

Public Record Documents





HISTORIC PRESERVATION BOARD SPECIAL MEETING
November 7, 2018 - SIGN IN SHEET

[illegible]



Historic Preservation Board Meeting Minutes - Draft

John Beystehner - Chair
Desiree LaFleur - Vice Chair
David Goode
Greg Romero
Carlos Salinas
Rebecca Smoldt
Michelle Wimmer

Wednesday, September 5, 2018

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

CALL TO ORDER / ROLL CALL

Present 7 - Rebecca Smoldt, Michelle Wimmer, Vice Chair Desiree LaFleur, Carlos Salinas, Chair John Beystehner, David Goode, and Greg Romero
Attendance 3 - Jason Bower, Julie Kirkpatrick, and Julie Parker

CERTIFICATION OF MEETING

Recording Secretary, Julie Parker, confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[HPB 2018-023](#) August 6, 2018 Historic Preservation Board Special Meeting Minutes

Attachments: [HPB 8.6.18 Minutes](#)

Board Member Smoldt motioned to approve the August 6, 2018 minutes as written.
Board Member Wimmer seconded the motion.
Passed: 7-0

Yes: 7 - Smoldt, Wimmer, Vice Chair LaFleur, Salinas, Chair Beystehner, Goode, and Romero

UNSCHEDULED PUBLIC APPEARANCES

There were no unscheduled public appearances.

TOWN COUNCIL UPDATE

[HPB 2018-024](#) Discussion: Lewis Street Right-of-Way Reduction (Councilman Bower)

Councilman Bower withdrew his request to speak on this item, he would like to re-visit the topic after more review.

Councilman Bower gave the following Town Council updates to the Board:

1. Council discussed the possibility of eliminating the current grocery tax, Council directed staff to do more research.
2. Two Plan Development applications for Crystal Valley Ranch were approved.

3. Town is considering purchasing the gas station at the far north end of Wilcox, the station is at the intersection of Wilcox and the I-25 on ramp, the hope is to improve safety and to enhance the entrance to Town. The plan would possibly include a regional transportation stop with approval from the Colorado Department of Transportation.

PUBLIC HEARING ITEMS

[HPB 2018-025](#) Design Review: Lot 5, Block 10, Craig & Gould's Addition to Castle Rock - 306 N. Lewis Street covered deck
Project #HIS18-0003

Attachments: [Staff Agenda Memorandum](#)

[Attachment A: Map](#)

[Attachment B: Elevation](#)

Ms. Kirkpatrick certified that the application had been publicly noticed and entered her staff report into public record.

The applicant is requesting approval of the design review of a proposed covered deck to the front of her property located at 306 N. Lewis Street. The applicant did gain approval of a variance by the Board of Adjustment to encroach the front setback with the condition that the Historic Preservation Board approve the design of the proposed deck. Samples of the Trex material to be used as well as a manufacturers brochure were presented to the Board.

The applicant did not have a presentation, however, she and her architect did answer questions of the Board. The applicant also provided the Board with signatures from neighbors in support of her application.

PUBLIC COMMENT:

One neighbor spoke in support of the applicant and confirmed the Boards question of whether other homes in the neighborhood have decks constructed of the same Trex material.

Vice Chair LaFleur motioned to approve the design review request for 306 N. Lewis Street. Board Member Smoldt seconded the motion.

Passed: 7-0

Yes: 7 - Smoldt, Wimmer, Vice Chair LaFleur, Salinas, Chair Beystehner, Goode, and Romero

BOARD MEMBER ITEMS

There were no Board Member items discussed.

ITEMS FROM STAFF


Ms. Kirkpatrick gave the following updates to the Board:

1. Reminder of the Joint Study Session with the Design Review Board scheduled for Wednesday, Sept. 12th at 5:30 at Festival Park. Members of the Castle Rock Downtown Alliance will be present.

ADJOURN

Chair Beystehner adjourned the meeting at 6:36 pm.

Minutes approved by the Historic Preservation Board on 11/07/18
by a vote of 6 in favor, 0 opposed, with 1 abstention(s).



Historic Preservation Board

7 N. LEWIS STREET (TRIPLETT HOUSE) DESIGN REVIEW

HISTORIC PRESERVATION BOARD NOVEMBER 7, 2018



LOCATION



EXISTING



PROPERTY HISTORY



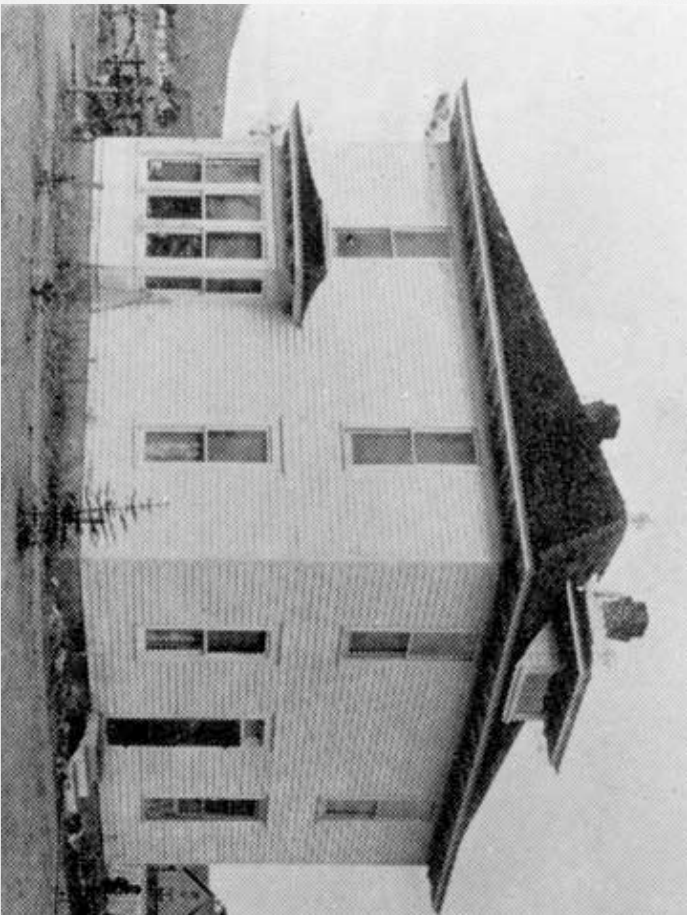
1949 GARAGE
(MIEWFROMALLEY)



2004 GARAGE
(MIEWFROMSOUTHST)



GARAGE &
1977 ADDITION
(MIEWFROMALLEY)



HISTORIC PHOTO (LOOKING NORTHWEST)

HISTORIC

PRESERVATION

BOARD

- MAY 7, 2003
- MAY 21, 2004
- JUNE 2, 2004
- SEPTEMBER 2, 2015

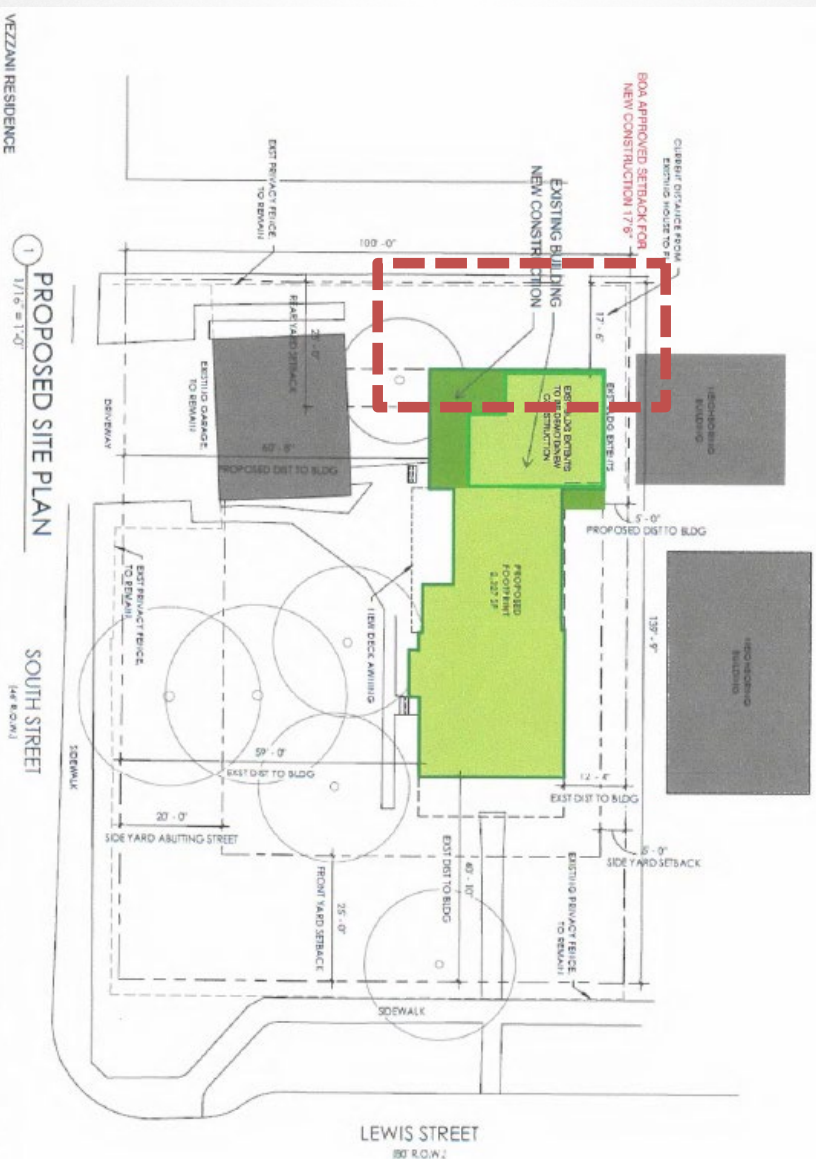
BOARD OF

ADJUSTMENT

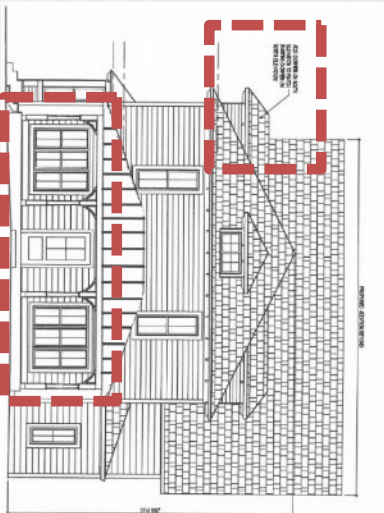
- NOVEMBER 5, 2015

TOWN OF CASTLE ROCK

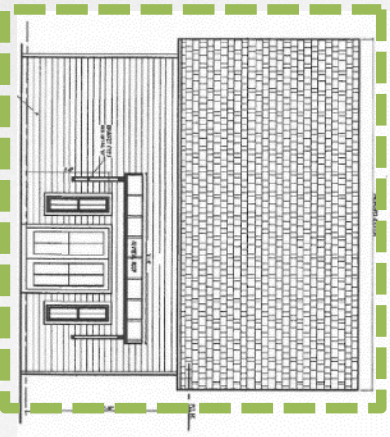
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PROPOSED CHANGES



FRONT FAÇADE



REAR FAÇADE



SOUTH FAÇADE



NORTH FAÇADE

PROPOSED MATERIALS



CRITERIA FOR REVIEW

- **CASTLE ROCK STYLE**
- **CASTLE ROCK DESIGN**
- **F.R.E.S.H. (FOOTPRINT, ROOF, ENVELOPE, SKIN, HOLES)**
- **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**



QUESTIONS & DISCUSSION

PROPOSED MOTIONS:

OPTION 1: APPROVAL ROOF SIGN

IMOVE TO APPROVE THIS DESIGN REVIEW REQUEST FOR LOTS 7 & 8, BLOCK 20, CRAIG & GOULD'S ADDITION TO CASTLE ROCK.

OPTION 2: APPROVAL WITH CONDITIONS

IMOVE TO APPROVE THIS DESIGN REVIEW REQUEST FOR LOTS 7 & 8, BLOCK 20, CRAIG & GOULD'S ADDITION TO CASTLE ROCK., WITH THE FOLLOWING CONDITIONS: (LIST CONDITIONS)

OPTION 3: DENIAL

IMOVE TO DENY THIS DESIGN REVIEW REQUEST FOR LOTS 7 & 8, BLOCK 20, CRAIG & GOULD'S ADDITION TO CASTLE ROCK., BASED ON THE FOLLOWING FINDINGS: (LIST REASONS FOR DENIAL)

OPTION 4: CONTINUE ITEM TO NEXT HEARING

IMOVE TO CONTINUE THIS ITEM TO THE NEXT REGULAR HISTORIC PRESERVATION BOARD MEETING ON DECEMBER 5, 2018.