

**TOWN OF NEW CASTLE, COLORADO**  
**RESOLUTION NO. HPC 2025-1**

**A RESOLUTION OF THE NEW CASTLE HISTORIC PRESERVATION COMMISSION  
APPROVING THE HISTORICAL LANDMARK DESIGNATION OF 589 W. MAIN STREET.**

WHEREAS, Chapter 15.44 of the New Castle Municipal Code (“Code”) establishes the powers and duties of the New Castle Historic Preservation Commission (“Commission”), including the review and designation of property as a historical landmark; and

WHEREAS, the Family Matters, LLC (“Landowner”) owns certain real property located at 589 W. Main Street in New Castle, as legally described as Block 9, Lot 7 through Lot 10, Original Townsite, New Castle (the “Property”), which is the site of what is commonly referred to as the “Texaco Station”; and

WHEREAS, the Property possesses one or more of the characteristics outlined in Section 15.44.160 of the Code and, therefore, has been identified as potentially worthy of designation; and

WHEREAS, Landowner requested approval of a historical landmark designation for the Property, and in accordance with Section 15.44.180 of the Code, the Commission adopted an order to schedule a hearing on the question of designation; and

WHEREAS, in preparation for the designation hearing, Town of New Castle staff prepared a report outlining the Property’s history and design, including a recommendation for consideration by the Commission; and

WHEREAS, the Commission held a duly noticed public hearing on June 23, 2025, and based on staff’s recommendation, public comment, and other evidence presented at the hearing, the Commission desires to designate the Property as a historic landmark as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE HISTORIC PRESERVATION COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are incorporated by reference herein as findings and determinations of the Commission.
2. Criteria for Designation Met. The Commission hereby finds that the Property meets one or more of the following criteria as required by Section 15.44.050 of the Code:

A. Historical Importance. The Property 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 Property 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 Property, 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.

3. Designation of Property as Historic Landmark. Based on the findings described in Section 2 of this Resolution, the Commission hereby designates the Property as a historic landmark, with the characteristics and features of the Property that are to be preserved being described in Exhibit B. By virtue of this designation, the Property shall be subject to the provisions of Chapter 15.44 of the Code, as the same may be amended or recodified from time to time.

4. Conditions of Designation. The designation of the Property as a historic landmark is subject to the following conditions:

- A. Landowner shall paint the plywood box enclosure on the west side of the building to match the white exterior color.
- B. Pursuant to Exhibit B of this Resolution, 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.
- C. Pursuant to 15.44.360, nothing shall be construed to prohibit the accomplishment of any work on the Property 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.
- D. In the event that commissioners or staff observe unapproved modifications of the characteristics and features of the Property that are to be preserved, the Landowner or any subsequent owner of the Property may be summoned before the Commission 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.
- E. The Landowner shall comply with all applicable building, residential, electrical and municipal code requirements, including all sign code regulations, with respect to any future work on the Property.

- F. All representations of the Landowner in written and verbal presentations submitted to the Town or made at public meetings or hearings before the Commission shall be considered part of the building permit application and binding on the Landowner.

THIS RESOLUTION HPC 2025-1 was adopted by the New Castle Historic Preservation Commission by a vote of \_\_\_\_ to \_\_\_\_ on the 23rd day of June, 2025.

TOWN OF NEW CASTLE, COLORADO,  
HISTORIC PRESERVATION COMMISSION

By: \_\_\_\_\_  
Mari Riddile, Chair

ATTEST:

\_\_\_\_\_  
Michelle Huster, Professional Assistant to the Town Clerk

## EXHIBIT A

Those characteristics and features of the Property designated by the New Castle Historical Preservation Commission as a historic landmark pursuant to this Resolution HPC 2025-1 include:

- 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

Any items added to the Property unrelated to the building's exterior façade are excluded from designation.