

1 **New Castle Historic Preservation Commission**
2 **Monday, August 17, 2015, 6:30 p.m., Town Hall**

3
4 **Call to order**

5 Commission Chair Virginia Erickson called the meeting to order at 6:30 p.m.
6

7 **Roll Call**

8 Present Chair Erickson
9 Vice Chair Borgard
10 Commissioner Blaylock

11
12 Absent Commissioner Rippy
13 Commissioner Breslin
14

15 Also present at the meeting were Administrative Assistant Ryan Muse, Town
16 Planner Tim Cain and members of the public.
17

18 **Conflicts of Interest**

19 There were no conflicts of interest.
20

21 **Review Minutes from Previous Meeting**

22 The commission offered corrections to the minutes.

23 **MOTION: Vice Chair Borgard made a motion to approve the minutes as**
24 **amended. Chair Erickson seconded the motion and it passed unanimously.**
25

26 **Discussion: Possible Grant Application for 303 W. Main St**

27 Citizens Olafur Johannsson and Thora Einarsdottir introduced themselves as owners
28 of the Trimble Building located at 303 W. Main St.

29 Mr. Johannsson stated that he and Ms. Einarsdottir were setting up an architect's
30 office on the main floor and living on the second floor. Mr. Johannsson stated that
31 certain aspects of the building were in poor shape and they would like to receive a
32 matching grant from the State Historical Fund to do repairs. Ms. Einarsdottir stated
33 that because they were private owners of a historically designated building, they
34 will not be able to apply for the grant themselves. A government agency or non-
35 profit must apply for them. They asked if the town would consider applying for the
36 grant on their behalf. Ms. Einarsdottir said that she and Mr. Johansson were not
37 asking for any financial assistance from the town. They will provide the grant match
38 themselves, and were also prepared to pay for building improvements that grant
39 did not cover.

40 Ms. Einarsdottir asked for the Commission's support in helping them obtain the
41 grant.

42 Commission Chair Virginia Erickson stated that State Historic Fund grants are very
43 restrictive in the repairs they permit the recipient to complete.
44

45 Town Planner Tim Cain said that he felt repairs to 303 W. Main were necessary and
46 he recommended that the Commission fully support the grant application. He said
47 that he felt the town council may be in favor of the repairs as well.

1
2 Commission Vice Chair Larry Borgard asked Mr. Johannsson and Ms. Einarsdottir
3 what repairs were necessary. Mr. Johannsson said that they would have to get bids
4 before they knew the price but expected the cost to be between \$100,000 and
5 \$150,000. He said all work would meet both the town and the Department of the
6 Interior's regulations in order to maintain the historic integrity of the building. Mr.
7 Johannsson said the largest repair would be the brick. Approximately thirty percent
8 of the rear brick, ten percent of the side brick and ten percent of the front brick
9 needed to be replaced. The brick is not a standard size so it will be necessary for
10 them to find bricks of similar size. Most of the replacement is on the exterior,
11 although there is a spot inside that is so deteriorated that water is leaking through
12 the brick. The other necessary repairs are the electrical wiring, the roof, and the
13 heat system. Ms. Einarsdottir reassured the Commission that the repairs would not
14 require any money from the town and would not require anyone's time other than
15 their own.

16 Vice Chair Borgard asked if they had a grant writer. Ms. Einarsdottir replied that
17 she is writing the grant.

18
19 Ms. Einarsdottir stated that there are two deadlines for the grants, April 1, 2016
20 and October 1, 2015. She said that she wanted to have the grant completed by the
21 October 1 deadline. She had also spoken with the State Historic Fund and they
22 stated that she may submit a draft of the grant application for review and they
23 would direct her on how to improve it. Planner Cain reminded them that in order for
24 the application to be reviewed, it must be submitted by September 1. Planner Cain
25 offered his assistance for reviewing the grant before submittal.

26
27 Mr. Johannsson requested that the Commission write letters of support for their
28 application, saying that such letters would be critical to show the building is a
29 community benefit and thus is supported by the community. He said that 303 W.
30 Main Street is downtown, highly visible, and deeply imbedded into the community
31 for being a part of the Marshal Rennix-Griffith shoot out in 1910. Planner Cain
32 suggested that Mr. Johannsson and Ms. Einarsdottir submit a sample letter and a
33 templet to the members of the Commission.

34
35 **MOTION: Vice Chair Borgard made a motion that each member of the**
36 **Commission who is present write a letter of support for the grant proposal**
37 **for 303 W. Main Street. Commissioner Blaylock seconded the motion and it**
38 **passed unanimously.**

39
40 Commissioner Borgard recommended that the letters of support be completed and
41 returned by September 1.

42
43 **Discussion: Historical Survey of Residential Buildings**

44 Administrative Assistant Ryan Muse said that included in this meeting's packet are
45 step by step instructions on the process for designating a historical building.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Citizen Comments on Items NOT on Agenda

There were no citizen comments.

Commission Comments

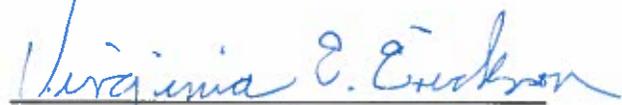
There were no commission comments.

Set Next Meeting

MOTION: Chair Erickson made a motion that the next meeting take place on September 21, 2015. The motion was seconded by Vice Chair Borgard and it passed unanimously.

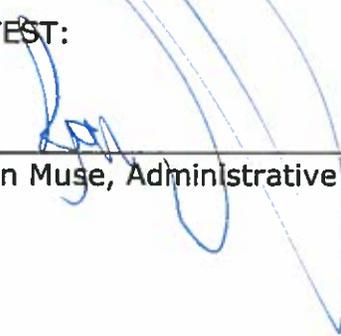
The meeting adjourned at 7:15 p.m.

Town of New Castle
Historic Preservation Commission



Commission Chair Virginia Erickson

ATTEST:



Ryan Muse, Administrative Assistant