

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 Riddle 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 Shurll 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