



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

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Agenda

New Castle Historic Preservation Commission

Monday, July 21, 2025, 6:30 PM

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

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet click [HERE](#)

<https://us02web.zoom.us/j/7096588400>

Meeting ID: 709 658 8400

If you prefer to telephone in, please call: 1-346-248-7799

Be sure to set your phone to mute until called on.

Call to Order

Pledge of Allegiance

Roll Call

Meeting Notice

Conflicts of Interest

Citizen Comments on Items NOT on the Agenda

-Comments are limited to three minutes-

Agenda Changes

Items For Consideration

A. Consider Agreement to Pay Consultant Fees and Administrative Costs for Highland Cemetery Designation (Page 2)

B. Consider Affidavit of Public Notice (Page 3)

C. Discussion of presentation for Highland Cemetery Designation at August 19, 2025, Town Council Meeting (page 5)

D. Discussion of Historic Main Street Webinar (page 13)

E. Approval of June 23, 2025, Public Hearing Minutes (page 44)

Commissioner Comments

Adjourn



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this _____ day of _____, 20 _____ .

Applicant (Print Name)

Signature of Applicant

Telephone Number

Mailing Address of Applicant

Email

Email Address of Applicant

Property Owner

Signature of Property Owner

Relationship of Owner to Applicant

Owner Mailing Address

Type of application: _____

Property description: _____



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

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

Staff Report
Historical Preservation Commission
**Consideration of a Historical Designation for Highland Cemetery at 1009 Clubhouse
Dr., New Castle, CO 81647.**

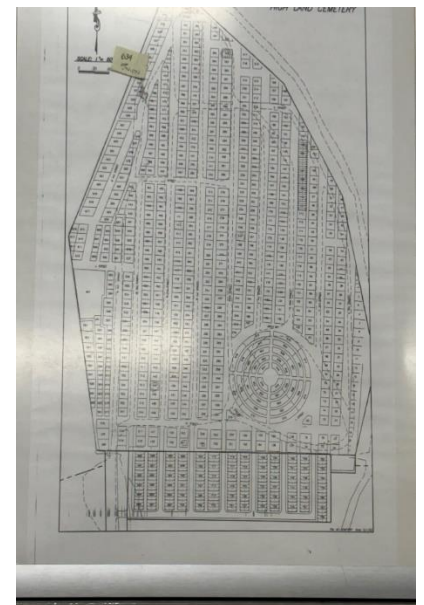
Report Date: 7/02/2025

Project Information

Property Owner/Applicant: Town of New Castle, Historic Preservation Commission
Owner's Mailing Address 450 W. Main St. P.O. Box 90, New Castle, Co 81647
Property Address: 1009 Clubhouse Dr. New Castle, CO 81647
Current Use: Cemetery
Municipal Code Reference: Chapter 15.44 (Articles 1-5)
Size of Lot: 10.512 Acres
Street Frontage: Clubhouse Dr.
Existing Zoning: Cemetery
Surrounding Zoning: R/L, Open Space/Public

I The Application

The Town of New Castle Historic Preservation Commission (HPC) requests approval of a historical landmark designation for Highland Cemetery located at 1009 Clubhouse Dr. The purpose of landmark designations are to enhance the town's local historic resources by protecting and preserving the town's architectural, historic and cultural heritage as embodied at these sites. Landmark designations may also serve to provide added property value and/or potential tax credits for the property owner. Therefore, on July 21, 2025, the Commission adopted an order to schedule a public hearing for August 19, 2025, pursuant to section 15.44.180 of the municipal code (MC) to consider the current request. The applicant, (HPC), the public, staff, and the Council have been invited to attend the hearing in order to express their opinions on the proposed designation. The Commission shall act officially on the application within twenty-five (25) working days after the close of the hearing.



Map of Highland Cemetery

II History and Visual Features

Highland Cemetery sits at the end of Clubhouse Drive overlooking the Town of New Castle with one of the best views of the Grand Hogback and surrounding areas. It is 10.51 acres bordered by Lakota Links Golf Course, Club House Drive and undeveloped Lakota Golf Properties. The town of New Castle began burying townspeople in what is now known as Highland Cemetery in 1888, the same year the town was incorporated.

The cemetery was on private property in 1896, it was owned by Mrs. Teresa Schuessler. She wanted run the cemetery and be compensated by the town, or allow New Castle to buy the 10 acres where the cemetery is now for \$1000. Heated negotiations went on all year including attorneys for both sides, settling with the town purchasing the cemetery June 13, 1897 for \$200. Interestingly, Mrs. Teresa Schuessler was the mother-in-law of infamous New Castle mine owner, PC Coryell. The earliest burial in the cemetery was in 1889. Among the earliest burials were Civil War Veterans who settled in New Castle after the Civil War to work in the coal mines. Its location along the hogback ridge is laid out in formal blocks with 10 north-south roads and 4 east-west roads. Highland Cemetery's Old Soldier's Circle has a red concrete 5-point star with the insignias of the 5 branches of the military and a United States Flag in the center. The town has historically held a flag raising for the Veterans on Memorial Day to recognize the service of those interred there. The non-military buried in the Old Solders Circle includes spouses and children of Veterans.



Old Soldier's Circle

Original features of the cemetery include:

- A metal sign that was built by Barney Fuienwider who owned the town's steel and blacksmith shop.
- Rustic landscaping includes native plants and natural features.
- Old Soldier's Circle is a Concrete 5-point star with the American flag honoring our veterans.
- Potter's field where dozens of casualties are interred from the Vulcan Coal Mine explosions.
- Gravel walkways with street signs.
- Grave enclosures and monuments represented over time and a variety of historical styles.
- Monuments and large family lots made from granite, marble, wood, metal and concrete.
- Multiple statues and monuments for children long since forgotten.
- Historical grave markers placed by Woodsman of the World fraternal organization.



Original Cemetery Sign

A second sign was added for the new cemetery entrance when the Lakota development began. Newer features of the cemetery include,

- A new sign added at the new entrance by the caretaker's shed.
- Caretaker's shed
- Informational Kiosk

The current caretaker is Mike Miller who is the only caretaker in Highland Cemetery's existence. Mike has created grave markers for those who couldn't afford them. (pg. 8)

The caretaker maintains integrity of the cemetery and coordinates surveys and openings of the plots. Prior to Mr. Miller, Council members were responsible for the upkeep of the Cemetery site. The landscape is maintained twice a year by the town's Parks department, before the annual Memorial Day flag ceremony in the Cemetery. Families are permitted to decorate the graves as they like. The families are asked not to light candles, or plant vegetation that may not survive in the arid climate.



Newer Highland Cemetery Sign

III Historic Significance

- Highland Cemetery has existed for longer than 50 years.
- The first person interred in Highland Cemetery was John Battista Garbolino. John was an Italian immigrant who worked in the coal mines near New Castle.
- Among those interred are pioneers of New Castle and the surrounding area.
- Town politicians, business owners and other leaders are interred at Highland Cemetery.
- 177 miners from the five operational mines in the late 1800's, the Coryell, Vulcan, Keystone, B&M and Consolidated Mines. Miners are buried in the cemetery. They represent an important part of the early development and growth of New Castle.
- Civil War Veterans and families.



First Recorded Burial

IV Historical People in Highland Cemetery

James Nesbit Adams 1834-1904: Served in the Civil War and his name appears as J.N. Adams on the Pennsylvania State Monument in Gettysburg. James moved to New Castle later in life for health reasons but only lived here for 4 years before his death. He is buried in the Old Soldiers Circle along with his daughter Hattie.

Jasper Ward: 1883 Jasper Ward, who had been operating a freight business with his brothers in Leadville, brought his wife Annie and daughter Netti to Carbondale, the original Garfield County seat on the Flat Tops.

Carbonate was abandoned when the Flat Tops winters became unendurable, and the Wards made their way to the Colorado River Valley. Ward claimed a homestead site at the confluence of Elk Creek and the Colorado River, becoming the first white settler to build a home in New Castle in 1883.



Jasper Ward

Merrit Vandeventer 1864-1919 was the first Mayor and Postmaster of New Castle.

Ellen Ganley 1865-1968: was the first bride married in New Castle. She was also a midwife in the town.

Josephine Rolletto 1870-1956: was an Italian Can-Can dancer who grew flowers on New Castle's main Street.

Bert Gregori 1872-1945: was an Italian immigrant who served on town council and owned several businesses. Bert was assaulted by another council member, John Fuchs, after a meeting. Bert was a voice for other immigrants and began a successful restaurant in New Castle that became a thriving business in Glenwood Springs.

Paul Morley 1888 – 1892: Paul went on a hunting and camping trip with his family in Rio Blanco County. Paul wandered away from camp and was believed to be taken by Native Americans. Forty-seven years later a child's shoe with a foot washed up. Based on the style of shoe, the child was identified as Paul Morely. Paul's family had written the town with an account of the memory. (grave marker pg 7)

William Griffith and Paul Rennix 1910: Billy Griffith was a former Town Marshal, a popular baseball player and a saloon owner who was convicted in court of assault, unfairly he believed. On November 10, he accosted Frank Sample on Main Street, one of the people who had testified against him. Town Marshal, John Rennix, stepped in and Griffith shot in the stomach. Rennix was able to get off a couple shots before collapsing, and he managed to wound Griffith. Griffith ran up to the second floor of the Trimble Building. William Davis and Town Councilor Hugh Miller had rushed to Marshall Rennix to try to help. Griffith started firing from a second-floor window, and hit Davis in the head, killing him. A posse of nearly 40 men arrived from Glenwood Springs and fired into the building. No one, however, dared to enter the building until Griffith's girlfriend, Lelia McMichael, volunteered. Lelia discovered that Griffith had turned his gun on himself and shot himself in the head. Rennix died the next day at the sanitarium in Glenwood Springs. Griffith, Rennix and Davis are all buried in Highland Cemetery. John Rennix was laid to rest next to his wife and, Lieuvernica, who died 9 years before.

Katherine Senor 1914-1993: a beloved English teacher at New Castle School Rifle High School and Riverside Middle School. Kathryn Senor Elementary School is named after her.



Woodsmen of the World: The "Woodsmen of the World" were a fraternal, "not for profit" society founded in 1890. Their history includes community outreach and philanthropic efforts to communities that in turn provided its members with financial security. The burial sites are distinctive with cut-off stump stone headstones or monolith headstones that each member received as a member of the Woodsmen society. **!!! Approval Criteria**

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

A. Has existed for at least fifty (50) years prior to the date of identification;

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

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

- A. **Historical Importance.** The site, landmark or district has character, interest or value as part of the development, heritage or cultural characteristics of the town, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.
- B. **Architectural Importance.** The site, landmark or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural scale; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the town or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.
- C. **Geographic Importance.** The site, landmark or district, because of being part of or related to a square, park or other distinctive area (i.e., river crossings), should be developed or preserved according to a plan based on a historic, cultural or architectural motif or due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or town.
- D. **Inclusion in National Register of Historic Places.** Inclusion of any property within the town in the National Register of Historic Places as provided in the National Historic Preservation Act of 1966 shall be construed as local historic site designation, and subject to the same protections as any local historic site.

IV Staff Comment

From the discussion above, there is strong evidence that Highland Cemetery has been a vital aspect of New Castle's heritage. **Historically**, the cemetery inters all of those lost in the Vulcan Mine, local politicians and educators. There have been numerous flag ceremonies on Memorial Days through the years honoring our veterans. V Veterans' Circle is the final resting place for service members from the Civil War, both World Wars, the Vietnam War, and more recent conflicts. The artistry of the gravestones reflects the passage of time, showcasing styles from the Pioneer and Victorian eras to the present day. Highland Cemetery is rich in symbolism: lambs often mark the graves of children,

representing innocence and sacrifice; tree stumps symbolize lives cut short. Many headstones also feature the I.O.O.F. emblem, representing the Independent Order of Odd Fellows, which connects to a historic landmark on West Main Street.

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

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

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

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

V Staff Recommendation:

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

1. Pursuant to Exhibit B of resolution HPC 2025-2, the landmark designation shall apply only to the property's exterior structure and architecture including, but not limited to, adjoining components such as stairs, signs, lights and paint. Any items added to the *property* unrelated the building's exterior façade will not be subject to the HPC's review.
2. Pursuant to 15.44.360, nothing shall be construed to prohibit the accomplishment of any work on any historic site, landmark or district which will neither change the exterior appearance (including color and materials) nor the exterior architectural features of improvements or structures, nor the character or appearance of the land itself and which is considered necessary as a part of normal maintenance and repair.
3. In the event that commissioners or staff observe unapproved modifications, the applicant or owner may be summoned before the HPC in a public meeting to show cause why the landmark designation should not be revoked, suspended, or additional conditions imposed. Such show-cause meeting shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.
4. The applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations.
5. All representations of the applicant in written and verbal presentations submitted to the Town or made at public meetings before the Historic Preservation Commission shall be considered part of the building permit application and binding on the applicant.

It is staff's recommendation that Highland Cemetery be designated as a historical landmark because it meets many of the Approval Criteria and needs to meet one to be designated. Approval Criteria A, it has existed for more than 50 years. Staff believe that approval criteria B and C have been met because many of the town's historical people are interred there. Approval criteria D is met with the artistic and cultural value through the memorial markers placed there. It exemplifies the historic significance of the town as well as having a singular characteristic representing an established and physical feature of the community and town.

Staff also feel that a historical designation may open the cemetery and town up for grants to improve record keeping and maintaining historical grave markers. Historical landmark designation may bring visitors to Highland Cemetery seeking historical information as well as the location of family members in Highland Cemetery. Grant money may help pay for Digital cemeteries that allow visitors to add photographs and memories about the people already interred in Highland Cemetery.



Paul Morely's Grave



Children's Monuments.



Concrete Cross Grave marker made by caretaker, Mike Miller.



Kathryn Senor, KSE's Namesake



General Description and Characteristics representing and established and familiar visual feature within the town.



Artistic Stone Grave Marker



Care Taker's Shed



Grave Markers of John Rennix and William Griffith

DRAFT



COLORADO

Department of Local Affairs

Main Streets and CLGs

May 28, 2025

Colorado Main Street

- Larry Lucas, Main Street Architect
larry.lucas@state.co.us, 720-402-9303
- Traci Stoffel, Main Street Specialist
traci.stoffel@state.co.us, 720-467-4327

Not presenting today:

- Gayle Langley, Main Street Coordinator
gayle.langley@state.co.us, 720-498-0563
- Matt Gordon, Main Street Specialist
matthew.gordon@state.co.us, 720-241-2688



CLGs, Main Streets, and CLG Main Streets

Certified Local Governments (CLGs)

- Alamosa
- Aspen
- Aurora
- Berthoud
- Black Hawk
- Boulder County
- Boulder
- Breckenridge
- Brighton
- Broomfield
- Buena Vista
- Canon City
- Carbondale
- Castle Rock
- Colorado Springs
- Cortez
- Crested Butte
- Cripple Creek
- Denver
- Durango
- Erie
- Florence
- Fort Collins
- Fort Lupton
- Fort Morgan
- Georgetown
- Gilpin County
- Glenwood Springs
- Golden
- Greeley
- Gunnison County
- Idaho Springs
- Kiowa County
- La Veta
- Lafayette
- Lakewood
- Littleton
- Longmont
- Louisville
- Loveland
- Manitou Springs
- Minturn
- New Castle
- Northglenn
- Otero County
- Park County
- Pueblo
- Saguache
- Salida
- Telluride
- Walsenburg
- Westminster
- Woodland Park
- Yuma

Main Streets

- Granby
- Haxtun
- Hugo
- Limon
- Meeker
- Ouray
- Rangely
- Ridgway
- Rifle
- San Luis
- Silverton
- Victor
- Wellington

CLG Main Streets

- Brush
- Central City
- Elizabeth
- La Junta
- Lake City
- Lamar
- Leadville
- Lyons
- Montrose
- Pagosa Springs
- Steamboat Springs
- Trinidad
- Windsor



The Main Street Movement

- Established in 1980
- More than 1,200 communities nationwide
- Colorado: 27 official communities; 71 aspiring communities
- Colorado Main Street, housed within the Department of Local Affairs, is Colorado's coordinating program



Colorado Main Street - Supporting Rural Colorado Communities



Organization

Design

Promotion

Economic Vitality



Services and Benefits: Official Main Streets

Mini-Grants

- Start at \$2,500 / year
- Invest in tangible benefits to your community

Consulting Services

- Administered by Colorado Main Street
- General organizational assistance
- Specific needs

Education

- Regular webinars
- Library of resources

Scholarships

- \$2,200 per year for required training
- Professional development

Technical Assistance

- Full-time architect for preservation and design
- Connect to resources and provide advice

Network

- Connect with other managers across the state and nation



Services and Benefits: Organization

Mini-grants

- Generally n/a

Scholarships

- Statewide Summit
- National Now Conference

Consulting Services

- Vision/mission
- Strategic plan
- Board retreats
- Facilitation
- Public engagement
- Fundraising plan

Technical Assistance

- On-call support
- Annual visits
- Site visits
- Presentations to council or board, stakeholders, public
- Webinars
- Listserv
- Grant review, letters of support



Services and Benefits: Economic Vitality

Mini-grants

- Workshops for business owners

Scholarships

- Statewide Summit
- National Now Conference
- Downtown Colorado Inc.
- Economic Development Council of Colorado

Consulting Services

- Market analysis and opportunity assessments
- Market studies, business retention and recruitment
- Business, building, property inventories

Technical Assistance

- On-call support
- Webinars
- Listserv



Services and Benefits: Promotion

Mini-grants

- Website
- Downtown maps
- General brochures

Scholarships

- Statewide Summit
- National Now Conference
- Colorado Tourism Office

Consulting Services

- Website
- Pickaxe Project
- Videos

Technical Assistance

- On-call support
- Press release review
- Communication plan assistance
- Community engagement toolkit
- Webinars



Services and Benefits: Design

Mini-grants

- Pocket parks
- Gateways
- Lighting
- Signs
- Benches
- Wayfinding
- Banners
- Flower pots

Scholarships

- Statewide Summit
- National Now Conference
- Saving Places Conference

Consulting Services

- Parking assessments
- Conceptual design (parks, alleyways, streetscapes)

Technical Assistance

- On-call support
- Preservation architect *
- Grant review
- Webinars
- Listserv



Incentives

State Historical Fund

- Up to \$250,000
- Historic designation
- Government or nonprofit owner or partner

Low-Interest Loans

- Administered by Colorado Historical Foundation

Tax Credits

- Federal
- State

Stacking Funds

- Combine incentives to make difficult projects “pencil”



Benefits

Jobs

- 29,000 jobs and generated \$2 billion in economic impact in Colorado

Dynamic Downtowns

- Traditional downtowns offer people an authentic experience

Reduce, Reuse

- 30-80 years for a new energy efficient building to save the energy lost in demolishing an existing building and building new

Heritage Tourism

- 51% of visitors participate in a cultural heritage activity



Building Improvements



Facade Improvements

Red Brick on Main (Hugo)

- New storefront windows, awnings, and signage



Facade Improvements

Central Oil (San Luis)

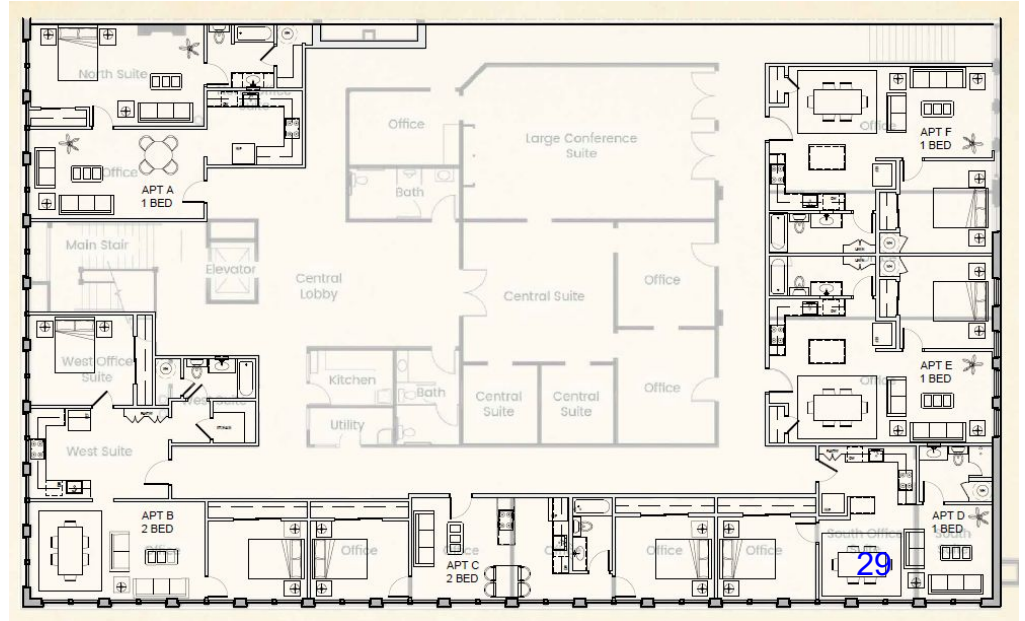
- Paint, awnings & signage



Adaptive Reuse Improvements

Hugus Building (Meeker)

- Upper floor adaptive reuse design (office to residential)



Public Spaces



Results: San Luis



AVRES

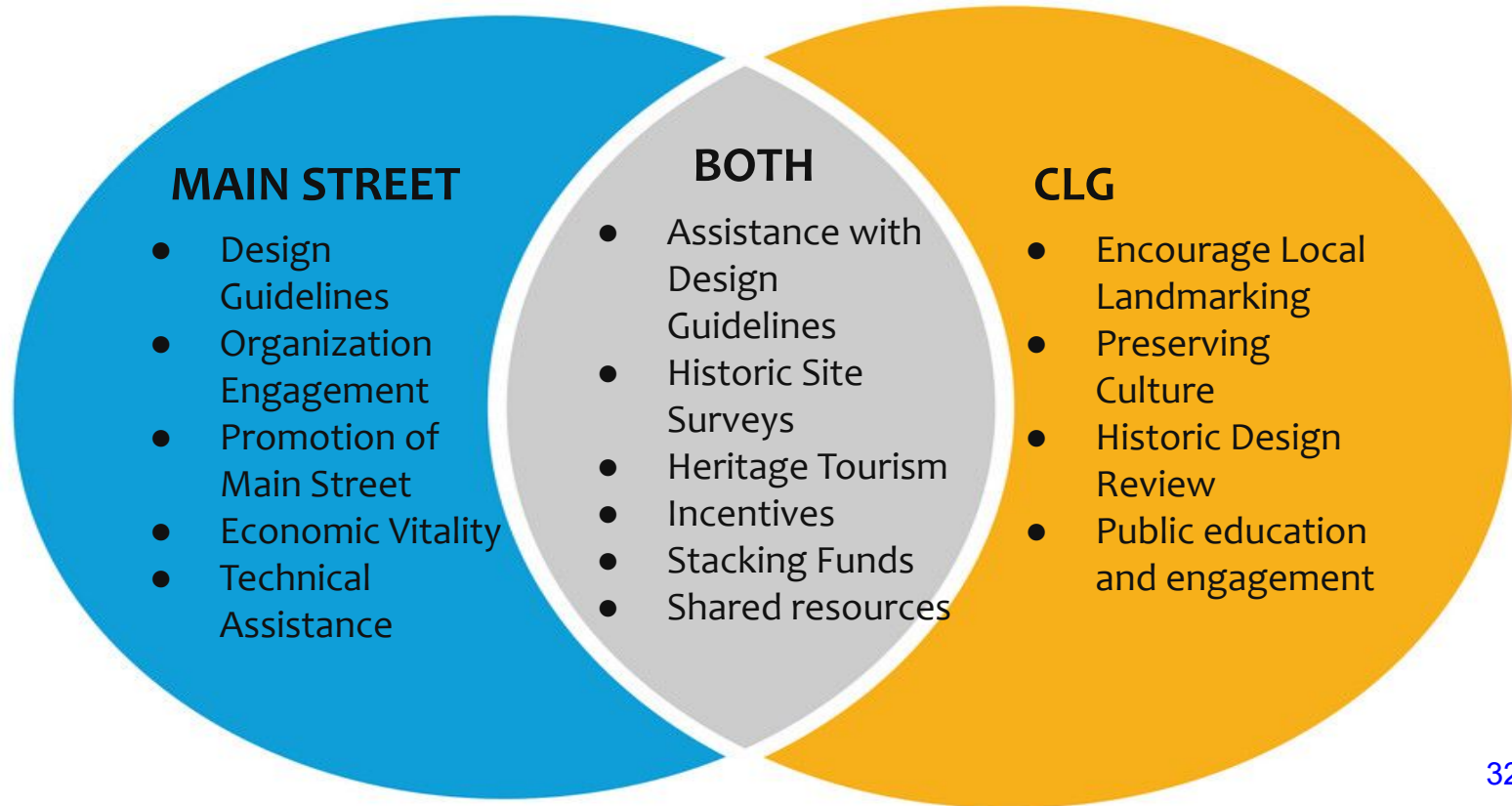
3000 1st Ave. Ste. 1000, San Luis, CO 81152
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SAN LUIS PLAZA | FINAL CONCEPTUAL DESIGN

Project Address | 458 Main Street, San Luis, CO 81152



Main Streets and CLGs: Collaboration



Case Study: La Junta

- CLG Survey of Downtown La Junta; recently awarded CLG grant for survey of residential neighborhood historically associated with Black and Hispanic communities and railroad history
- Impact to Main Street
 - Identify historic resources through Reconnaissance Survey
 - Groundwork for community engagement, designation, and incentives



Case Study: Leadville (Manhattan Bar)

- CLG grant-funded cultural resources survey and SHF grant-funded cultural resources survey and historic context study currently ongoing
- Uptick in Residential Tax Credit applications (Historic Neighborhoods)



Case Study: Montrose

- Conceptual design creation
- Connect between Main Street and SHPO
- CLG grant-funded Survey Plan and neighborhood survey projects



Date: 11/22/23
Sherman and Ross Block Building (AKA "1910 Building")
Design by: www.dola.com | www.dola.com | www.dola.com | www.dola.com



Case Study: Montrose

Potato Growers Building

- Introduced Tax Credits
- Local Landmarked 2019
- Started work in 2019
- National Register 2020
- \$454,937 State; \$90,987 Federal
- \$250,000 State Historical Fund



Knights of Pythias Building

- Began discussions in 2022
- Locally landmarked 2022
- Worked on National Register designation during project construction (2024)
- \$1 million State; \$900,000 Federal

Key Resource

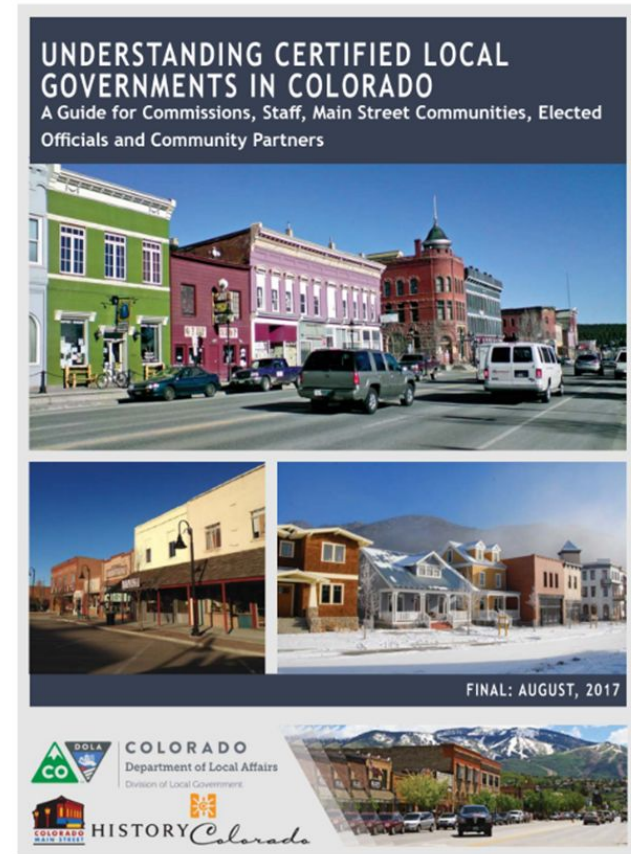
Available online!

Contact:

Dr. Lindsey Flewelling

CLG Program Coordinator

History Colorado



Key Resource

4 Treatment Paths

- Preservation
- Rehabilitation
- Restoration
- Reconstruction



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES
WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services



Key Resource

Sustainable Rehabilitation

- Planning & Maintenance
- Sealing and Insulation
- Windows
- Mechanical Systems
- Roofs & Solar
- Water Efficiency
- Daylighting



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS



Key Resource

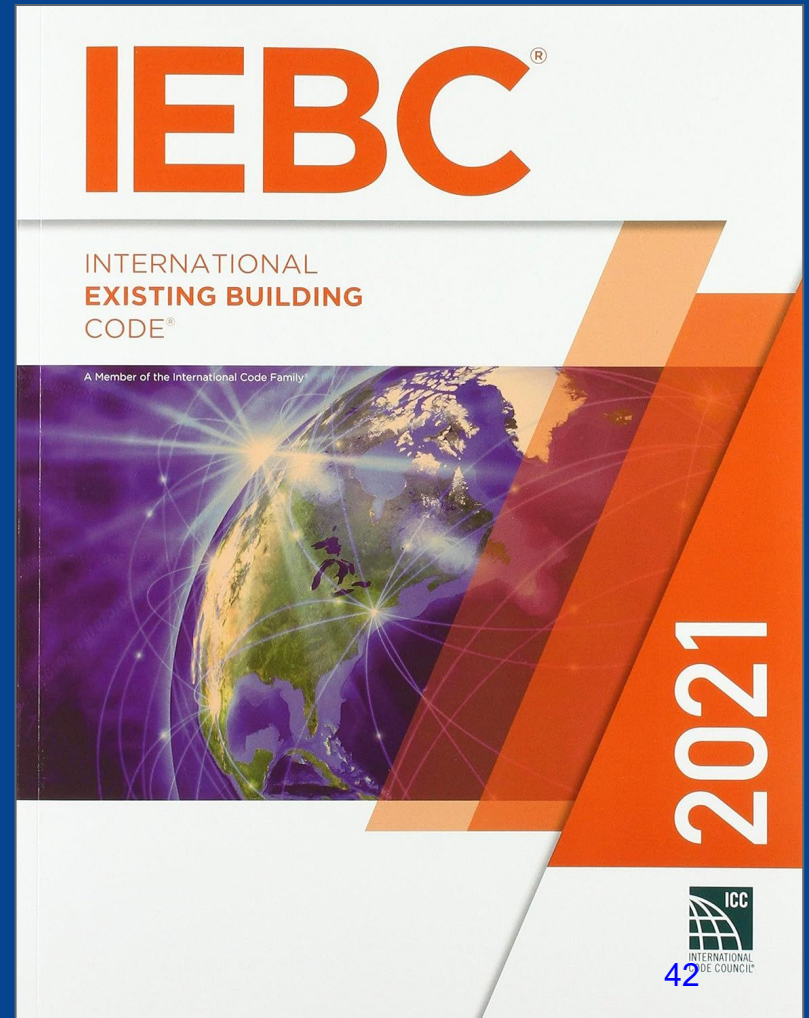
International Existing Building Code

Must be Adopted:

By Local Government

Should be Used:

FOR ALL EXISTING BUILDINGS!



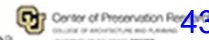
Key Resource

Available from:

Colorado Municipal League



HISTORIC PRESERVATION BASICS FOR MUNICIPALITIES



New Castle, Colorado
Historic Preservation Commission Meeting, Public Hearing
Monday, June 23, 2025, 6:30 PM

Call to Order

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

Pledge of Allegiance

Roll Call

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

Also present at the meeting were Town Administrator David Reynolds, Administrative Assistant Michelle Huster, and members of the public.

Meeting Notice

Administrative Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2020-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Agenda Changes

There were no changes to the agenda.

Items for Consideration

Consider Resolution HPC 2022-2, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 589 W. Main Street. (Public Hearing)

Chair Riddile opened the public hearing at 6:55 p.m.

Chair Riddile outlined the process and procedures for designation and public hearing. She stated the following:

The first item on the agenda is to Consider Resolution HPC 2022-2, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 589 W. Main Street. The procedure for the public hearing will be as follows: first, there will be a presentation by the Town staff. Next, we will have a presentation by the applicant. After these two presentations, I will open the public hearing for public testimony. I will then close the public hearing, and no further testimony or other evidence will be received. The Commission will discuss

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

Chair Riddile asked town staff to introduce the applicant and present the staff report. Professional Assistant said Applicant Brad and Haley Williams were present. Professional Assistant Huster reviewed the staff report. **(Exhibit A).**

Staff Report
Historical Preservation Commission
Consideration of a Historical Designation for the Texaco Building
Down Valley Brewing located at 589 W. Main St.

Report Date: 6/23/2025

Project Information

Property Owner/Applicant: Family Matters LLC, Drifters/Down Valley Brewing, Brad and Haley Williams

Owner's Mailing Address 589 W. Main St.

Property Address: 589 W. Main St.

Current Use: Coffee Shop and Brewery

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

Size of Lot: 10,000 Square Feet

Street Frontage: W. Main St.

Existing Zoning: Commercial, C-1

Surrounding Zoning: C-1 & R-1

I The Application

Family Matters LLC requests approval of a historical landmark designation for the old Texaco Station at 589 W. Main St. The purpose of landmark designations are to enhance the town's local historic resources by protecting and preserving the town's architectural, historic and cultural heritage as embodied at these sites. Landmark designations may also serve to provide added property value and/or potential tax credits for the property owner. Therefore, on May 19, 2025, the commission adopted an order to schedule a public hearing for June 23, 2025, pursuant to section 15.44.180 of the municipal code to consider the current request. The applicants, the public, staff, and the Commission have been invited to attend the hearing to express their opinions on the proposed



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designation. The Commission shall act officially on the application within twenty-five (25) working days after the close of the hearing.

II History and Design

New Castle's original Texaco building has been located at the corner of Kamm Ave. and W. Main Street since 1951. The building has changed ownership over the past 70 years and was renamed Building Specialists, since it has been restored to the original Texaco design by Jim Shrull. The historical attributes are.

- North facing window garage doors.
- Cinder block walls with glass brick windows on the east side of the building.
- Original Texaco sign on the northwest sidewalk.
- Green striping and red stars, Texaco historical standard.
- Flat roof



The image to the left is from 1982 with the Building Specialist signage.

- The main part of the building stayed the same.
- The garage doors pictured here are open and blocked by the view of the gas pump.
- Jim Shrull purchased the building in 1992 and restored the standard Texaco stars and green stripes around the building.

The building's most recent occupancy had been a mechanics shop and U-Haul rental hub until its recent purchase from Family Matters LLC in 2024. Family Matters made an addition of the outside seating area outside on the north facing parking lot, a fence, astroturf, picnic tables and play equipment for patrons. The building has been transformed into a brewery and coffee shop and offering a spot for one to two food trucks to operate.



III Criteria for Identification

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

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

IV Designation Criteria/ Approval Criteria

Pursuant to MC Section 15.44.050, a site, landmark or district may be designated for preservation if it meets one or more of the following criteria.

- A. **Historical Importance.** The site, landmark or district has character, interest or value as part of the development, heritage or cultural characteristics of the town, state or nation; is the site of a historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.
- B. **Architectural Importance.** The site, landmark or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural scale; embodies those

distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the town or contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

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

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

V Staff Comments

From the discussion above, there is strong evidence that the original Texaco building has been a vital aspect of New Castle's heritage. **Historically**, Texaco was a meeting spot for young people and offered jobs to many of the New Castle residents, including Councilor Hazelton. The building has been in several historical pictures from the parades during Burning Mountain Festival over the years. **Architecturally**, the structure's age and design reflect a 1950's look. The original owner, Jack Goodrich, helped define Main Street commerce during Texaco's early years. Owner Jim Shrull brought back the Texaco sign, green stripes and red stars as an icon of Texaco's past.

This general significance aside, the HPC must consider whether the request for designation conforms with the approval criteria. While some modifications have been made to allow for guest seating, the majority of the exterior features remain consistent with the past architecture.

VI Staff Recommendation:

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

1. Pursuant to Exhibit B of resolution HPC 2025-1, the landmark designation shall apply only to the building's exterior structure and architecture including, but not limited to, adjoining components such as signs, lights and paint. Any items added to the property unrelated to the building's exterior façade will not be subject to HPC's review.
2. Pursuant to 15.44.360, nothing shall be construed to prohibit the accomplishment of any work on any historic site, landmark or district which will neither change the exterior appearance (including color and materials) nor the exterior architectural features of improvements or structures, nor the character or appearance of the land itself and which is considered necessary as a part of normal maintenance and repair.
3. Staff recommends the applicants paint the plywood box enclosure on the west side of the building to match the white exterior color.

4. *In the event commissioners or staff observe unapproved modifications of the building's exterior, the applicant or owner may be summoned before the HPC in a public meeting to show cause why the landmark designation should not be revoked, suspended, or additional conditions imposed. Such show-cause meeting shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.*
5. *The applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations.*
6. *All representations of the applicant in written and verbal presentations submitted to the Town or made at public meetings before the Historic Preservation Commission shall be considered part of the building permit application and binding on the applicant.*

The applicants, Brad and Haley Williams, read their letter of interest with the commission. **(Exhibit B)** Professional Assistant Huster presented the Land Use Application and said it was complete. **(Exhibit C)** and the Consultant Fees Affidavit **(Exhibit D)**. Professional Assistant Huster said the consultant fees would be the cost for the attorney to write the resolution. Professional Assistant Huster shared an article from the local news paper about the previous owners of 589 W. Main St. and the historical restoration by Jim Shrull. **(Exhibit E)** Professional Assistant Huster described the photos of the Texaco building throughout history in **(Exhibits F – J)**.

Professional Assistant Huster reviewed the Resolution HPC 2025-1. Administrator David Reynolds said there is a condition letter A in Resolution HPC 2025-1 that required the applicant to paint a plywood box on the outside of the building to match the exterior. Administrator Reynolds asked the Applicants if they had anything to add and the Applicants confirmed they would paint the plywood box as a condition to HPC 2025-1. The Applicants asked Professional Assistant Huster to send them some information about the state designation.

Chair Riddile opened the Public Hearing at 6:55 P.M. New Castle resident Eddie Bristol said she supported the designation of the Texaco building as an investment for the future of New Castle and the community. Ms. Bristol said by saving the building the applicants are keeping unnecessary waste out of the landfill.

New Castle resident, Kyle Bristol was in support of the historic designation because he said the applicants support the community with family friendly events and a place to patronize close to home.

New Castle resident Jim Shrull said he purchased the Texaco building in 1990 with intentions of restoring it. Mr. Shrull said he found the parts of the sign piece by piece. Mr. Shrull said that he supported the designation because the Applicants wanted to keep it as a historic Texaco.

Chair Riddile closed the public hearing at 7:02 P.M.

Commissioner Richard Fletcher asked the applicants what the beer barrels in the picture are for and was concerned they were full of beer. Mr. Williams said they were excess empty kegs and will be returned to the distributor.

Commissioner Tom Fuller asked the applicants if they still had the iconic service station bell when you pull your car up and Mr. Williams said they do not.

Administrator Reynolds directed the commission to pg. 4 of the staff report where the Town Municipal Code designation criteria are listed. Administrator Reynolds said it would be good for the commission to state which criteria fit the Texaco designation during this meeting. Commissioner Parks said he noted the criteria during the staff report. Commissioner Parks said that the only criteria that did not fit was item G, *"has relationship to other distinctive areas that are eligible for preservation according to a plan based on a historic, cultural or architectural motif"*. Commissioner Parks said that both items A and B of the approval criteria fit the Texaco designation. Chair Riddile said the Texaco building met the criteria. Commissioner Ruth Fletcher said the Texaco building had geographical importance and represented an established and familiar visual feature of the neighborhood community. Commissioner Fuller said the station had a very distinct design and met the architectural criteria.

MOTION: Chair Riddile made a motion to approve the Resolution, HPC 2025-1, A Resolution of the New Castle Historic Preservation Commission Approving the Historical Landmark Designation of 589 W. Main Street. Commissioner Parks seconded the motion, and it passed unanimously.

Consider: Highland Cemetery Historic Designation Application:

Commissioner Parks said he talked with New Castle Museum Historian, Joe McNeal, and toured the cemetery for answers to the questions from May 19, 2025, HPC meeting. Commissioner Parks said there were more than just soldiers interred in the Old Soldier's Circle, mostly veteran's family members. Commissioner Parks said the Woodsmen of the World was a fraternal society that helped people with finances and provided headstones for most of their members. Commissioner Parks added a Civil War Veteran, James Adams, to his report because he is listed on the national monument in Gettysburg. Commissioner Parks said the Highland Cemetery sign was the original entrance to the cemetery and they added a second one when the Lakota Canyon Ranch development began. Commissioner Parks said Mike Miller is the one and only caretaker at Highland Cemetery. Professional Assistant Huster said that the application would go before town council on August 5, 2025.

MOTION: Chair Riddile made a motion to approve the Land Use Application for Highland Cemetery. Commissioner Parks seconded the motion, and it passed unanimously.

Discussion: Videography Project with Colorado Mountain College:

Commissioners shared names of New Castle residents who would be appropriate to interview for the next project. Jim Shrull and Grady Hazelton were mentioned, but Chair Riddile said she would like to interview Jolley's. Commissioner Fletcher said CMC could not do another project until spring of 2026 and Commissioner Parks suggested asking high school film students.

Approval of May 19, 2025, Minutes

MOTION: Chair Riddile made a motion to approve minutes from May 19, 2025. Commissioner Richard Fletcher seconded the motion, and it passed unanimously.

Commissioner Comments:

Commissioner Parks said he attended a webinar about revitalizing Main Streets. He said he would discuss the presentation at a future meeting. Other downtown businesses would have an interest in being designated after the designation of Down Valley Brewing's Texaco building. Commissioner Parks suggested inviting resident Jim Shrull back to discuss designation of his home. Commissioner Parks also suggested calling History Colorado's Lindsey Flewelling about Main Street designations now that Down Valley Brewing has been approved. Commissioner Parks said he will reach out to History Colorado's Lindsey Flewelling to find out if contractors in New Castle need to be qualified to work on historical properties.

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

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Mari Riddile, Chair

Professional Assistant to the Town Clerk
Michelle Huster