



**TOWN OF CASTLE ROCK
HISTORIC PRESERVATION BOARD
May 6, 2009
Regular Meeting
MINUTES**

Time	Item	Note
<u>6:51:00 PM</u>	Call to Order	Chair Dempsey called the meeting to order.
<u>6:51:12 PM</u>	Roll Call	<p>Board Members Present: Shawn Dempsey, Fleeta Nockels, Lionel Oberlin, Leann Breitreutz, and Dave Hieronymus</p> <p>Board Members Absent: Fred Edison and Derald Hoffman</p> <p>Town Council Liaisons Present: Mayor Pro Tem Ryan Reilly</p> <p>Staff Members Present: John Olson, Planner I Heather Day, Planning Manager Martin Hudson, Long Range Planning Manager Erin Sweeney, Recording Secretary</p>
<u>6:51:58 PM</u>	Meeting Certification	Ms. Sweeney certified that the meeting had been properly noticed in accordance with the open meetings law.
<u>6:52:17 PM</u>	Approval of Minutes	Motion made by Leann Breitreutz to approve April 1, 2009 minutes. Seconded by Vice Chair Fleeta Nockels. Vote 5-0 for approval.
<u>6:52:26 PM</u>	Unscheduled Public Appearances	None
<u>6:52:35PM</u>	Scheduled Public Appearances	None
<u>6:53:42 PM</u>	Town Council Update	<u>Mayor Pro Tem Ryan Reilly:</u> Updated the Board on the Town's pursuit to relocate approximately 5,800 linear track feet of railway. Records indicate that one of the parcels to which the track would be relocated was acquired by the railroad via Quit Claim deed from Larkin Baker on April 12, 1871. The second parcel was dedicated from the U.S. Government per the Act of 1872 on July 1, 1882. The third parcel was acquired via a Quit Claim deed from John H.

		<p>Craig, of Craig and Gould notoriety, on April 12, 1871.</p> <p>(A memorandum and map dated April 3, 2009 was entered into the record)</p>
<u>6:58:28 PM</u>	Public Hearing Items	None
<u>6:58:35 PM</u>	<p>Discussion Action Items</p> <p>515 N. Lewis St.</p>	<p><u>John Olson</u>: Reviewed with the proposed garage at 515 N. Lewis Street and discuss alternative designs, materials, and actions that will better preserve and enhance the historic character of the Craig and Gould area. Because this property has not been landmarked, the review will be limited to a courtesy review. The applicants proposed a 480 square foot detached garage. The materials and scale of the garage remain compatible to the Craig and Gould Neighborhood where it is common to find these features. The owners looked into the possibility of locating the garage in the rear but could not find a way to meet setbacks. As an alternative, they plan to locate the garage approximately 14' in the front of the house within the permitted setbacks for the R-2 Zone District. Staff recommended the following design elements be included in the design: 1) a hipped roof; 2) exposed roof rafters, and 3) horizontal clapboard siding. The Board unanimously agreed that these were good recommendations.</p>
<u>7:04:55 PM</u>	<p>Board Member Items</p> <p>203 Cantril Street</p>	<p><u>Dave Hieronymus</u>: Updated the Board on the estimates: approximately \$9,900 for the electrical and approximately \$8,000 for the foundation. Cost estimates are still being assembled for the masonry work.</p> <p><u>Shawn Dempsey</u>: Asked for a ballpark of the potential costs.</p> <p><u>Dave Hieronymus</u>: Estimated the cost at \$20K.</p> <p><u>John Olson</u>: Encouraged the Board to continue thinking of ways to help Lionel raise money.</p> <p><u>Heather Day</u>: Warned that the local grant money could potentially get cut out of the budget.</p> <p><u>Lucia McConnell</u>: Introduced herself as a resident of Craig and Gould neighborhood and a member of the Castle Rock Historical Society. She suggested doing historic home tours and to charge admission. The Williams House could be included as well. Once the word gets out to the public about the need to restore the Hammer House, the money will come in.</p> <p><u>Lionel Oberlin</u>: Stated he would be willing to provide \$10K to assist with the restoration.</p> <p><u>Shawn Dempsey</u>: Asked Staff what tax liabilities would the Board face?</p> <p><u>Heather Day</u>: Responded that as an appointed Board it would not be appropriate versus fundraising by the non-profit</p>

		<p>historical society. They would be better suited for that. <u>Dave Hieronymus</u>: Offered to put out a press release in the News-Press stating the fundraising efforts between the Castle Rock Historical Society and the Historic Preservation Board after further discussion with the Historical Society. <u>Lucia McConnell</u>: Will get Board approval from the Historical Society to move forward with the fundraising and communicate with Dave Hieronymus. <u>Lionel Oberlin</u>: Expressed his appreciation to everyone.</p>
<p><u>7:23:59 PM</u></p>	<p>Items From Staff</p>	<p><u>HISTORIC PRESERVATION MONTH –Interpretive Signs:</u> <u>John Olson</u>: Updated the Board on the Historic Signage program. John Olson asked the Board if they would like to continue with this sort of project with the signs or if they had other suggestions. If the Board were to continue this program volunteers would be needed. <u>Shawn Dempsey</u>: Would like to see the Historic Signage program continue and volunteered to help with the research. <u>John Olson</u>: A subcommittee will need be established to research the areas of historical significance and they will be ready once the funding is available. <u>Heather Day</u>: Congratulated the Board for the efforts.</p> <p><u>HP Ordinance UPDATE:</u> <u>Heather Day</u>: Updated the Board on the Historic Preservation Ordinance. The group has identified that it's appropriate to implement the Downtown Plan and the Historic Preservation Plan at the same time. Marty Hudson, Long Range Project Manager, was brought onto the team. <u>Marty Hudson</u>: The team is moving forward on creating tools and opportunities to implement both the Historic Preservation Plan and the Downtown Master Plan at the same time. The committee and the team have a clear objective on the direction they are moving in. The timelines have been set so the tools will be ready for the community by the end of the year. The meetings are open to the public.</p> <p><u>BOARD MEMBER TERMS:</u> <u>John Olson</u>: Interviews were held on May 5th for the Historic Preservation Board. Three (3) applicants were interviewed and we are recommending to Town Council that everyone interviewed be appointed to the Historic Preservation Board. <u>Heather Day</u>: Town Council will make the decision on all of the appointments to the Boards and Commissions on May 26th and then incumbents and new members will be official as of the first meeting in June. <u>Shawn Dempsey</u>: The Interview Team interviewed Leann Breitreutz, Lucia McConnell, and Bob Lowenberg. Fred Edison was unable to make it. The decision was made to recommend that he be reappointed.</p>

		<p><u>DISCUSSION REGARDING FORMAT OF MINUTES:</u> <u>Erin Sweeney:</u> Since the minutes have been verbatim, staff is requesting the Board's permission to move towards summary style minutes. Board agreed to summary style minutes and to give feedback as Erin works through new format.</p>
<p><u>7:45:35 PM</u></p>	<p>Adjourn to Study Session</p>	<p>The Board discussed a proposal from the DDA to have an HP Board member attend their meetings. The Board agreed that it would be a good way to enhance communication between the two Boards and decided to have rotating Board member representation at the DDA meetings, when historic issues were scheduled. They also offered that perhaps joint meetings with the two Boards might be appropriate and that DDA members also welcome to attend their meetings.</p> <p>The Board also discussed the importance of the completion of the historic surveys to determine which properties were significant and contributing as opposed to creating a list of properties as the DDA had asked for without the benefit of the survey. The Board discussed the DDA's recommendation that Dave Hieronymus be hired to look for receiving sites within the Craig and Gould neighborhood for buildings from the core Downtown area and suggested that he communicate with the Town Attorney about the appropriateness of this work outside of Dave's membership on the HP Board.</p> <p>Finally, the Board agreed that the DDA was in the best position to assess which historic buildings provided to best financial opportunities for use of DDA funds for rehabilitation. The Board asked staff to investigate potential grant funding sources for rehabilitating historic structures.</p>

Minutes approved by the Historic Preservation Board on June 3, 2009, by a vote of _____ in favor of, _____ opposed, with _____ abstention(s).

Shawn Dempsey
Historic Preservation Board Chair

Historic Preservation Board Minutes
May 6, 2009