



## Design Review Board Meeting Minutes - Draft

Chair Stuart Butler  
Vice Chair Desiree LaFleur  
Garro Chalian  
Dennis Dickey  
Bob Pasicznyuk  
Michelle Wimmer  
Charles Fletcher

---

Wednesday, August 28, 2019

6:00 PM

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

---

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**\*\* ALL TIMES ARE APPROXIMATE \*\***

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Vice Chair LaFleur called the meeting to order at 6:01 pm.

**Present** 4 - Desiree LaFleur, Dennis Dickey, Charles Fletcher, and Garro Chalian

**Not Present** 3 - Michelle Wimmer, Chair Stuart Butler, and Bob Pasicznyuk

**Attendance** 3 - Julie Kirkpatrick, Julie Parker, and Bill Detweiler

### CERTIFICATION OF MEETING

Ms. Kirkpatrick 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

[DRB 2019-018](#) Minutes: August 14, 2019 Design Review Board Meeting Minutes

**Attachments:** [Aug. 14, 2019 Design Review Board Meeting Minutes-DRAFT](#)  
[Addendum to August 14, 2019 Design Review Board Meeting Minutes](#)

Board Members reviewed the addendum that was added to the minutes, Ms. Kirkpatrick informed the Board that they could approve as written or approve with the addition of the addendum.

**Board Member Fletcher moved to approve the minutes from the August 14th Design Review Board Meeting with the addition of the addendum. Seconded by Board Member Dickey.**

**Motion passed: 4-0**

**Yes:** 4 - LaFleur, Dickey, Fletcher, and Chalian

**Not Present:** 3 - Wimmer, Chair Butler, and Pasicznyuk

## TOWN COUNCIL UPDATE

Mayor Pro Tem Bower was not present, there were no Town Council Updates given.

## PUBLIC HEARING ITEMS

[DRB 2019-013](#) Site Development Plan - Facade: North 30 Feet of Lots 4&5 and North 30 Feet of East Lot 6, All of Block 13, Town of Castle Rock, County of Douglas, State of Colorado - 407 N. Wilcox Street, The Fort CPA  
\*ITEM CONTINUED FROM JULY 24, 2019 PER APPLICANTS REQUEST\*

**Attachments:** [Staff Memorandum](#)

[Attachment A: Site Development Plan - facade improvements](#)

[Public Record: Sign In Sheet](#)

[Public Record: DRB - 407 N. Wilcox facade 8.28.19 - staff presentation](#)

[Public Record: 407 N. Wilcox - applicant presentation](#)

Staff Presentation: Ms. Kirkpatrick presented the proposed plan for facade update to the property, this item had been continued from July 24th. The proposed changes are to include window and door replacement (openings will remain the same), a new archway, new hardy cement board to accommodate signage, new exterior lighting, and painting the existing stack stone. A new faux door will also be added to the main facade in the center where there is an existing window. Staff finds the proposal blends nicely with adjacent properties and the historic character of Downtown. The application meets Downtown Overlay District goals and criteria and staff recommends approval.

Applicant Presentation: Dave Hieronymus, Architect, presented to the Board. Owners, Kim and Aaron Fort were also present. Mr. Hieronymus presented design plans for the proposed facade updates. The proposed facade extends, slightly, in front of the property line due to the current building being built property line to property line. This has been reviewed by Public Works, who has approved the extension of 2 1/4 inches of the facade, ADA clearance has been verified. The update materials and added lighting will express downtown character and maintain context of downtown buildings.

Questions: Board Member Dickey asked if colors have been decided upon, Mr. Hieronymus does have a sketch plan but final decisions have not been made, there will be more colors than earth tones, yet still conservative.

Public Comment: None.

Discussion: Board Member Chalian really likes the look, Vice Chair LaFleur also likes the changes to the facade.

**Board Member Chalian moved to approve the facade improvements for 407 N. Wilcox Street, as shown. Board Member Fletcher seconded the motion.  
Motion passed: 4-0**

**Yes:** 4 - Fletcher, Dickey, LaFleur, and Chalian

**Not Present:** 3 - Pasicznyuk, Wimmer, and Chair Butler

## **BOARD MEMBER ITEMS**

Board members present stated that they are available for the upcoming meeting dates.

## **ITEMS FROM STAFF**

No updates at this time.

## **ADJOURN**

Vice Chair LaFleur declared the meeting adjourned at 6:16 pm.