



TOWN OF CASTLE ROCK
HISTORIC PRESERVATION BOARD
August 5, 2009
Regular Meeting
MINUTES

Time	Item	Note
<u>6:01:00 PM</u>	Call to Order	Chair Dempsey called the meeting to order.
<u>6:02:00 PM</u>	Roll Call	<p>Board Members Present: Shawn Dempsey, Fleeta Nockels, Lionel Oberlin, Leann Breitzkreutz, Derald Hoffman, Fred Edison, Dave Hieronymus, Bob Lowenberg, and Lucia McConnell</p> <p>Board Members Absent: None.</p> <p>Town Council Liaisons Present: Mayor Pro Tem Ryan Reilly</p> <p>Staff Members Present: Judy Hostetler, Real Property Specialist Marty Hudson, Long Range Project Manager Heather Day, Planning Manager Denise Hendricks, Recording Secretary</p>
<u>6:02:57 PM</u>	Meeting Certification	Ms. Hendricks certified that the meeting had been properly noticed in accordance with the open meetings law.
<u>6:03:00 PM</u>	Approval of Minutes July 1, 2009	<p>Motion: Vice Chair Nockels moved to approve the minutes of July 1, 2009 as written.</p> <p>Member McConnell seconded the motion.</p> <p>Motion passed by a vote of 9-0 for approval.</p>
<u>6:03:09 PM</u>	Unscheduled Public Appearances	None
<u>6:03:10 PM</u>	Scheduled Public Appearances	<p><u>Mid-block Crosswalks on Perry and Wilcox Streets and Downtown Banner Program/DDA Website</u> Presented by Mark Williams, Interim Executive Director for the Downtown Development Authority</p> <p>Mark Williams provided a status report on the mid-block crosswalk proposal that will be going before Town Council on August 11th. Highlights from his presentation are as follows:</p>

- Master Plan and pedestrian space.
- Mid-block crosswalks – infrastructure and strategies.
- Economics of pedestrian space.
- DDA priorities for downtown
- Current situation
- DDA marketing program
- Proposed pedestrian crossings
- Pictures of proposed design concepts
- Goal to be ready for construction bids completed this year and have contractors arranged

Took questions and answers from the Board regarding timelines, process, design, street width, traffic flow & calming, parking, pedestrian/bike safety, snow removal/clearing, handicap access, proposed roundabouts, landscaping, artwork/sculpture options, and banner program.

Motion: Member Hieronymus moved to recommend approval for the DDA plans for mid-block crosswalks on Perry and Wilcox Streets, and to ensure that bike safety, landscaping, and art sculpture be included.

Member McConnell seconded the motion.

Motion passed by a vote of 9-0 in favor.

(Member Lowenberg asked if the item could be brought back for further discussion by the Board. Chair Dempsey allowed the discussion to proceed.)

The Board discussed that some buildings are identified as historical and would like to bring these more to life for the pedestrians and bicyclists, and a discussion ensued as to how to do this. One option is to encourage use of more architectural features for new structures or redevelopment. It was further decided that the DDA could refer to the Walking Tour brochures in their process for identifying historic structures.

(The item was brought back for a second motion.)

Motion: Member Lowenberg moved that the Board assist the DDA with identification of historic properties, using the Downtown Walking Tour brochures and a list of landmarked properties as a basis for identifying historic structures for the banner and marketing program, with the condition that additional properties may be added in the future.

		<p>Member McConnell seconded the motion.</p> <p>Motion passed by a vote of 9-0.</p>
<u>7:05:43 PM</u>	Town Council Update	<p><u>Mayor Pro Tem Ryan Reilly:</u> None.</p>
<u>7:05:44 PM</u>	Public Hearing Items	<p><u>119 Wilcox Street – Demolition and Design Review</u> Presented by Judy Hostetler</p> <p>The staff report was entered into the public record. An application was submitted for demolition of the existing carwash and to rebuild the structure. Staff recommended approval of demolition and proposed design for the new carwash.</p> <p>The Board made suggestions to incorporate more exterior design by creating an interesting sign or possibly using archways or rooftop features to give the building more aesthetic appeal, or create a more classic/historic look.</p> <p>The applicant responded that they are using landscape designs to dress up the site, but would take these ideas into consideration.</p> <p>The Board expressed their appreciation to the applicant for their plans and commented that this would be a great improvement to Wilcox Street.</p> <p>Motion: Member Hieronymus motioned to recommend approval for the demolition and design review for the Reynolds Carwash located at 119 Wilcox Street.</p> <p>Member Breitzkreutz seconded the motion.</p> <p>Motion passed by a vote of 9-0.</p>
<u>7:35:36 PM</u>	Discussion Action Items	<p><u>Historic Signage Program (Heather Day)</u> The committee reported that they had not met on this yet and had nothing to report at this time, but plan to meet for conducting new research.</p>
<u>7:36:43 PM</u>	Items From Staff	<p><u>Monitoring of Landmarked Properties (Heather Day)</u> Due to shortage in staff for code enforcement, it was reported that more time would be needed to complete a status list for the monitoring of landmarked properties.</p> <p>Ms. Day also provided a brief update on 207 Perry Street.</p>

<p><u>7:49:23 PM</u></p>	<p>Discussion Action Items</p>	<p><u>203 Cantril Street Discussion</u> (Hammar House) Presented by Judy Hostetler</p> <p>The State verbally approved the grant application the state structure assessment for a total project cost of \$6,000, with the state contributing \$3,000, the Town contributing \$1,500, and the owner matching \$1,500. It is now up to the owner whether to move forward with an HSA grant.</p> <p>Member Oberlin commented that the Historic State Assessment (HSA) is important to apply for and is the best way to proceed and would like to move ahead with this.</p>
<p><u>8:01:33 PM</u></p>	<p>Items From Staff</p>	<p><u>Update on Proposed Santa Fe Depot Tour</u> Four Board members expressed an interest in attending the Santa Fe Depot Tour. The consultant who prepared the Historic Structure Assessment (HSA) was willing to conduct the tour.</p> <p>Due to poor structural condition, the attendees would need to sign a liability waiver prior to the tour. Ms. Hostetler agreed to begin organizing the tour that would occur within the next month or two before the cold weather and invite representatives from state and local historical societies and have the consultant conduct the tour.</p> <p><u>Downtown/Historic Team Update</u> Presented by Marty Hudson</p> <p>Highlights of the presentation as follows:</p> <ul style="list-style-type: none"> • Overall goal is to assist with implementation of the Downtown Master Plan and Historic Preservation Plan, both of which have things in common. • The Downtown/Historic Team has addressed zoning issues that can assist in allowing community's vision to become a reality. • To date, the Team has recommended the removal of parking requirements in the overlay boundary, increased lot coverage to 100%, modified setback requirements, expanded basic downtown uses, and created a new requirement and definition for multifamily residential. • Next steps provided. <p>Member Lowenberg recommended that the Team bear in mind the importance for preserving sight lines/view corridors. Mr. Hudson said he would bring this to the Team's attention.</p>

<u>8:53:13 PM</u>	Adjourn	Motion made by Member Breitreutz to adjourn. Seconded by Chair Dempsey.

Minutes approved by the Historic Preservation Board on October 7, 2009, by a vote of _____ in favor of, _____ opposed, with _____ abstention(s).

Shawn Dempsey
Historic Preservation Board Chair

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