



Remove 09/29/15

Town of New Castle Administration Department
450 W. Main Street **Phone:** (970) 984-2311
PO Box 90 **Fax:** (970) 984-2716
New Castle, CO 81647 www.newcastlecolorado.org

Agenda

New Castle Historic Preservation Commission Regular Meeting September 28, 2015, 6:30 pm, Town Hall

Call to Order
Roll Call
Conflicts of Interest

- 1. Review Minutes from Previous Meetings**
August 17, 2015

Items for Consideration

- 2. Designation Hearing for 303 W. Main St**
- 3. Discuss Historical Survey of Residential Buildings**

Citizen Comments on Items NOT on Agenda

- 4. Commission Comments**
- 5. Set Next Meeting**

Adjournment

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.

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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





Town of New Castle Planning and Code Administration
450 W. Main Street Department
PO Box 90 Phone: (970) 984-2311
New Castle, CO 81647 Fax: (970) 984-2716

Memo

To: Chairman Virginia Erickson and Members of Historical Preservation Commission
From: Tim Cain
Date: September 25, 2015
RE: Historic Designation for 303 W. Main St.

Background

Olafur Johannasson and Thora Einardottir have requested Historical Designation for 303 W. Main St AKA "Trimble Building" which is property they own. They are attempting to apply for a State Historical Grant and the application is due October 1, 2015.

Attached to this Memo are all required documents to conduct a Hearing and approve 303 W. Main as a Historic Landmark/Site:

- 1) Application Form For Designation Or Nomination Of A Historic Property
- 2) Historic Survey for 303 W. Main St.
- 3) Proof of ownership
- 4) Notice of rescheduled hearing
- 5) Order for Designation hearing
- 6) Findings of Fact and Conclusions
- 7) HPC-Resolution-2015-1

Recommendation

It is my recommendation that HPC approve Historic designation for 303 W. Main St.

Town of New Castle, Colorado
APPLICATION FORM FOR
DESIGNATION OR NOMINATION OF A HISTORIC PROPERTY

Chapter 15.44 of the Municipal Code, the Town's Historic Preservation Ordinance, requires that a property be nominated for designation as a Historic Property. The information below must be filled out and submitted to the Commission for consideration.

APPLICANT(S) Name: OLAFUR JOHANNSSON + THORA EINARSDOTTIR
Address: PO BOX 751 - 303 W MAIN ST NEWCAST
Telephone: 970 544 - 3377

PROPERTY OWNER(S) Name: OLAFUR JOHANNSSON & THORA EINARSDOTTIR
Address: PO BOX 751 - 303 W MAIN ST
Telephone: NEW CASTLE CO 81647

HISTORIC PROPERTY Name: 303 W MAIN (TRIMBLE BLOCK)
Address: _____
Existing Use: COMMERCIAL + RESIDENTIAL
Proposed Use: COMMERCIAL + RESIDENTIAL
Legal Description: Subdivision: TOWN OF NEW CASTLE
Block: 7 Lot: 1 and 7 feet 7 1/2 of lot
Other: _____

Property Tax Schedule No.: _____

BRIEF DESCRIPTION OF HISTORICAL QUALITIES RELATING TO THE PROPOSED PROPERTY:
Please attach additional information you wish considered on separate sheets. Include photographs and location or site maps.

DIS find attached information on Property
significance, with location and map

CERTIFICATION: I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of the owner of the property.

APPLICANT (Print): OLAFUR JOHANNSSON.
THORA EINARSDOTTIR Telephone: 970 544 3377

Signature:  Date: August 19th 2015

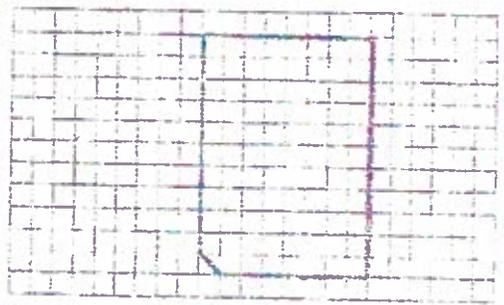
Please refer to
TOWN OF NEW CASTLE, COLORADO
ORDINANCE NO. 98-6
Chapter 18-08
Designation Procedure
(copy attached)

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: New Castle, Colo. Historic Buildings Survey, 1996 (#95-M3-31)		COUNTY: Garfield	CITY: New Castle	STATE ID NO.: 56F2376
CURRENT BUILDING NAME: Wintercount		OWNER: Edward A. McCune and Barbara Cebula		
ADDRESS: 303 W. MAIN ST. NEW CASTLE, CO 81647		P.O. Box 182 New Castle, CO 81647		
HISTORIC NAME: Trimble Block		TOWNSHIP 5S RANGE 90W SECTION 31 NW 1/4 SE 1/4		
DISTRICT NAME:		U.S.G.S. QUAD NAME: New Castle, Colo. YEAR: 1962 (PR1967) X 7.5' 15'		
FILM ROLL NO.: 96-1 BY: T.M. Simmons		NEGATIVE NO.: 13	LOCATION OF NEGATIVES: Town of New Castle	DATE OF CONSTRUCTION: ESTIMATE: 1890 c ACTUAL: SOURCE: Sanborn Map 1893 & photos
		USE: PRESENT: Commercial & Apartments HISTORIC: Commercial and Meeting Hall		
		CONDITION: EXCELLENT GOOD X FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Wood stairs to second story on east; some stucco or concrete on rear walls.		
		CONTINUED YES X NO		
STYLE: Nineteenth Century Commercial		STORIES: 2	ORIGINAL SITE X ROVED DATE(S) OF MOVE:	
MATERIALS: Brick, Stone, Wood		SQ. FOOTAGE: 3,990	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story, flat roofed, rectangular brick building with banded brick cornice with dentils and frieze with checkerwork. Walls composed of locally manufactured orange hued brick. Shopfront cornice of rusticated stone. Angled corner with slightly inset wall at northeast has paneled and glazed double door entrance with transom and stone lintel. Second storefront entrance at west end of facade. Two large four-light display windows with paneled kickplates have bracketed frames. Segmental arched windows with stone sills on east and rear. Entrance on east with never paneled door accessed by wooden stairs. Metal pipe chimney on east. Wood stairs to second story on rear. Rear entrances on first and second stories are segmental arched.		INDIVIDUAL: X YES NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION. No		
ADDITIONAL PAGES: YES X NO		NAME: DATE: ASSOCIATED BUILDINGS? X YES NO TYPE: Sheds IF INVENTORIED, LIST ID NOS.:		
		CONTINUED? YES X NO		

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5GF2376
	SOURCE:	ORIGINAL OWNER: W.H. Triable (?)
	BUILDER/CONTRACTOR: Unknown	SOURCE: Colorado Business Directory
	SOURCE:	THEME(S): Rail Towns, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 This building, known as the Triable Block, does not appear in an 1888 photo of the town, but is shown on the 1893 Sanborn Map. In 1893, the western storefront is shown as a dry goods store and the eastern storefront is listed as a drug store. The second floor is indicated as a hall. In 1899, a saloon is shown in the western part of the building, while an office is shown on the east and a hall is still indicated on the upper floor. By 1904, the western part of the building is indicated as vacant, while the eastern part is shown as a saloon. W.H. Triable operated a saloon and theater in New Castle and appears in the Colorado Business Directories from 1890 to 1900. The second story hall, which served as the scene for entertainment and meetings, led to the building being called the Triable Opera House. Two other buildings with second floor halls in New Castle were also known as opera houses. The New Castle Historical Society walking tour notes that the building was used as a dance hall and saloon by Jim Tarro, Sr., and also housed Claude Hall's Barber Shop, Schmaeser's Grocery Store, and Boser's Meat Market.

The building gained some notoriety as the scene of a 1910 shootout between William Griffith, who had a room on the second floor, and local authorities. Griffith, reportedly drunk, killed the town marshal and wounded two others before he retired to his room and died of a self-inflicted gunshot. Bullet holes are still visible in the walls of the building.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE:
 This building, erected in 1895, is significant for its association with the commercial development of New Castle, having housed such businesses as a dry goods store, a drug store, and a saloon, and also for its association with the social life of the town, as the building included a second floor hall used for meetings, dances, and other entertainment. The building is the best preserved of New Castle's nineteenth century commercial buildings and represents the Nineteenth Century commercial style in its two-story height, flat roof with cornice of decorative brickwork, brick construction with stone trim, angled corner entrance, and first story storefronts with large display windows. The building is notable for its construction of locally-produced brick and native stone.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Garfield County Assessor, Commercial Property Appraisal Record; Sanborn Insurance maps, 1893-1904; New Castle Historical Society, "City of Black Gold: A Walking Tour of the Town," 1988; Colorado Business Directories, 1890-1900; Edward M. McFarland, "The Midland Route," (Boulder: Pruett Publishing Co., 1980), 235; Frank Breslin, New Castle, Interview, 7 June 1996; New Castle Museum.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1996
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Tax Account

Summary

Account Id R380277
 Parcel Number 212331409001
 Owners JOHANNSSON, OLAFUR H & EINARSDOTTIR, THORA
 Address ~~PO BOX 2583~~ *PO Box 757*
~~ASPEN, CO 81612~~ *New Castle CO 81647*
 Situs Address 000303 W MAIN ST
 Legal Section: 31 Township: 5 Range: 90 Subdivision: ORIGINAL TWNSTE NEW CASTLE Block: 7 Lot: 1 THE E 7.7' OF LOT 2

Inquiry

As Of 08/20/2015

Payment Type First
 • Full

Total Due \$0.00

Update

Value

Area Id	Mill Levy	
038 - 2-3SF - 038	50.3550000	
	Actual	Assessed
MULTI-UNITS(4-8)-LAND - 1120	29,020	2,310
MULTI-UNITS(4-8)-IMPRVMTS - 1220	99,210	7,900
MERCHANDISING-LAND - 2112	29,020	8,420
MERCHANDISING-IMPROVEMENT - 2212	99,210	28,770
Total Value	256,460	47,400
Taxes		\$2,386.84

The amounts of taxes due on this page are based on last year's property value assesments.

Account: R380277

Location

Owner Name JOHANNSSON,
OLAFUR H & EINARSDOTTIR,
THORA

Parcel Number 2123-314-09-001

Tax Area 038 - 2-3SF - 038

Situs Address 000303 W MAIN ST

Owner Information

Owner Name JOHANNSSON,
OLAFUR H & EINARSDOTTIR,
THORA

Owner Address PO BOX 2503
ASPEN, CO 81612

Assessment History

Actual (2015) \$267,020
Assessed \$49,350

Tax Area: 038 Mill Levy: 50.3550

Type	Actual	Assessed	Acres	SQFT	Units
Improvement	\$218,260	\$40,340	0.000	0.000	5.000
Land	\$48,760	\$9,010	0.000	3250.000	0.000

Sibling Account No

Legal Summary Section: 31 Township:
5 Range: 90 Subdivision: ORIGINAL
TWNSTE NEW CASTLE Block: 7
Lot: 1 THE E 7.7' OF LOT 2

Transfers

Sale Price	Sale Date	Doc Type	Book Page
<u>\$371,000</u>	<u>06/09/2015</u>	<u>432</u>	
	<u>11/27/2002</u>	<u>DC</u>	<u>B: 1498 P: 371</u>
	<u>04/08/2002</u>	<u>QCD</u>	<u>B: 1344 P: 707</u>
<u>\$36,000</u>	<u>07/16/1990</u>	<u>WD</u>	<u>B: 0783 P: 0658</u>

Tax History

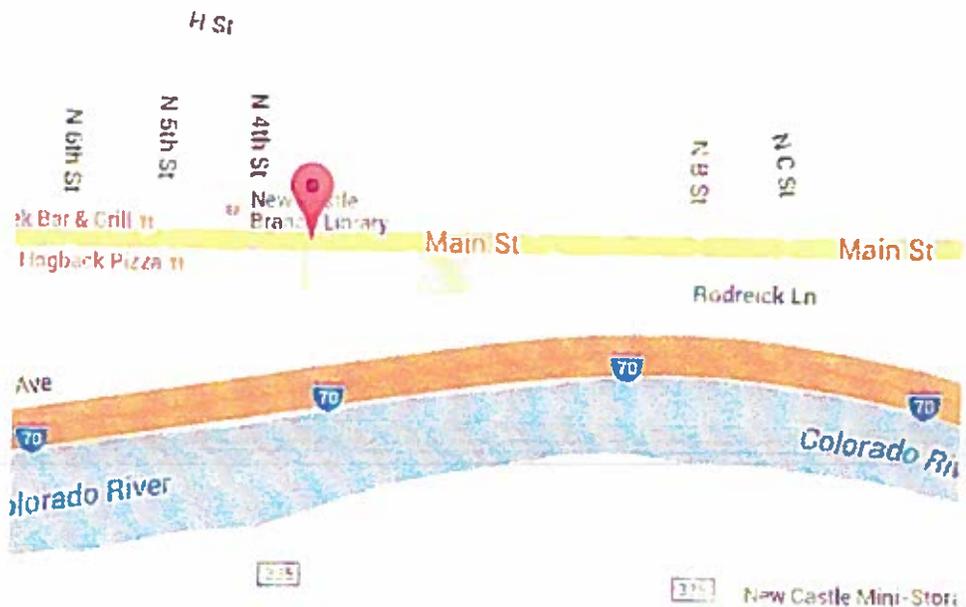
Tax Year	Taxes
*2015	\$2,485.00
2014	\$2,386.84

* Estimated

Images

- [Map](#)
- [Sketch](#)
- [GIS](#)

Focusing On: 000303 W MAIN ST NEW CASTLE 81647



Map - Report a map error

**TOWN OF NEW CASTLE
HISTORIC PRESERVATION COMMISSION
PUBLIC NOTICE
(Rescheduled Hearing)**

Please TAKE NOTICE, all citizens of the Town of New Castle, Colorado, and particularly those owners of real property situated within 100 feet of the subject Property, that

A Designation Hearing shall be conducted for consideration of the following described subject Property located within the Town:

Location/Identification: 303 W. Main St. (Trimble Block)

Legal Description: Lot 1 and the East 7 feet, 7 inches of Lot 2, Block 7, Original
Townsite of New Castle, Colorado

Applicant: Olafur Johannsson & Thora Einarsdottir

The Town of New Castle Historic Preservation Commission will conduct said Designation Hearing at the request of the owner of the subject Property and in accordance with Chapter 15-44 of the Historic Preservation Ordinance, Town of New Castle, CO, No. 98-6,

at New Castle Town Hall, 450 West Main Street, New Castle, Colorado
at or about 6:30 p.m. on Monday, September 28, 2015

Said Hearing is for the purpose of designating the subject Property as a Historic Landmark in and by the Town of New Castle as it “exemplifies the cultural, political, economic, social and historic heritage of the community” (Ch. 15-44-050(A), Ord. No. 98-6), and other reasons as may be determined by the Commission.

The Hearing is open to the general public at which time all comments, questions and statements are welcomed.

Questions regarding the Hearing may be directed to the Town Planner at the Town Hall, or phone (970) 984-2311.

This Designation Hearing so ORDERED by the Historic Preservation Commission.

**TOWN OF NEW CASTLE
HISTORIC PRESERVATION COMMISSION
ORDER FOR DESIGNATION HEARING**

COMES NOW before the Commission the Owners or duly-appointed Representatives of certain property situate within the Town of New Castle presenting a completed Nomination Application to have the said property designated as a Historic Property, in accordance with and pursuant to Chapter 15-44 of the Historic Preservation Ordinance of 1998 (Formerly Chapter 18.08), Town of New Castle, to wit:

Owner: Olafur Johannsson & Thora Einarsdottir
Property: Single Family Residential & Commercial Building
Location: Address: 303 West Main Street
Property Description: Lot 1 and the East 7 feet, 7 inches of Lot 2, Block 7, Original Townsite Town of New Castle, County of Garfield, State of Colorado

Upon finding that the so-nominated property does potentially possess qualities or characteristics of Criteria for Identification, pursuant to Section 15-44-160 of the aforesaid Ordinance, and

Upon the affirmative vote of a majority of the Members of the Commission being present at a duly-assembled meeting on the 28th day of September, A.D. 2015, now therefore,

IT IS HEREBY ORDERED that the Application for Nomination be accepted and scheduled for a Designation Hearing on the 28th day of September, 2015, at the hour of 6:30 PM in the Town Council Chambers at 450 West Main Street in the Town of New Castle, and further

IT IS ORDERED that the Notice of Hearing be given as described in Section 15-44-190 of the aforesaid Ordinance.

So ORDERED by the
HISTORIC PRESERVATION COMMISSION

By: _____
Virginia Erickson, Chairman

Affirmed:

Tim Cain, Planner

**HISTORIC PRESERVATION COMMISSION
TOWN OF NEW CASTLE, COLORADO**

Findings of Fact and Conclusions

At the Designation Public hearing of September 28, 2015, on the Application and Nomination for Historic Building Designation of:

Location/Identification: 303 West Main Street (Trimble Block)
Legal Description: Lot 1 and the east 7 feet, 7 inches of Lot 2, Block 7 Block 7, Original Townsite Town of New Castle, County of Garfield, State of Colorado
Applicant: Olafar Johannsson and Thora Einarsdottir

Statement of Findings:

1. The Designation Hearing was properly ordered by the Commission at its scheduled meeting held on September 28, 2015.
2. Notice of the Hearing was published prior to the Hearing of September 28, 2015
3. Notice of the Hearing was mailed to owners of property within 100 feet of the proposed Designation site by Certified US Mail not less than 30 days prior to the Hearing.
4. The Landmark/Building meets the "Standards for Designation of Sites, Landmarks and Districts for Preservation.," Town Ordinance 98-6. Sec. 19-05-010:
 - a. Historical importance
 - b. Architectural importance
 - c. Geographic importance.
5. The Building has existed prior to 1940.
6. The Building is listed in the Historic Resources Survey, Town of New Castle, September 5, 1996. The Historical Significance stated is: "The building is significant for its representation of 19th century commercial style architecture in New Castle."
7. Characteristics of the Landmark (Building) which should be preserved include:
 - a. Original brick front façade to be stabilized and restored to the extent practicable.
 - b. Original brick outside walls to be stabilized and protected to the extent practicable.

Acceptance

The Commission hereby accepts and approves of the Findings of Fact and Conclusions as stated hereon, as constituting the basis for its decision, in accordance with Sec. 18-08-060 of Ordinance 98-6, Town of New Castle.

Acknowledged for the Commission by: _____

Virginia Erickson, Chair

CERTIFICATE OF AUTHENTICITY

STATE OF COLORADO)
)
COUNTY OF GARFIELD) SS.
)
TOWN OF NEW CASTLE)

I, Melody L. Harrison, Town Clerk for the Town of New Castle in the County of Garfield in the state aforesaid, do hereby certify that the attached is a true and correct copy of Resolution Number HPC-2015-1 passed and adopted by the Historic Preservation Commission of the Town of New Castle on September 28, 2015.

Melody L. Harrison

Please return original to:

Town of New Castle
POB 90
New Castle, CO 81647

**TOWN OF NEW CASTLE
RESOLUTION NO. HPC-2015-1**

**A Resolution of the Town of New Castle Historic Preservation
Commission Concerning Designation of a Historic Landmark Building.**

WHEREAS, pursuant to Town Ordinance 98-6, Section 18-08-020, the Historic Preservation Commission of the Town of New Castle, Colorado ("Commission"), has received an application for designation as a historic landmark building certain property located at 303 West Main Street (also known as the "Trimble Block") owned by Olafur Johannsson and Flora Einarsdottir ("the Property"), the legal description of which is Lot 1 and the east 7 feet, 7 inches of Lot 2, Block 7, Original Townsite, Town of New Castle, County of Garfield, State of Colorado; and

WHEREAS, the property owner has consented to designation of the Property as a historic landmark; and

WHEREAS, the Commission held a public hearing on September 21, 2015, on whether to designate the Property as a historic landmark, at which hearing the public and interested persons were given the opportunity to express their opinions regarding the proposed designation; and

WHEREAS, at the public hearing, the Commission made the following findings of fact in accordance with Town Ordinance 98-6, Section 18-08-060:

1. The Designation Hearing was properly ordered by the Commission at its regularly scheduled meeting held on September 28, 2015; and
2. Notice of the Hearing was published prior to the Hearing in the Rifle Citizen Telegram, Rifle, CO on September 18, 2015; and
3. Notice of the Hearing was mailed to owners of property within 100 feet of the proposed Designation site by Certified US Mail not less than 30 days prior to the Hearing; and
4. The Landmark/Building meets the "Standards for Designation of Sites, Landmarks and Districts for Preservation," Town Ordinance 98-6, Sec. 18-05-010:
 - (a) Historical importance
 - (b) Architectural importance
 - (c) Geographic importance; and
5. The Building has existed since prior to 1940; and
6. The Building is listed in the Historic Resources Survey, Town of New Castle,

September 5, 1996. The Historical Significance stated is: "The building is the best preserved of New Castle's nineteenth century commercial buildings and represents the Nineteenth Century Commercial style in its two story height, flat roof, with cornices of decorative brickwork, brick construction with stone trim, angled corner entrance, and first story storefronts with large display windows"; and

7. Characteristics of the Landmark (Building) which should be preserved include:
 - (a) Original front façade to be stabilized and restored to the extent practicable.
 - (b) Original brick outside walls to be stabilized and protected to the extent practicable.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the Town of New Castle, Colorado:

1. The Commission hereby adopts the foregoing recitals as findings of fact and determinations of the Council.

2. Pursuant to Town Ordinance 98-6, Section 18-08-060, the Commission hereby designates the property located at 303 West Main Street, New Castle, Colorado, as a historic landmark building.

THIS RESOLUTION was adopted by the Historic Preservation Commission of the Town of New Castle, Colorado, by a vote of _____ to _____ on September 28, 2015.

TOWN OF NEW CASTLE
HISTORIC PRESERVATION COMMISSION

Virginia Erickson, Chairman

ATTEST:

Melody L. Harrison, Town Clerk

CERTIFICATE OF TRANSMITTAL

I hereby certify that I transmitted a true and correct copy of the foregoing Resolution to the Town Council of the Town of New Castle by depositing a copy thereof in the mailbox for each member of said Council located at Town Hall and to the owner of the above-described property by hand delivering a copy thereof to Olafur Johannsson & Flora Einarsdottir located at 303 W. Main St. New Castle, 81647, County of Garfield, State of Colorado.

Melody L. Harrison, Town Clerk

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
1 Ron & Linda McFarland P.O. Box 885 New Castle, CO 81635	721 W. Main St. 380126	1893	No	Block 16 Lots 6-9, E-1/2 10
2 Jim & Samantha Shrull P.O. Box 294 New Castle, CO 81647	644 W. Main St. 380179	1892	No	Block 15 Lots 8-9
3 Shannon Murphy 702 W. Main St. New Castle, CO 81647	702 W. Main St. 380381	1893	No	Block 16 Lots 1-2, S-1/2 1-2
4 Steve & Shannon Kyle P.O. Box 68 New Castle, CO 81647	802 W. Main St. 380172	1895	No	Block 16 Metes & Bounds
5 Bob & Judy Gordon 230 N. 7 th Street New Castle, CO 81647	742 W. Main St. 380049	1893	Maybe	Block 16 Lot 8, S-1/2 8
6 Annette Parker 792 W. Main St. New Castle, CO 81647	792 W. Main St. 380132	1893	No	Block 16 Lot 13, S-1/2 14
7 David Turtle 840 CR 137 Glenwood Springs, CO 81601	782 W. Main St. 380548	1893	Yes	Block 16 Lots 11-12, S-1/2 11-12
8 Charles Englebert P.O. Box 21 New Castle, CO 81647	752 W. Main St. 380242	1893 (Stone)	Yes	Block 16 Lots 9-10, S-1/2 9-10

Owner / Mailing Address	Street Address	County–Year Built	1893 Sanborn Map	Description
9 Lisa Moretti Doherty P.O. Box 353 New Castle, CO 81647	111 N. 6 th St. 380136	1894	No	Block 15 Lot 10
10 Ryan & Brandi Smith 129 N. 6 th St. New Castle, CO 81647	129 N. 6 th St. 380218	1894	Yes	Block 15 Lots 11-13
11 Merle Detweiler P.O. Box 591 New Castle, CO 81647	131 N. 6 th St. 380229	1893	Yes	Block 15 Lot 14
12 Jeff & Loretta Boardman 135 Swiss Lane Rifle, CO 81650	141 N. 6 th St. 380174	1893	Yes	Block 15 Lot 15, S-1/2 16
13 Wayne Blotske 702 Burning Mtn. Ave. New Castle, CO 81647	151 N. 6 th St. 380103	1894	No	Block 15 Lot 17, N-½ 16
14 6 th Street LLC P.O. Box 2255 Glenwood Springs, CO 81602	161 N. 6 th St. 380057	1895	Yes	Block 15 Lots 18-20
15 Rob McCullough 696 E. Main St. New Castle, CO 81647	696 E. Main St. 013082	1903	No*	Metes & Bounds
16 Daniel Difiore P.O. Box 1441 Carbondale, CO 81623	641 E. Main St. 380102	1898	No*	Spencer Add'n. Block L Lots 3-5

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
17 Gary & Barbara Sunderland P.O. Box 384 New Castle, CO 81647	136 N. 2 nd St. 380054	1893	No*	Block D Lots 32-33
18 Harry & Diana Cohen 10 Crossman Dr. Centerport, NY 11721-1509	111 N. 2 nd St. 380112	1892	Yes	Block C Lot 10, Pt. of 11
19 Kim Trevino P.O. Box 333 New Castle, CO 81647	131 N. 2 nd St. 380217	1912	No	Block C Lots 13, Pt. of 14
20 Fred Kirschbaum P.O. Box 378 New Castle, CO 81647	146 N. 3 rd St. 380052	1892	Maybe	Block C Lot 35, Pt. of 34
21 Jennifer Dority P.O. Box 572 New Castle, CO 81647	136 N. 3 rd St. 380029	1892	Yes	Block C Lot 33, Pt. of 34
22 Michael & Jacqueline Dority P.O. Box 846 Glenwood Springs, CO 81602	126 N. 3 rd St. 380882	1892	Yes	Block C Lot 32
23 Mary Asa-Power P.O. Box 251 New Castle, CO 81647	121 N. 3 rd St. 380149	1892	Yes	Block B Lot 11
24 Stephen Vasilakis P.O. Box 951 New Castle, CO 81647	131 N. 3 rd St. 380221	1892	Maybe	Block B Lots 12-13

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
25 James Jones 141 N. 3 rd Street New Castle, CO 81647	141 N. 3 rd St. 380078	1892	Maybe	Block B Los 14-15
26 Susan Barstow 269 Lodgepole Circle Parachute, CO 81635	151 N. 3 rd St. 380075	1892	Maybe	Block B Lots 16-17
27 Elizabeth & Mark Barlau P.O. Box 692 New Castle, CO 81647	161 N. 3 rd St. 380082	1892	No*	Block B Lot 19, S-½ of 20
28 Dan Barber & Susie Elleman P.O. Box 527 New Castle, CO 81647	181 N. 3 rd St. 380083	1892	No*	Block B Lots 22-25
29 Jacky Needham P.O. Box 187 New Castle, CO 81647	111 N. 1 st St. 380129	1893	No*	Block D Lots 10-11
30 Robert Blotske 570 NW 173 rd Ave. Beaverton, OR 97006	116 N. 1 st St. 009573	1897	No*	Block E Lot 8
31 Alice Adams P.O. Box 395 New Castle, CO 81647	156 N. 1 st St. 380365	1903	No*	Block E Lots 10-13
32 Carmel Walden & Shannon Poland P.O. Box 799 New Castle, CO 81647	296 E. Main St. 380169	1893	No*	Spencer Addition Block F Lots 1-4

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
33 Howard & Gabriella Haftel 369C Valley View Road Glenwood Springs, CO 81601	111 N. B Ave. 380028	1893	No*	Spencer Addition Block F Lots 10-11
34 Floyd & Lois Gray P.O. Box 157 New Castle, CO 81647	141 N. B Ave. 380224	1893	No*	Spencer Addition Block F Lots 12-13
35 Keith Hagberry P.O. Box 941 New Castle, CO 81647	151 N. B Ave. 380237	1892	No*	Spencer Addition Block F Lots 14-17
36 Brad & Lisa Marsh P.O. Box 823 New Castle, CO 81647	136 N. B Ave. 380150	1893	No*	Spencer Addition Block G Lots 33-34
37 Linda Blatter P.O. Box 342 New Castle, CO 81647	466 E. Main St. 380236	1893	No*	Spencer Addition Block H Lots 1-4
38 Frank & Kim Breslin P.O. Box 922 New Castle, CO 81647	181 W. Main St. 380359	1893	Maybe	Block 3 Lot 9
39 Christina Sloan 243 Aspen Avenue Moab, UT 84532	131 N. 4 th St. 380021	1893	No	Block A Lots 12-13, S-½ 14
40 B&P Investments 384 Jenny Place New Castle, CO 81647	141 N. 4 th St. 380042	1892	Maybe	Block A Lots 15-16, N-½ 14

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
41 Valarie Curry 161 N. 4 th St. New Castle, CO 81647	161 N. 4 th St. 043923	1893	No*	Block A Lots 23-24
42 Erin Williams P.O. Box 33 New Castle, CO 81647	146 N. 4 th St. 380055	1908	No*	Block B Lots 39-40
43 Larue Wentz P.O. Box 324 New Castle, CO 81647	136 N. 4 th St. 380095	1890	Yes	Block B Lots 35-38
44 Candace Norvell P.O. Box 75 New Castle, CO 81647	136 N. 5 th St. 380138	1892	Yes	Block A Lots 35-36
45 Allan & Molly Rayne P.O. Box 35 New Castle, CO 81647	146 N. 5 th St. 380158	1883	Yes	Block A Lot 37
46 Juan Luis P.O. Box 125 New Castle, CO 81647	156 N. 5 th St. 380152	1893	No*	Block A Lots 38-39
47 Charles & Laura Smith 166 N. 5 th St. New Castle, CO 81647	166 N. 5 th St. 380146	1910	No*	Block A Lots 40-42
48 Michelle & Robb Windham 181 N. 5 th St. New Castle, CO 81647	181 N. 5 th St. 380208	1893	No*	Block 8 Lots 24-25

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
49 Rick Reed P.O. Box 871 New Castle, CO 81647	121 N. 5 th St. 380346	1893	Maybe	Block 8 Lots 10-11
50 Nancy Payne 131 N. 7 th St. New Castle, CO 81647	131 N. 7 th St. 380352	1912	No*	Smith Sub. Lot B
51 Stephen & Sylvia White P.O. Box 643 Glenwood Springs, CO 81602	221 N. 7 th St. 380249	1893	No*	Block 41 Metes & Bounds
52 Jeff Achey P.O. Box 421 New Castle, CO	882 Front Street 044465	1883	No*	Coryell Add. Block 7 Lot A
53 Erik Larsen P.O. Box 877 Glenwood Springs, CO 81602	312 N. Midland Ave. 045265	1883	No*	Coryell Add. Block 7 Lot I
54 Luz Trevizo 4827 Thunderbird Dr. Apt. 4 Boulder, CO 80303	389 N. Midland Ave. 380213	1912	No*	Coryell Add. Block 8 Lots 31-32
55 Donovan O Toole 421 N. Midland Ave. New Castle, CO 81647	421 N. Midland Ave. 009123	1892	No*	Coryell-Moffat Sub. Lot A
56 Ralph Coryell 422 N. Midland Ave. New Castle, CO 81647	422 N. Midland Ave. 380036	1893	No*	Coryell Add. Block 4 Lots 14-16

Owner / Mailing Address	Street Address	County-Year Built	1893 Sanborn Map	Description
57 Robert Haywood P.O. Box 992 New Castle, CO 81647	496 N. Midland Ave. 380081	1890	No*	Coryell Add. Block 4 Lots 1-4
58 Lucy Upson 521 N. Midland Ave. New Castle, CO 81647	521 N. Midland Ave. 082735	1892	No*	Coryell Add. Block B Lots 1-2
59 Marilyn Gleason 980 W. 2 nd St. New Castle, CO 81647	980 W. 2 nd St. 044381	1890	No*	Eagle Falls Sub. Lot 6
60 Kelly Phemister 512 N. Midland Ave. New Castle, CO 81647	512 N. Midland Ave. 380239	1912	No*	Coryell Add. Block C
61 Robert Anderson 38716 150 th Ave. Pelican Rapids, MN	812 E. 2 nd St. 013002	1900	No*	Metes & Bounds
62 Heather Ardley P.O. Box 53 Carbondale, CO 81623	412 Jamie Lane 380848	1893	No*	Sylvan Estates Lot 1

Sanborn Map: Yes = A residential dwelling is shown on the map in 1893
No = A residential dwelling is not shown on the map in 1893
No* = The property was not included in the boundaries of the 1893 Sanborn mapping of the Town
Maybe = A residential dwelling is shown on the map in 1893 but may not be the current residence