



**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)

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**Agenda**  
**New Castle Historic Preservation Commission**  
**Monday, May 16, 2022, 6:30 PM**

**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. Discussion: Historic Town Survey Grant Update** (Page 2)
- B. Discussion: School House Designation Plaque** (Page 3)
- C. Discussion: Historic Society Museum Support** (Page 10)
- D. Discussion: Follow-up of Historic Preservation Support of Joe McNeal** (Page 11)
- E. Consider Approval of March 14, 2022 Minutes** (Page 12)

**Commissioner Comments**

**Adjourn**



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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** **Historic Town Survey Grant Update**  
**Date:** **May 16, 2022**

**Purpose:**

The purpose of this agenda item is to discuss next steps after receiving the grant agreement from History Colorado later this month. Per Katie Bates, History Colorado Contract Specialist, the grant agreement will be sent to the Town of New Castle later this month.

After receiving the grant agreement, the commission may hire a consulting team to conduct the historic town survey. From the March meeting of this year, there seemed to be a consensus to hire Pinyon Environmental based on their qualifications, project proposal and consistent communication with town staff. Staff is requesting confirmation of this from the commission to move forward. HPC may need to hold a meeting in June (6/20/22) to move forward with this project.



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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** School House Designation Plaque  
**Date:** May 16, 2022

**Purpose:**

The purpose of this agenda item is to discuss the request from Ambleside for a plaque for the recent historic designation of 151 W Main Street. The request was submitted by Glenn Martin specifically identifying the property as "Rosie Ferrin's Historic Building." However, the quitclaim deed as well as a published Historic Society booklet of New Castle history names the building "Old New Castle School."

Included in this memo are the supporting documentations for the above aforementioned. Also included are the details of the plaque specifications based on a previous order for New Castle Dental as well as a photo and quote from Micro Plastics.

The remaining budget for the Historic Preservation Commission post designation is roughly \$100 not including funds to support the Historic Society of \$6,400.

Attachments

- Micro Plastics Quote with photo description
- Quitclaim Deed identifying the property known as "Old New Castle School"
- Historic Society publication identifying the property known as "Old New Castle School"
- Plaque request by Glenn Martin identifying the property as "Rosie Ferrin's Historic Building"
- Owner Affidavit identifying the property as "Rosie Ferrin's Historic Building"

**From:** orders <orders@mpsigns.com>  
**Sent:** Thursday, May 5, 2022 4:22 PM  
**To:** Remi Bordelon <rbordelon@newcastlecolorado.org>  
**Subject:** Re: Quote for Historic Landmark Plaque

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Remi,

The pricing for these can vary depending on materials. We do the layout and send it to a casting company to do. Here are 2 options:

Solid bronze - \$571

Brass colored aluminum - \$310

These prices are for a standard stud mount attachment. Let me know and I can get the layout done. Also the turn a round is usually about 4 weeks.

Thank you,

Jody Winkler  
**MICRO PLASTICS, INC.**  
PO Box 847  
531 Railroad Ave  
Rifle, CO. 81650

970.625.1718



**Town of New Castle  
Old New Castle School  
Circa  
1913  
Historic Landmark**





# 100 YEARS OF BURNING MOUNTAIN TALES



A COLLECTION OF FACTS AND STORIES  
ABOUT NEW CASTLE, COLORADO,  
THE TOWN THAT NEVER QUIT SMOKING.

Dorothy Harcourt Russo

\$1.00 Donation  
to the  
Historical Society

## KEY TO HISTORICAL SOCIETY'S "WALKING TOUR":

1. Vulcan Mines Memorial monument honoring those who perished in the mines and those brave men who went in as part of the rescue efforts.
2. The old Ganley home. It is built from bricks salvaged from the old two-story school that was built at the north end of 4th and 5th Streets in 1892. (The school had been built on a fault and the structure was unstable. It was torn down in 1909.)
3. The Four Square Church. New Castle's first Four Square Church, founded in 1935, met in a 6th Street building (Bert Gregory's Restaurant). The second location was the present-day site of the New Castle Town Hall. In 1950-51 the new church was built. Historic note: Brother Raymond Blanchfield was the first pastor.
4. St. John's Episcopal Church. Built in 1909. Historic Note: John Ritter, a life-long resident and long-time mayor of New Castle, recalled the church being used as his eighth grade classroom. The Episcopal Guild Hall stands across the street to the east, on the site of old Mason Hall, a place for social gatherings and dances.
5. New Castle Post Office, built in 1985.
6. The old New Castle School building. Built in 1913, the bricks used in the construction were produced locally and the stone taken from a local quarry. The gymnasium was added in 1939 using adobe bricks made on the site with W.P.A. (Works Projects Administration, a federal program) labor. The building is now owned by a private citizen with the goal of preservation of this historic building that housed

many generations of New Castle elementary and high school students.

7. Burning Mountain Park, property of the town of New Castle.
8. Midland Railroad pier, all that remains of the railroad spur to the Vulcan Mine sites. This bridge that crosses the Colorado River collapsed at least once and was repaired.
9. Mattivi's Garage and former Studebaker dealership. Also the Continental Trailways Bus terminal. It was built in 1937 on the site of the old livery stable and blacksmith shop.
10. Formerly the New Castle State Bank. The bank opened in 1909 with a capital of \$10,000, and closed in 1939.
11. The old Post Office was built in 1892 from native and rock and locally-made bricks. It was originally known as The Rock Saloon and did not become a post office until 1928.
12. Formerly Parrish's Blacksmith Shop, built in 1937.
13. Commonly referred to as the Ritter and MacRae Building, it has always housed a variety of retail businesses. Kamm's Mercantile was one of the early tenants.
14. This large brick building has been the site of many historically interesting businesses. Portions of this site have been Trimball's Opera House, Jim Tarro's saloon and dance hall, Hall's Barber Shop, Schmueser's Grocery Store, Bomer's Meat Market, the first Garfield County Telephone office, and many more through the years.
15. This frame structure was the old Manual Training

## Remi Bordelon

---

**From:** Paul Smith  
**Sent:** Monday, March 21, 2022 9:32 AM  
**To:** Glenn Martin  
**Cc:** Remi Bordelon  
**Subject:** RE: Q re. Owner of Ambleside School - Consent Letter for Historic Landmark

Hi Glen,  
HPC is looking into a plaque. Remi will get back to you on the matter.  
Thanks,  
Paul

---

**From:** Glenn Martin [mailto:[glennmartinbiker@gmail.com](mailto:glennmartinbiker@gmail.com)]  
**Sent:** Saturday, March 19, 2022 5:18 PM  
**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>  
**Subject:** Q re. Owner of Ambleside School - Consent Letter for Historic Landmark

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Will you or the Town Clerk create a Historic Landmark Building plaque?  
It should say per the attached Owner Affidavit:

“Rosie Ferrin’s Historic Building”

Thanks again for your support.

Glenn Martin

303-995-8551  
[glennmartinbiker@gmail.com](mailto:glennmartinbiker@gmail.com)  
18107 Vista Drive  
Buena Vista, CO 81211



November 21, 2021

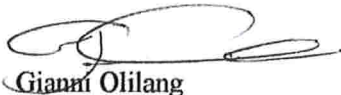
Town of New Castle  
Historic Preservation Chairman  
Paul Smith  
PO BOX 90  
New Castle, Colorado 81647

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

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

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

Respectfully yours,



Gianni Olilang  
12950 Bracknell Street  
Cerritos, California 90703

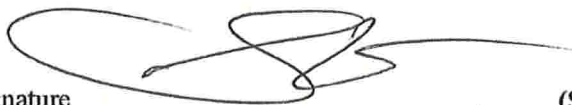
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

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

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

WITNESS my hand and official seal.

Signature  (Seal)





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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** Historic Society Museum Support  
**Date:** **May 16, 2022**

**Purpose:**

The purpose of this agenda item is to review and discuss the support given to the Historic Society in regards to the town museum. In April, the town's internet provider, Ting Inc., installed an internet line at the museum and completed a contract with the town for billing matters. Brandy Copeland has been in contact with the Historic Society to organize computer tutorials.

The remaining budget for Historic Society support is \$2,400 for supply needs and \$4,000 for facility (museum) maintenance. Updates to the electrical work for the museum will be provided by Commissioner Grady Hazelton.



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## Memorandum

**To:** Historic Preservation Commission  
**From:** Remi Bordelon  
**Re:** Follow-up of Historic Preservation Support of Joe McNeal  
**Date:** May 16, 2022

**Purpose:**

The purpose of this agenda item is to resume discussion of a proposed videography project encapsulating the history of the town with Joe McNeal as the first interviewee. Below are the minutes of the last discussion in March.

**Discussion of Historic Preservation Support of Joe McNeal**

Chair Riddile shared her idea with the commission to support the preservation of historical stories through video recordings of Joe McNeal, a lifelong New Castle resident and member of the Historic Society. She reminded the commission of the passing of a fellow Historic Society member one and a half years ago and the importance of preserving their knowledge of the town. Chair Riddile proposed to record Joe McNeal for five hours where he would answer questions and discuss topics related to the town and its history. Chair Riddile confirmed that there was enough money in the budget allotted specifically in the support of the Historic Society to fund the project. She mentioned the options of hiring a videographer or the commission rotating recording sessions with Joe McNeal on their own recording devices. She asked to hear the commission's thoughts on the idea.

Commissioner Ruth and Richard Fletcher thought it was a great idea and stressed the value and importance of the project. Commissioner Hazelton mentioned he would like to see the project be taken a step further as there were a few lifelong residential families in town aside from Joe and Loraine McNeal that could be interviewed. He said he would like to have someone hired for the project. Commissioner Hazelton mentioned the Jolley Foundation and their contribution of \$5,000 towards the Historic Society. Chair Riddile said she would follow-up with Joe McNeal in regard to the donation and asked Commissioner Hazelton to compose a list of potential interviewees as well as videographers.

Administrator Reynolds asked the commission their thoughts of providing Joe McNeal with a recording device for him to use individually in order to expand from the time limit of a videographer. Commissioner Hazelton confirmed he wanted to hire a professional.

1 **New Castle, Colorado**  
2 **Historic Preservation Commission Meeting**  
3 **Monday, March 14, 2022, 6:30 PM**

4 **Call to Order**

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

6  
7 **Pledge of Allegiance**

8  
9 **Roll Call**

10 Present Chair Riddile  
11 Commissioner Hazelton  
12 Commissioner Ruth Fletcher  
13 Commissioner Richard Fletcher  
14 Commissioner Sass

15  
16 Also present at the meeting were Town Administrator David Reynolds, Town Planner Paul  
17 Smith, Town Assistant Attorney Christine Gazda, Administrative Assistant Remi Bordelon,  
18 Alternate Commissioner Tom Fuller and members of the public.

19  
20 **Meeting Notice**

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

23  
24 **Conflicts of Interest**

25 There were no conflicts of interest.

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

28 There were no citizen comments.

29  
30 **Agenda Changes**

31 There were no changes to the agenda.

32  
33 **Items for Consideration**

34  
35 **Consider Resolution HPC 2022-2, A Resolution of the New Castle Historic**  
36 **Preservation Commission Approving the Historical Landmark Designation of 151**  
37 **W. Main Street. (Public Hearing)**

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

40 *The first item on the agenda is to Consider Resolution HPC 2022-2, A Resolution of*  
41 *the New Castle Historic Preservation Commission Approving the Historical*  
42 *Landmark Designation of 151 W. Main Street. The procedure for the public hearing*  
43 *will be as follows: first, there will be a presentation by the Town staff. Next, we will*  
44 *have a presentation by the applicant. After these two presentations, I will open the*  
45 *public hearing for public testimony. I will then close the public hearing and no*  
46 *further testimony or other evidence will be received. The Commission will discuss*  
47 *the matter and may take some kind of action whether that be a motion or*  
48 *continuation of the discussion to another meeting within 25 working days.*



50 Chair Riddile asked town staff to introduce the applicant and present the staff report.  
51 Town Planner Paul Smith stated he was presenting for the Estate of Rosie B. Ferrin, Rosie  
52 and Cleo Ferrin were the previous owners. Planner Smith clarified that the representative  
53 of the property owner was the Estate of Rosie B. Ferrin, comprised of family members Fe  
54 and Gianni Olilang.  
55

56 Planner Smith reviewed the staff report and resolution for the commission. He emphasized  
57 the designation was focused on the building structure. He identified the structural changes  
58 of the building over the years that included: the roof, northside entry into the school, new  
59 windows, addition of the gymnasium, bell tower and brick mural. He said the general  
60 structure had remained the same. Planner Smith outlined the four criteria of approval for  
61 a historic designation and identified "historical importance" and "structural significance" as  
62 relevant for that designation consideration. He clarified that the designation would either  
63 be of the building's present state, or the commission could choose to designate it based  
64 on the original build of 1913 with some restoration needs. Planner Smith mentioned the  
65 consequence to the owner of a designated property in that it committed them to the HPC  
66 process for any future exterior changes to that property. He noted the resolution was only  
67 in draft form and prepared with the assumption of approval based on structural  
68 significance. Planner Smith reviewed the conditions outlined in the resolution for the  
69 commission.  
70

71 Planner Smith introduced Peter Martin, Ambleside School board member, who presented  
72 on the estate's behalf along with Peter's father, Glenn Martin. Representative Peter Martin  
73 remarked on the school's effort to preserve the exterior of the building while they invested  
74 \$365,000 in interior improvements. Representative Martin expressed he felt the  
75 designation was a win-win situation and partnership in preserving the history of the town,  
76 the history of the schoolhouse and prioritizing education in New Castle. He highlighted the  
77 intent of the building's renewed use as a school continued the historical significance of the  
78 building given its past history as a schoolhouse.  
79

80 Chair Riddile asked when Ambleside's lease expired. Representative Martin answered it  
81 was a 15-year lease that was renewable. Commissioner Grady Hazelton remarked on his  
82 time as a student at Rosie's school and praised Rosie and Cleo's efforts to keep and restore  
83 the building years back when it was considered to be demolished. Chair Riddile clarified  
84 that the discussion to designate is strictly structural to the exterior of the building.  
85

86 Chair Riddile opened the public hearing at **7:00 p.m.** and stated the following:  
87 *The purpose of this hearing is to provide a public forum for all interested parties*  
88 *who wish to comment on the application before the Commission. Public hearings*  
89 *are recorded for the public record. All testimony must be presented, after you give*  
90 *your full name and address. We will allow the public to speak for up to 3 minutes*  
91 *each. Please do not repeat points made by others. It is fine to say, "I agree with*  
92 *the previous speaker's comments". For those wishing to speak, please clearly state*  
93 *your name and address for the record.*  
94

95 Jill Cantway, Board Chair of Ambleside School and Glenwood Springs resident, spoke in  
96 favor of the designation request as she noted that she had children attend that school.  
97 She shared her hope that the school would grow in size and eventually expand to the  
98 lower portion of the building. She clarified that the Olilang family did not plan to lease the  
99 building to anyone but Ambleside School. Board Chair Cantway said Ambleside was

100 leasing the gym area and planned to host events there. She said it was important to be  
101 good stewards in honoring Rosie and the building's historical significance to the  
102 community. She thanked the community and the town of New Castle for being so  
103 welcoming to the school.  
104

105 Chair Riddile asked if there were any other public comments then asked if the applicant  
106 would like to respond. She closed the public hearing at **7:05 p.m.** and stated the following:

107 *The Commissioners will deliberate on the evidence presented. During deliberations,*  
108 *Commissioners may ask questions of Town staff, but no further public comment or*  
109 *other testimony or evidence will be received. If anyone believes the applicable*  
110 *criteria have not been met, then please explain why so we have those reasons for*  
111 *the record.*  
112

113 Chair Riddile said it was important to determine if the designation of the building would be  
114 of its current state or original building design since there had been changes made to the  
115 building. Commissioner Hazelton noted that the building changes that took place were  
116 historical as well. His example was the roof replacement that protected and preserved the  
117 building that would have otherwise not lasted. Chair Riddile and Commissioner Richard  
118 Fletcher agreed with Commissioner Hazelton's point. Commissioner Richard Fletcher  
119 commented that he felt the building still looked as it did in the early 1900s minus small  
120 details like the windows. Commissioner Richard Fletcher said the building had historical  
121 value based on the community and the many citizens that once graduated from that  
122 school in years past. Chair Riddile asked the commission if they agreed that the  
123 designation should reflect the building's current state and the commission agreed.  
124 Commissioner Sass asked if the designation would include the gymnasium and it was  
125 confirmed it would. Chair Riddile asked if anyone had an opposing opinion before she  
126 made a motion to approve Resolution HPC 2022-2.  
127

128 Gianni Olilang joined the meeting by Zoom within the last five minutes before  
129 adjournment at 7:33 p.m. without comment. Chair Riddile spoke to Mr. Olilang and  
130 informed him the public hearing was closed and HPC had approved the designation request.  
131

132 **MOTION: Chair Riddile made a motion to approve Resolution HPC 2022-2,**  
133 **Historic Landmark Designation of 151 W. Main Street. Commissioner Richard**  
134 **Fletcher seconded the motion and it passed unanimously.**  
135

### 136 **Discussion of Budget and Historic Society Supply/Service Update**

137 Chair Riddile asked Commissioner Hazelton about the electric work for the museum. He  
138 responded that he had not heard anything new from Jim Wirt with Tradesman Electric and  
139 would contact him again. He added that Mr. Wirt was interested in the project but was  
140 very busy.  
141

142  
143 Admin Assist. Bordelon reviewed the 2022 budget with the commission. She outlined the  
144 supplies, resources and services purchased in support of the Historic Society related to the  
145 museum. She reported the electric bill and internet service had been transferred to the  
146 town for billing and payment. Internet service was provided by Ting Inc. and planned  
147 installation was scheduled for April.  
148

149 Chair Riddile highlighted the costs associated with legal services and noted that the HPC  
150 budget was impacted from that. Admin Assist. Bordelon mentioned that the commission  
151 now had the itemized expenses for a historic designation based on the recent legal fees  
152 incurred and could plan ahead for next year's budget with that in mind. Chair Riddile  
153 agreed and provided the example of potentially discovering four new designation  
154 opportunities after the 2022 historic survey. She mentioned the commission would bring a  
155 2023 budget request to council with the corresponding costs for each prospective  
156 designation. Commissioner Sass asked if there was an application fee that could have  
157 been applied to the designation request. Chair Riddile clarified that she had spoken to  
158 Town Administrator David Reynolds about that, and he responded that there was no fee  
159 since HPC provided the service of historic designation to the town.

### **Discussion of History Colorado CLG Town Survey Grant Update**

160  
161  
162 Admin Assist. Bordelon announced History Colorado had approved the grant to New  
163 Castle's HPC project of a historic survey of Main Street and previously designated  
164 properties. She mentioned the HPC resolution approved in January contributed to History  
165 Colorado's grant approval as it showed them HPC's commitment in historic preservation.  
166 She added that the grant was an opportunity to conduct a survey and review what could  
167 be designated in the future. She reiterated the importance of the commission now  
168 knowing the cost of a designation as they planned for their budget in 2023. Admin Assist.  
169 Bordelon stated that the next steps would be to receive the grant agreement from History  
170 Colorado in late May to early June before hiring a consulting team.

### **Discussion of Historic Preservation Support of Joe McNeal**

171  
172  
173  
174 Chair Riddile shared her idea with the commission to support the preservation of historical  
175 stories through video recordings of Joe McNeal, a lifelong New Castle resident and  
176 member of the Historic Society. She reminded the commission of the passing of a fellow  
177 Historic Society member one and a half years ago and the importance of preserving their  
178 knowledge of the town. Chair Riddile proposed to record Joe McNeal for five hours where  
179 he would answer questions and discuss topics related to the town and its history. Chair  
180 Riddile confirmed that there was enough money in the budget allotted specifically in the  
181 support of the Historic Society to fund the project. She mentioned the options of hiring a  
182 videographer or the commission rotating recording sessions with Joe McNeal on their own  
183 recording devices. She asked to hear the commission's thoughts on the idea.

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186 Commissioner Ruth and Richard Fletcher thought it was a great idea and stressed the  
187 value and importance of the project. Commissioner Hazelton mentioned he would like to  
188 see the project be taken a step further as there were a few lifelong residential families in  
189 town aside from Joe and Loraine McNeal that could be interviewed. He said he would like to  
190 have someone hired for the project. Commissioner Hazelton mentioned the Jolley  
191 Foundation and their contribution of \$5,000 towards the Historic Society. Chair Riddile said  
192 she would follow-up with Joe McNeal in regard to the donation and asked Commissioner  
193 Hazelton to compose a list of potential interviewees as well as videographers.

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195 Administrator Reynolds asked the commission their thoughts of providing Joe McNeal with  
196 a recording device for him to use individually in order to expand from the time limit of a  
197 videographer. Commissioner Hazelton confirmed he wanted to hire a professional.

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**Consider Approval of January 17, 2022 Minutes**

**MOTION: Commissioner Sass made a motion to approve the minutes of January 17, 2022. Commissioner Ruth Fletcher seconded the motion and it passed unanimously.**

**Commission Comments**

There were no commissioner comments.

**Adjourn**

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

The meeting adjourned at 7:33 p.m.

Respectfully submitted,

\_\_\_\_\_  
Commission Chair  
Mari Riddile

\_\_\_\_\_  
Administrative Assistant  
Remi Bordelon