south) elevation. The full-length porch is capped by a hipped roof with square post supports. An elevated deck can be noticed along the porch with battered concrete supports below. Decorative wood lattice panels are also present. The main entryway is located on the right side of the primary (south) elevation and features a wood main door with a nine-lite window unit divided by muntins. A sidelite is also present to the left of the main door and incorporates a vertical picture window. The typical window consists of a one-over-one single hung sash unit with a vinyl frame. Additionally, casement sash windows with vinyl frames are also present. Based upon a historic photo of the building before it was a residence, the building demonstrates several modifications since it was

initially constructed. The full-length porch with a hipped roof overhang along the primary (south) elevation was constructed and fascia board was added to the exposed rafter tails under the eaves at some point. Furthermore, the main entryway previously consisted of a double door entryway with a small front gable projection. Additionally, the historic windows along the primary (south) elevation consisted of a two-over-two double hung sash unit.

GENERAL NOTE for page numbers

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Church

Current Function/Use (if different): Residential

16. Date of Construction: 1941

Estimated  Actual (include source): Garfield County

Assessor's Office

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Agriculture                | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't      |
| <input checked="" type="checkbox"/> Architecture    | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology                | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Art                        | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History      |
| <input type="checkbox"/> Commerce                   | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Communications             | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other               |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |  |
| <input type="checkbox"/> Conservation               | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |  |

19. Associated Historic Context(s), if known: N/A

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

The one-story, rectangular shaped building was constructed in 1941 after review of Garfield County Assessor's Office records. New Castle Museum records demonstrate that the building initially functioned as a church, known as the "Rocky Mountain Christian Center," before it later transitioned to a residence.

22. Sources:

"122 East Main Street." Garfield County Assessor's Office. Parcel Number 212331106008. Accessed December 29, 2022. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=1357516334&KeyVal=R007173>.

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 29, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

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McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input type="checkbox"/> Determined Eligible – NR
<input type="checkbox"/> Determined Eligible – SR
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/29/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.5922_1 to 5GF.5922_3, and 1 historic photo</u>

<b>See Attachment</b>																			
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### Sketch Map



### Site Photographs



**Photo Number:** 5GF.5922\_1  
**Description:** Looking at the primary (south) elevation of the building.  
**Date:** 9/6/2022  
**View:** North



**Photo Number:** 5GF.5922\_2  
**Description:** Looking at the primary (south) and east elevations of the building.  
**Date:** 9/6/2022  
**View:** Northwest



**Photo Number:** 5GF.5922\_3

**Description:** Looking at the west elevation of the building.

**Date:** 9/6/2022

**View:** Northeast



**Historic Photo 1**

**Description:** Photo of the Rocky Mountain Christian Center. Label states that "Brother Raymond Blanchfield was first minister."

**Date:** Unknown

**Source:** New Castle Museum collection

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Ambleside School Rocky Mountains       Historic     Current     Other:
2. Resource Classification:     Building     Structure     Object     Sites/Landscape
3. Ownership:     Federal     State     Local     Non-profit     Private     Unknown

**LOCATION**

4. Street Address: 151 West Main Street
5. Municipality: New Castle, CO       Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO      Year: 2022     7.5'
- \*\*8. Parcel Number: 212331407002
- \*\*9. Parcel Information: Lot(s): 1-11      Block: 2      Addition: ORIGINAL TWNSTE NEW CASTLE
- \*\*10. Acreage: 0.85       Actual     Estimated
11. PLSS information: Principal Meridian: 6<sup>th</sup>      Township: 5S      Range: 90W  
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section: 31
- \*\*12. Location Coordinates:  
 UTM reference: Zone 13      ;mE 282588      ;mN 4383012     NAD 1927       NAD 1983  
 or  
 Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_       WGS84     Other:

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
Two-story (and a partially below level basement)	Mixed Style	Stacked stone/concrete	Brick masonry; adobe brick; decorative cornice; decorative frieze; corbelled brick features; lower stone masonry; decorative brick belt course; corrugated metal
Windows	Roof	Chimney	Porch
One-over-one single hung sash; one-over-one double hung sash; one-by-one sling sash; 15-lite picture window divided by muntions; four-lite picture window divided by muntins; wood and vinyl frames; segmental arch lintels with ornament brick masonry; multi-lite transoms	Hipped roof; metal roof; lower hipped roof projection along south elevation; small overhanging eaves	N/A	Concrete staircase in front of the main entryway along primary (north) elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The approximately 116' by 146' building is representative of a Mixed Style of architecture including vernacular forms of Early-Twentieth Century Commercial, Italianate, and Mid-Century Commercial styles. Architectural elements of the building include a stacked stone/concrete foundation; a brick masonry exterior envelope; adobe brick; decorative cornice; decorative frieze; corbelled brick features; a lower stone masonry; decorative brick belt course; a hipped roof design; metal roof; lower hipped roof projection along the south elevation; small overhanging eaves; and ornate brickwork. The main entryway is located on the right-side primary (north) elevation. The entryway consists of metal double door that incorporate picture windows. The facade along the primary (north) elevation incorporates several window configurations including one-over-one single hung sash; one-over-one double hung sash; and four-lite picture window divided by muntins units. A majority of the windows feature ornate brick features including decorative segmental arch sills, and corbelled brick or stone sills. There are also several window openings that have been covered by brick masonry at some point. Additional windows that can be noticed throughout the building include one-by-one sling sash; 15-lite picture window divided by muntins; and multi-lite transom units. Frames consist of a mixture of wood and replacement vinyl. The east side of the building consists of a gymnasium/auditorium and classroom addition was constructed by Works Progress Administration (WPA) in 1939 using adobe brick. The second-floor entryway is located on the right side of the east elevation with a large wood staircase that leads to the door. Based upon historic aerial imagery and photos of the building, a metal hipped roof replaced the historic flat roof with stepped parapets between 1993 and 2004. A historic bell tower with a pyramid roof was removed at some point. Furthermore, the main entryway along the north elevation has been highly modified with the removal of four, multi-lite wood doors being removed at some point as well.

**GENERAL NOTE for page numbers**

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Public school

Current Function/Use (if different): Private school

16. Date of Construction: 1913

Estimated  Actual (include source): "A Walking Tour of

Downtown New Castle" by Town of New Castle (www.newcastlecolorado.org)

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Agriculture                | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input checked="" type="checkbox"/> Politics/Gov't |
| <input checked="" type="checkbox"/> Architecture    | <input checked="" type="checkbox"/> Education     | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion                  |
| <input type="checkbox"/> Archaeology                | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science                   |
| <input type="checkbox"/> Art                        | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History            |
| <input type="checkbox"/> Commerce                   | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation            |
| <input type="checkbox"/> Communications             | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other                     |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |  |
| <input type="checkbox"/> Conservation               | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |  |

19. Associated Historic Context(s), if known: N/A

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

The two-story, L-shaped building was constructed in 1913 after review of Town of New Castle records. Additional historic records indicate that the building initially functioned as a public school between 1913 – 1978. After 1978, the building served several different commercial operations including a restaurant and roller-skating area. In the late-Twentieth Century, the building was utilized as an apartment complex. By 2021, the building transitioned into a private school.

The resource (5GF.2369) was initially evaluated in June 1996 by Front Range Research Associates, Inc. The resource was assessed Field – Not eligible.

## 22. Sources:

"151 East Main Street." Garfield County Assessor's Office. Parcel Number 212331407002. Accessed December 29, 2022.

<https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=1749891225&Key=R380348>.

"A Walking Tour of Downtown New Castle." *Town of New Castle*. Accessed December 29, 2022.

[https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking\\_tour\\_of\\_downtown\\_new\\_castle.pdf](https://www.newcastlecolorado.org/sites/default/files/fileattachments/community/page/1360/walking_tour_of_downtown_new_castle.pdf)

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 29, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 29, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

Front Range Associates, Inc. "New Castle School, Rosie's Roller Skating, Ferin's Daycare (5GF.2369)." Historic Building Inventory Record – Colorado Historical Society, June 1996.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

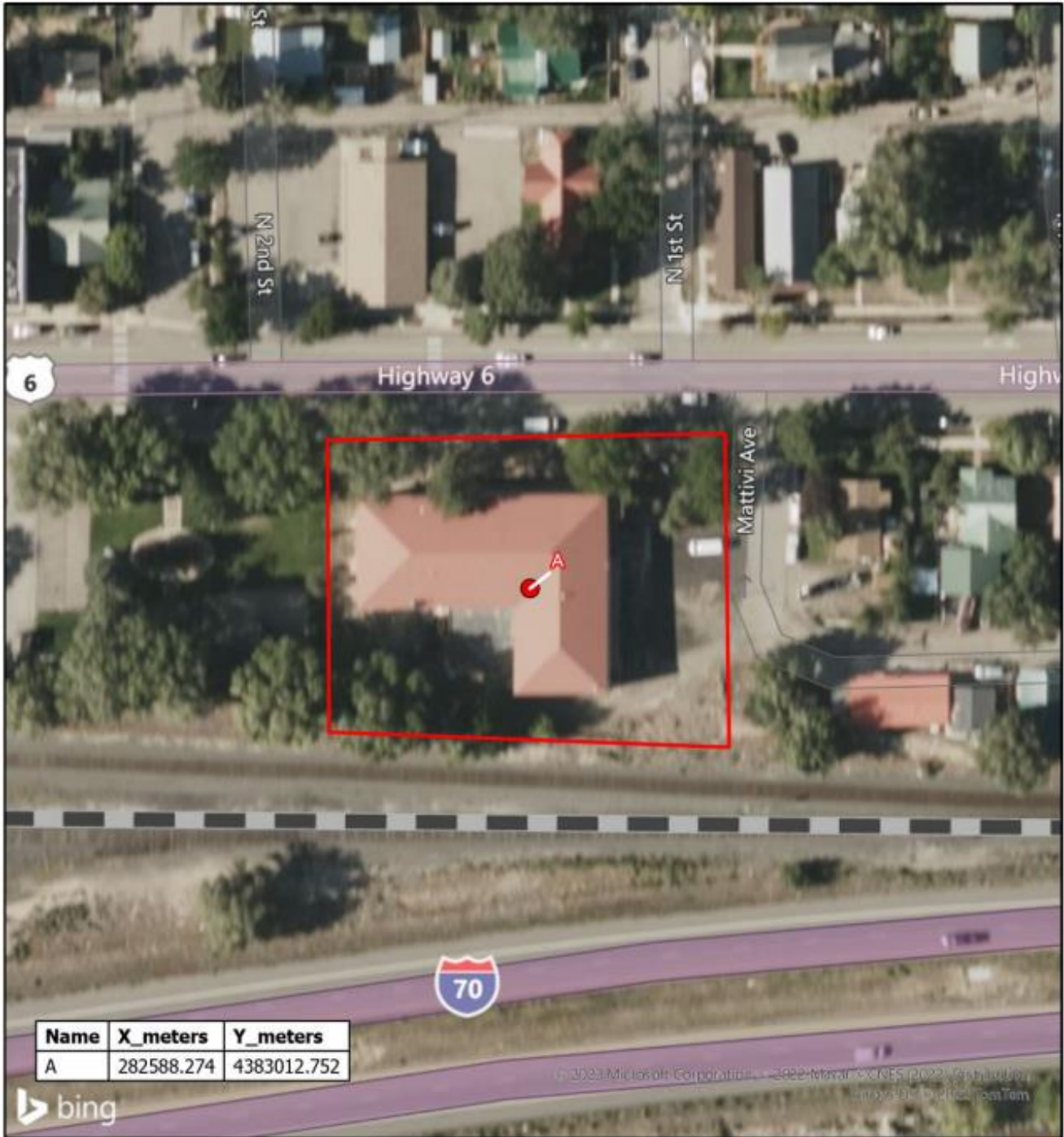
**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input type="checkbox"/> Determined Eligible – NR
<input type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/28/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.2369_1 to 5GF.2369_4, and 2 historic photos</u>

<b>See Attachment</b>																			
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### Sketch Map





### Site Photographs



**Photo Number:** 5GF.2369\_1  
**Description:** Looking at the primary (north) and west elevations of the building. Note the several ornate brickwork features along the facade.  
**Date:** 9/6/2022  
**View:** Southeast



**Photo Number:** 5GF.2369\_2  
**Description:** Looking at the primary (north) elevation of the building.  
**Date:** 9/6/2022  
**View:** South



**Photo Number:** 5GF.2369\_3  
**Description:** Looking at the 1939 adobe brick addition to the original 1913 building.  
**Date:** 9/6/2022  
**View:** Southeast



**Photo Number:** 5GF.2369\_4  
**Description:** Looking at the corner of the east elevation and the primary (north) elevation. Note the staircase leading to the second level addition to the building.  
**Date:** 9/6/2022  
**View:** Southwest



**Historic Photo 1**

**Description:** New Castle School built in 1913, addition of adobe brick made in 1939. School operated until 1978, later becoming apartments. It was converted back to a private school in 2021.

**Date:** Unknown

**Source:** New Castle Museum collection



**Historic Photo 2**

**Description:** Image of the primary (north) and a portion of the east elevations of the building. Note the school bell on the flat roof that is protected by a pyramid roof.

**Date:** Prior to 1939 addition to east elevation.

**Source:** "A Walking Tour of Downtown New Castle" by Town of New Castle



**Historic Photo 3**

**Description:** Looking at the primary (north) elevation of the building.

**Date:** 1996

**Source:** 1996 OAHP Historic Building Inventory Record (5GF.2369)

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Don Meyer & Tina Sachleben Residence       Historic     Current     Other:
2. Resource Classification:     Building     Structure     Object     Sites/Landscape
3. Ownership:     Federal     State     Local     Non-profit     Private     Unknown

**LOCATION**

4. Street Address: 162 East Main Street
5. Municipality: New Castle, CO       Vicinity:
6. County:

\*\*7. USGS Quad: New Castle, CO      Year: 2022     7.5'

\*\*8. Parcel Number: 212331106005

\*\*9. Parcel Information: Lot(s): 5-7      Block: E      Addition: ORIGINAL TWNSTE NEW CASTLE

\*\*10. Acreage: 0.18       Actual     Estimated

11. PLSS information: Principal Meridian: 6<sup>th</sup>      Township: 5S      Range: 90W

SE ¼ of SE ¼ of SW ¼ of NE ¼ of section: 31

\*\*12. Location Coordinates:

UTM reference: Zone 13      ;mE 282665      ;mN 4383076     NAD 1927       NAD 1983

or

Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_     WGS84     Other:

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
1.5-story	Cape Cod	Concrete/concrete masonry unit (CMU)	Horizontal weatherboard
Windows	Roof	Chimney	Porch
Double casement sash window with vinyl frame; one-over-one single hung sash with vinyl frame; three-lite sliding sash with vinyl frame; one-by-one sliding sash with wood frame	Steeply pitched side gable roof; closed overhanging eaves; asphalt shingles; hipped roof dormers with several recessed into the roof	Brick masonry chimney	Partial length porch protected by a hipped roof overhang with triangular support brackets along the primary (south) elevation; partial length porch protected by a gable roof overhang with triangular support brackets along the east elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The 1.5-story, rectangular shaped building was constructed in 1942 after review of Garfield County Assessor's Office records. The approximately 28' by 34' residence is representative of a Cape Cod style of architecture. Several architectural elements of the residence consist of a concrete/CMU foundation; steeply pitched side gable roof design; closed overhanging eaves; asphalt singles; hipped roof formers with several recessed into the roof; an exterior envelope clad with horizontal weatherboard; and a brick masonry chimney. The typical window consists of a double casement sash with a vinyl frame. Other windows throughout the residence include one-over-one single hung sash with a vinyl frame, and one-by-one sliding sash with wood frame units. The main entryway is located in

the center of the primary (south) elevation of the building. The facade incorporates a partial length porch protected by hipped roof overhang with triangular support brackets. The main door consists of a metal panel unit with a sunburst window. Two hipped roof and recessed dormers can also be noticed evenly spaced along the roof of the south elevation. Each dormer incorporates a one-over-one single hung sash window. Additionally, a partial length porch protected by a gable roof overhang with triangular support brackets can be noticed along the right side of the east elevation. A secondary entryway is located below the overhang and incorporates a wood panel door with a nine-lite window unit divided by muntins. Furthermore, there are three dormers on the roof along the north elevation. A wide hipped roof dormer with a three-lite sliding sash window can be noticed in the center. This dormer is also flanked on each side by identical recessed dormers that are found on the roof of the primary (south) elevation. Based on historical street imagery, a majority of the building's historic windows were replaced by vinyl framed units between 2008 and 2012, yet the historic fenestration pattern remains.

**GENERAL NOTE for page numbers**

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Residential

Current Function/Use (if different): Residential

16. Date of Construction: 1942  
Assessor's Office

Estimated  Actual (include source): Garfield Count

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't |
| <input checked="" type="checkbox"/> Architecture               | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science        |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other          |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |   |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |   |

19. Associated Historic Context(s), if known:

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

22. Sources:

"162 East Main Street." Garfield County Assessor's Office. Parcel Number 212331106005. Accessed December 28, 2022. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=837993010&Key Value=R380110>.

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 28, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 28, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input checked="" type="checkbox"/> Determined Eligible – NR
<input checked="" type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/28/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.5924_1 to 5GF.5924_4</u>

<b>See Attachment</b>																			
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### Sketch Map



### Site Photographs



**Photo Number:** 5GF.5924\_1  
**Description:** Looking at the primary (south) elevation of the building. Note that the two recessed dormers are mostly obscured by the tall vegetation.  
**Date:** 9/6/2022  
**View:** North



**Photo Number:** 5GF.5924\_2  
**Description:** Looking at the west and primary (south) elevation of the building.  
**Date:** 9/6/2022  
**View:** Northeast



**Photo Number:** 5GF.5924\_3  
**Description:** Looking at the primary (south) and east elevations of the residence. Note the gable overhang that protects the secondary entryway.  
**Date:** 9/6/2022  
**View:** Northwest



**Photo Number:** 5GF.5924\_4  
**Description:** Looking at the east elevation of the building.  
**Date:** 9/6/2022  
**View:** Northwest



**Reference Photo 1**

**Description:** Looking at the primary (south) and east elevations of the residence. The image was taken prior to 2012 due to historic windows remaining extant.

**Source:** Garfield County Assessor's Office

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Webster Evans' House and Hospital       Historic     Current     Other:
2. Resource Classification:     Building     Structure     Object     Sites/Landscape
3. Ownership:     Federal     State     Local     Non-profit     Private     Unknown

**LOCATION**

4. Street Address: 396 East Main Street
5. Municipality: New Castle, CO       Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO      Year: 2022     7.5'
- \*\*8. Parcel Number: 212331104008
- \*\*9. Parcel Information: Lot(s): 1-4      Block: G      Addition: Spencer's Addition
- \*\*10. Acreage: 0.22       Actual     Estimated
11. PLSS information: Principal Meridian: 6<sup>th</sup>      Township: 5S      Range: 90W  
SE ¼ of SW ¼ of SE ¼ of NE ¼ of section: 31

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

- \*\*12. Location Coordinates:  
 UTM reference: Zone 13      ;mE 282830      ;mN 4383072     NAD 1927       NAD 1983  
 or  
 Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_     WGS84     Other:

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
One-story	Rustic	Concrete with faux stone masonry	Log
Windows	Roof	Chimney	Porch
Three lite-by-three lite sliding sash; one-over-one single hung sash; one-by-one sliding sash; wood frames	Side gable roof; metal roof; closed overhanging eaves; vertical weatherboard in the gable ends	Two brick masonry chimneys	Partial length protected porch along the primary (west) elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The one-story, rectangular shaped building was constructed in 1940 after review of Garfield County Assessor's Office records. The approximately 30' by 42' building is representative of a vernacular form of Rustic style of architecture. Several architectural features of the building consist of a concrete foundation with faux stone masonry; a side gable roof design; metal roof; closed overhanging eaves; vertical weatherboard in the gable ends; an exterior envelope clad with log; two brick masonry chimneys; and a partial length protected porch along the primary (west) elevation. The main entryway is located in the center of the primary (west) elevation. The main entryway incorporates a wood door with four-lites divided by muntins. In addition, the wood door is fronted by a metal storm door with a one-over-one single hung sash window. The typical window consists of a three lite-by-three lite sliding sash unit with wood framing. Additionally, one-over-one single hung sash; and one-by-one sliding sash units can be noticed along the primary (west), south, and east elevations of the building. There are also two additionally entryway located in the center of the south elevation. The historic exposed rafter tails

under the eaves have been partially covered due to fascia board being added for the installation gutters at some point. Likewise, the shed roof overhang was added above the main entryway along the primary (west) elevation at some point.

GENERAL NOTE for page numbers

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Residential/Commercial

Current Function/Use (if different): Triplex residential

16. Date of Construction: 1940  
Assessor's Office

Estimated  Actual (include source): Garfield County

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                  | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't |
| <input checked="" type="checkbox"/> Architecture               | <input type="checkbox"/> Education                  | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering                | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science        |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation   | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage            | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement     | <input type="checkbox"/> Military               | <input type="checkbox"/> Other          |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input checked="" type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts        |   |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                   | <input type="checkbox"/> Philosophy             |   |

19. Associated Historic Context(s), if known: N/A

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

22. Sources:

"396 East Main Street." Garfield County Assessor's Office. Parcel Number 212331104008. Accessed December 27, 2022. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=2039851617&KeyVal=R380053>.

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 27, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 27, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input checked="" type="checkbox"/> Determined Eligible – NR
<input checked="" type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/27/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.5932_1 to 5GF.5932_3, and 1 historic photo</u>

<b>See Attachment</b>																			
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### Sketch Map





### Site Photographs



**Photo Number:** 5GF.5932\_1  
**Description:** Looking at the south elevation of the building.  
**Date:** 9/6/2022  
**View:** Northeast



**Photo Number:** 5GF.5932\_2  
**Description:** Looking at the primary (west) and south elevations of the building.  
**Date:** 9/6/2022  
**View:** Northeast



**Photo Number:** 5GF.5932\_3

**Description:** Looking at the south and east elevations of the building.

**Date:** 9/26/2022

**View:** Northwest



**Historic Photo 1**

**Description:** Undated photo looking at the primary (west) and south elevations of the building. Note the exposed rafter tails under the eaves. Additionally, the shed roof overhang above the main entryway is not present. Image is sub-titled, "Dr. Webster Evans Home & Hospital."

**Source:** New Castle Museum

## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Margarete Brooks Residence  Historic  Current  Other:
2. Resource Classification:  Building  Structure  Object  Sites/Landscape
3. Ownership:  Federal  State  Local  Non-profit  Private  Unknown

**LOCATION**

4. Street Address: 406 Main Street
5. Municipality: New Castle, CO  Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO Year: 2022  7.5'
- \*\*8. Parcel Number: 212331103021
- \*\*9. Parcel Information: Lot(s): 8-9 Block: H Addition: Spencer's Addition
- \*\*10. Acreage: 0.14  Actual  Estimated
11. PLSS information: Principal Meridian: 6th Township: 5S Range: 90W  
SE ¼ of SW ¼ of SE ¼ of NE ¼ of section: 31

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

- \*\*12. Location Coordinates:  
 UTM reference: Zone 13 ;mE 282870 ;mN 4383070  NAD 1927  NAD 1983  
 or  
 Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_  WGS84  Other:

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
One-story	Rustic	Concrete	Log; wood shingles in the gable end
Windows	Roof	Chimney	Porch
One-over-one single hung sash with wood frame; one-by-one sliding sash with vinyl frame	Front Gable; wide overhanging eaves; exposed rafter rails under the eaves	Brick masonry	Partial length porch along the primary (south) elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The one-story, rectangular shaped building was constructed in 1934 according to Garfield County Assessor's Office records. The approximately 54' by 32' building is representative of a vernacular form of Rustic style of architecture. Architectural features of the residence include a concrete foundation; a log exterior envelope; front gable roof; wide overhanging eaves; exposed rafter tails under the eaves; wood shingle in the gable end; a front gable overhang protecting the main entryway along the primary (south) elevation; a brick masonry chimney; and a hipped roof addition along the north elevation of the building. The typical window consists of a one-over-one single hung sash unit with a wood frame and outer casing. A majority of windows appear to date to the period of construction. The main entryway is located to the far-left side of the primary (south) elevation. The main entryway incorporates a wood door with a decorative picture window. The door is also flanked on both sides by typical window units. Additionally, the main entryway is capped by a front gable overhang with wood shingles in the gable end. There is evidence of some replacement windows along the east elevation due to their vinyl construction. A decorative horizontal wood belt course can also be noticed in the gable end separating the wood shingle and log exterior walls.

GENERAL NOTE for page numbers

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other:

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Residential

Current Function/Use (if different): Residential

16. Date of Construction: 1934  
Assessor's Office

Estimated  Actual (include source): Garfield County

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't |
| <input checked="" type="checkbox"/> Architecture               | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science        |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other          |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |   |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |   |

19. Associated Historic Context(s), if known: N/A

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

22. Sources:

"406 Main Street." Garfield County Assessor's Office. Parcel Number 212331103021. Accessed December 22, 2022. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=1513718743&KeyVal=RO41554>

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 22, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 22, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input checked="" type="checkbox"/> Determined Eligible – NR
<input checked="" type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/22/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.5935_1 to 5GF.5935_3</u>

<b>See Attachment</b>																			
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### Sketch Map



### Site Photographs



**Photo Number:** 5GF.5935\_1  
**Description:** Looking at the primary (south) elevation of the building. Note the decorative stone masonry wall, and the post and rail fencing.  
**Date:** 9/6/2022  
**View:** North



**Photo Number:** 5GF.5935\_2  
**Description:** Looking at the primary (south) and east elevations of the building.  
**Date:** 9/6/2022  
**View:** Northwest



**Photo Number:** 5GF.5935\_3  
**Description:** Looking at the west and primary (south) elevations of the building.  
**Date:** 9/6/2022  
**View:** Northeast



## COLORADO CULTURAL RESOURCES INVENTORY

### Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

**Official eligibility determination (OAHP use only)**

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Determined Eligible – NR  
 Determined Eligible – SR  
 Needs Data  
 Eligible District - Contributing

**IDENTIFICATION**

1. Property Name: Robert Mccullough Residence       Historic     Current     Other:
2. Resource Classification:     Building     Structure     Object     Sites/Landscape
3. Ownership:     Federal     State     Local     Non-profit     Private     Unknown

**LOCATION**

4. Street Address: 696 East Main Street
5. Municipality: New Castle, CO       Vicinity:
6. County: Garfield
- \*\*7. USGS Quad: New Castle, CO      Year: 2022     7.5'
- \*\*8. Parcel Number: 212332200019
- \*\*9. Parcel Information: Lot(s): N/A      Block: N/A      Addition: N/A
- \*\*10. Acreage: 0.5       Actual     Estimated
11. PLSS information: Principal Meridian: 6th      Township: 5S      Range: 90W  
SW ¼ of SW ¼ of SW ¼ of NW ¼ of section: 32
- \*\*12. Location Coordinates:  
 UTM reference: Zone 13      ;mE 283104      ;mN 4383056     NAD 1927       NAD 1983  
 or  
 Lat/Long: Latitude \_\_\_\_\_ ; Longitude \_\_\_\_\_     WGS84     Other:

**\*\*Please check with your project sponsor to determine which fields are required, as not all locational**

**DESCRIPTION**

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
1.5 story	Shingle	Stone with concrete reinforcement	Shingle/brick masonry
Windows	Roof	Chimney	Porch
Brick masonry segmental arch, stone, wood, or brick masonry belt course lintels; stone or wood sills; one-over-one, double hung sash units; four-over-four double hung sash units; wood frames	Front gable with lower side gable; Metal roof; closed overhanging eaves	Metal flue	Enclosed full-length porch with shed roof under gable end of primary (south) elevation; small partial length stone porch with shed roof on far-right side of primary (south) elevation

*Optional:* additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The 1.5-story, irregular shaped building was constructed in 1903 according to Garfield County Assessor’s Office records. The approximately 56’ by 52’ residence is representative of a Shingle style of architecture. Architectural features of the building include a concrete reinforced stone foundation; a wood shingle and brick masonry exterior envelope; front gable roof with a lower side gable projection; closed overhanging eaves; a metal roof; an enclosed full-length porch with shed roof under the gable end; and a metal flue chimney. Several window units can be noticed consisting of one-over-one, double hung sash and four-over-four double hung sash units. Furthermore, a bay window is located along the east elevation of the building. These windows feature wood frames and incorporate a brick masonry segmental arch, stone, or wood lintels, and stone or wood sills. The enclosed porch was likely an addition

at some point and a brick masonry belt course lintel is present along the entire porch space. A small partial length porch with shed roof overhanging can also be noticed along the right side of the primary (south) elevation. A wood panel door is incorporated into each of the two entryways located along the primary (south) elevation. A gable addition to the north elevation of the building was constructed at some point.

GENERAL NOTE for page numbers

14. Landscape (important features of the immediate environment):

- Garden  Mature Plantings  Designed Landscape  Walls  Parking Lot  Driveway  Sidewalk  Fence  Seating
- Other: A large tree stump is located along the south boundary of the legal parcel.

**HISTORICAL ASSOCIATIONS** (based on visual observations and/or review of secondary sources):

15. Historic Function/Use: Residential

Current Function/Use (if different): Residential

16. Date of Construction: 1903

Estimated  Actual (include source): Garfield County

Assessor's Office

17. Other Significant Dates, if any: N/A

18. Associated NR Areas of Significance:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Economics                | <input type="checkbox"/> Invention              | <input type="checkbox"/> Politics/Gov't |
| <input checked="" type="checkbox"/> Architecture               | <input type="checkbox"/> Education                | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Archaeology                           | <input type="checkbox"/> Engineering              | <input type="checkbox"/> Law                    | <input type="checkbox"/> Science        |
| <input type="checkbox"/> Art                                   | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature             | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                              | <input type="checkbox"/> Ethnic Heritage          | <input type="checkbox"/> Maritime History       | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications                        | <input type="checkbox"/> Exploration/Settlement   | <input type="checkbox"/> Military               | <input type="checkbox"/> Other          |
| <input checked="" type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine          | <input type="checkbox"/> Performing Arts        |   |
| <input type="checkbox"/> Conservation                          | <input type="checkbox"/> Industry                 | <input type="checkbox"/> Philosophy             |   |

19. Associated Historic Context(s), if known: N/A

20. Retains Integrity of:  Location  Setting  Materials  Design  Workmanship  Association  Feeling

21. Notes: Before the establishment of New Castle, the region 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 area and relocated the Uintah and Ouray Reservation in Utah. The Town of New Castle was incorporated several years later in 1888, shortly after Jasper Ward built the first homestead in the area in 1883. Coal mining quickly became a vital industry in the vicinity in order to supply fuel to silver smelters throughout the Rock Mountain region. The town experienced several boom-and-bust cycles of the industry until the early to mid-Twentieth Century when coal mining came to a more permanent end. In the aftermath, agricultural operations including farming and ranching began to take hold throughout the mid to late-Twentieth Century due to the fertile soil in the area. Between the late-Twentieth and early-Twenty first Centuries, the town has experienced a sustainable growth in population.

22. Sources:

"696 East Main Street." Garfield County Assessor's Office. Parcel Number 212332200019. Accessed December 21, 2022. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1038&LayerID=22381&PageTypeID=4&PageID=9447&Q=1742786881&KeyValue=R013082>.

"Document Search." Garfield County Clerk and Recorder Office. Accessed December 21, 2022. <https://act.garfield-county.com/recorder/eagleweb/docSearch.jsp>.

"Early History." Southern Ute Indian Tribe. Accessed December 21, 2022. <https://www.southernute-nsn.gov/history/>.

"Historical Aerial Imagery." *NETROnline*. Accessed December 20, 2022. <https://www.historicaerials.com>

"Our History." Town of New Castle, Colorado. Accessed December 21, 2022. <https://www.newcastlecolorado.org/about/page/our-history>.

McAlester, Virginia S. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture & Engineering*. Denver: State Historic Society of Colorado, 2008.

**SKETCH PLAN** *include approximate scale*



<b>FIELD ELIGIBILITY RECOMMENDATION:</b> (To be completed by surveyor)
<input checked="" type="checkbox"/> Determined Eligible – NR
<input checked="" type="checkbox"/> Determined Eligible – SR
<input checked="" type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<b>RECORDING INFORMATION</b>
Survey Date: <u>12/21/2022</u>
Surveyed By: <u>Cameron Weishoff</u>
Project Sponsor:
Photograph Log: <u>5GF.5943_1 to 5GF.5943_3</u>

<b>See Attachment</b>																			
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### Sketch Map



### Site Photographs



**Photo Number:** 5GF.5943\_1  
**Description:** Looking at the front gable along the primary (south) elevation.  
**Date:** 9/6/2022  
**View:** Northeast



**Photo Number:** 5GF.5943\_2  
**Description:** Looking at the entire facade of the primary (south) elevation. Note the wood shingle exterior in the gable end while brick masonry cladding encompasses the right side of the building.  
**Date:** 9/6/2022  
**View:** Northwest



**Photo Number:** 5GF.5943\_3  
**Description:** A small glimpse of the west elevation of the building.  
**Date:** 9/6/2022  
**View:** Northeast

# HISTORIC PRESERVATION COMMISSION

## New Castle, Colorado



Historic Main Street

c.a. 1899

## A Year in Review 2022

### Achievements

- Completion of CLG requirements for Good Standing by History Colorado
- CLG Subgrant for Historic Town Survey of Main Street
- Completion of Historic Town Survey with Pinyon Environmental
- Designation of 151 West Main Street known as the Old New School House
- Storage and Technology Supplies Support to the New Castle Museum
- Utility Bill Finance Support to the New Castle Museum, Identified as a Town Facility

### Policy Changes

- TC 2022-3 / HPC 2022-01, A Resolution of the New Castle Historic Preservation Commission Recommending Approval of an Amendment to Chapter 15.44 of the New Castle Municipal Code Concerning a Historic Survey Cycle.
- HPC 2022-02, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 151 W. Main Street.

### New Members

- Commissioner Richard Fletcher, sworn in January 1, 2022
- Alternate Commissioner Tom Fuller, Sworn in March 14, 2022
- P&Z Commissioner Richard Parks, sworn in September 19, 2022
- Council Member Brandy Copeland, effective October, 2022

### Guest Speakers

- David McConaughy, Attorney for New Castle, Topic of Designation Procedures
- Hannah Bihl, Director of Recreation, Topic of Founder's Day
- Ambleside at Skylark, 151 W Main St, Topic of Historic Designation Request
  - Town Planner Paul Smith and Town Assistant Attorney Christine Gazda
- Historic Society of New Castle, Topic of Museum Support Needs
- Sean Fallon, Pinyon Environmental, Inc. Discussing Town Survey Options
  - Town Treasurer Loni Burk and Lindsey Flewelling with History Colorado
- Sarah Doll, History Colorado, Topic of Benefits to Historic Designations

### Activity Analysis

- ✓ Regular Meetings: 5
- ✓ Special Meetings: 3
- ✓ Workshops: 5
- ✓ Newsletter Mentions: 8

## Council Highlights

Appointed Dick Fletcher to a seat on Historic Preservation Commission

Appointed Tom Fuller to an Alternate Seat on the Historic Preservation Commission.

Approved Ordinance TC 2021-10 – Approving Alternate Seats for the Historic Preservation Commission

Approved Ordinance TC 2022-3 – Amending Chapter 15.44 of the Municipal Code concerning the Historic Survey Cycle.

Richard Parks has been appointed to HPC representing the Planning and Zoning Commission.

Brandy Copeland has been appointed to the HPC representing the Town Council.



## 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.

## 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 7<sup>th</sup> & 8<sup>th</sup>, 2022. Should you have any questions, please reach out to the chair of the commission, Mari Riddile, by email [maririddile@gmail.com](mailto:maririddile@gmail.com) or by phone (970) 948-0061.

## Historic Preservation Plaque Ceremony



Members of the Historic Preservation Commission (HPC) gathered at Ambleside School on September 19<sup>th</sup> to celebrate the historic designation of 151 W Main St. To commemorate this designation, HPC furnished a commemorative plaque.





**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](http://www.newcastlecolorado.org)

---

## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** Commission Review: 2023 Approved Budget  
**Date:** January 9, 2023

**Purpose:**

The purpose of this agenda item is for the commission to review the approved budget for HPC for 2023.

From Town Treasurer Loni Burk:

The 2023 budget amounts for the HPC line items are as follows:

10-5040-609	Historic Property Designation	\$6,000	(Allocated for roughly 4 designations)
10-5040-610	HPC Expenses	\$6,000	(3k General Fund, 3k Videography)
10-5060-611	Museum Expense	\$2,000	(General Maintenance)

1 **New Castle, Colorado**  
2 **Historic Preservation Commission Meeting**  
3 **Monday, October 10, 2022, 6:30 PM**

4 **Call to Order**

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

7 **Pledge of Allegiance**  
8

9 **Roll Call**

10 Present	Chair Mari Riddile
	Commissioner Ruth Fletcher
	Commissioner Richard Fletcher
	Commissioner Grady Hazelton
	Alternate Commissioner Tom Fuller
15 Absent	Commissioner Richard Parks

16  
17 Also present at the meeting was Deputy Town Clerk Remi Bordelon.  
18

19 **Meeting Notice**

20 Deputy Clerk Bordelon verified that her office gave notice of the meeting in accordance  
21 with Resolution TC 2020-1.  
22

23 **Conflicts of Interest**

24 There were no conflicts of interest.  
25

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

27 There were no citizen comments.  
28

29 **Agenda Changes**

30 There were no changes to the agenda.  
31

32 **Items for Consideration**  
33

34 **Commissioner Review of 2022 Budget Remaining**

35 The commission reviewed the list of items purchased for the museum's storage needs.  
36

37 Chair Riddile said the electric work still needed to be complete with money still remaining  
38 for 2022, designated for facility maintenance. Chair Riddile asked Commissioner Hazelton  
39 about Electrician Jim Wirt and his availability. Commissioner Hazelton suggested someone  
40 other than himself may need to talk with Electrician Wirt in order to commit him to a date  
41 to complete the work that was needed. Chair Riddile volunteered to reach out to him.  
42 Commissioner Hazelton said that Electrician Wirt would be ok to purchase the heaters on  
43 his end for installation. Worst case scenario, Commissioner Hazelton said he could provide  
44 personal heaters for the museum to keep the pipes from freezing in winter.  
45

46 Chair Riddile shared with the commission that she was told by a member of Council that if  
47 they don't spend the money in 2022, they would have it available for 2023 to complete  
48 the work. Deputy Town Clerk Bordelon said to her knowledge, if the budget was not spent  
49 within the year it was planned then it would be a loss and not rolled over to the following  
50 year to spend. Commissioner Hazelton clarified that there have been Council planned  
51 projects in the past that were adjusted to the next year due to a lack of projects

52 completed or postponed purchase orders, such as police vehicles no longer being  
53 purchased. He said now would be the time for the commission to talk about that option as  
54 it was budget season for 2023. The commission asked for a future response from David  
55 Reynolds for clarification in budget options.

56  
57 **Commission Report of Glenwood Springs Library Workshop held on 9/26/2022**

58 Commissioner Ruth Fletcher reported there were many towns represented at the  
59 workshop. She said the presentation covered online resources which would be beneficial  
60 for the town's Spirit Walk. The presentation shared information about digital libraries as  
61 well as the Colorado Historic Newspaper Collected.

62  
63 **Commissioner Report of 4 Rivers Meeting held on 9/20/2022**

64 Commissioner Ruth Fletcher reported the meeting went well but that she wanted to make  
65 sure HPC received the notices for the quarterly meetings. Alternate Fuller said he would  
66 make sure they received them going forward. Commissioner Ruth Fletcher said she and  
67 Commissioner Richard Fletcher both listened to the Pete Mativi tapes.

68  
69 **Commission Discussion of Videography Project**

70 Chair Riddile shared the letter Commissioner Ruth Fletcher wrote to the commission for  
71 review. She said she needed to gather the addresses before mailing the letters to the  
72 previously identified families.

73  
74 **Commission Review of Submission of 2022 CLG Report**

75 Deputy Clerk Bordelon identified the contents of the CLG Report. She shared that History  
76 Colorado had already reviewed and approved New Castle's CLG report, earning HPC a good  
77 standing status for the upcoming year.

78  
79 **Consider Approval of September 19, 2022 Minutes**

80 **MOTION: Commissioner Ruth Fletcher made a motion to approve the minutes of**  
81 **September 19, 2022. Commissioner Richard Fletcher seconded the motion and it**  
82 **passed unanimously.**

83  
84 **Commissioner Comments**

85 There were no commissioner comments.

86  
87 **Adjourn**

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

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91 The meeting adjourned at 6:45 p.m.

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93  
94 Respectfully submitted,

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96  
97  
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99 \_\_\_\_\_  
100 Commission Chair  
Mari Riddile

\_\_\_\_\_

Deputy Town Clerk  
Remi Bordelon