



## Historic Preservation Board Meeting Minutes - Final

Chair John Beystehner  
Vice Chair Robert Lange  
Diane Evans  
Scott Ashburn  
Mike Borgelt  
Peter Gould  
Christopher Plucinski  
Liaison Ron Claussen

---

Wednesday, April 3, 2024

6:00 PM

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

---

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Council Member Dietz was also in attendance.

**Present** 7 - Chair John Beystehner, Vice Chair Robert Lange, Boardmember Mike Borgelt, Boardmember Peter Gould, Boardmember Scott Ashburn, Boardmember Diane Evans, and Boardmember Christopher Plucinski

**Not Present** 1 - Liaison Ron Claussen

### CERTIFICATION OF MEETING

Mr. Boland certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[HPB 2024-011](#)

#### March 6, 2024 Historic Preservation Board Meeting Minutes

Moved by Boardmember Borgelt, seconded by Boardmember Evans, to Approve HPB Topic HPB 2024-011 as presented. The motion passed by a vote of:

**Yes:** 7 - Chair Beystehner, Vice Chair Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Boardmember Evans, Boardmember Plucinski, and Liaison Claussen

### TOWN COUNCIL UPDATE

Mayor Pro-Tem LaFleur encouraged the board to continue discussions on Historic Preservation Month. Mayor Pro-Tem LaFleur discussed the conversations the board has had about having a strong presence at the Spring Kick-Off Concert.

### PUBLIC HEARING ITEMS

[HPB 2024-012](#)

#### Design Review: 218 Front Street Offices

Lot 4A Block 13 Craig & Gould's Addition to Castle Rock  
12TH Amendment

Project #HIS23-0005

Mr. Boland presented on HPB 2024-012 Design Review: 218 Front Street Offices Lot 4A Block 13 Craig & Gould's Addition to Castle Rock 12TH Amendment Project #HIS23-0005. Staff believes that this new construction plan meets the goals of the Town's Vision and Master Plan and Historic Preservation Plan and therefore recommends approval to Town Council.

Vice Chair Lange asked what is immediately North and South of this lot, Mr. Boland Responded. Board Member Borgelt asked about the style of the decorative corbels that are in the design. Mr. Boland directed the question to be answered by the applicant. Vice Chair Lange asked for further details on the Neighborhood Meetings, and if any public expressed concerns on the project. Mr. Boland responded.

Applicant: Shannon Andrus, owner and Becky Aldaco, Zaga Design Group presented on the project. Board Member Gould asked for further clarification on the concerns the public posed in the neighborhood meetings on the drainage for the lot. Ms. Aldaco responded. Vice Chair Lange and Board Member Borgelt offered comments in support of the design of the project. Vice Chair Lange asked if there are plans on the signage for the building. Ms. Andrus responded. Board Member Evans offered comments in support of the project.

**Moved by Boardmember Evans, seconded by Vice Chair Lange, to Approve HPB Topic HPB 2024-012 as presented. The motion passed by a vote of:**

**Yes:** 7 - Chair Beystehner, Vice Chair Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Boardmember Evans, and Boardmember Plucinski

## DISCUSSION ACTION ITEMS

### [HPB 2024-013](#) **Historic Preservation Month Discussion**

Mr. Boland presented the Historic Preservation Month poster and started a discussion on how to use the unique QR codes on each poster. The Board Members discussed potential Historic buildings and locations that could be showcased via the QR Codes. Board Member Gould proposed some changes to the Historic Preservation Month poster. Vice Chair Lange also suggested using the Town's logo on the poster.

Mr. Boland updated the board that he has reached out to a contact at the library to get approval for the sidewalk sticker. The other potential locations for the sidewalk posters are Festival Park, Wilcox St., Perry St., P.S. Miller Activity Center, and the Recreation Center/Senior Center.

Mr. Boland provided updates on other items that will be updated by Communications to facilitate advertising of Historic Preservation Month, as well as the plans for the Spring Kick-Off concert. Board Members provided further comments and suggestions on what items should be available at the concert.

Board Member Gould asked for an update on the potential Banner for advertising. Board Member Evans responded with further details.

Mayor Pro Tem updated the board that she spoke to communications about designating May as Historic Preservation Month on the event schedule mailers.

**DESIGN REVIEW BOARD UPDATE**

None.

**CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE**

None.

**BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**May 1, 2024**

**June 5, 2024**

**ITEMS FROM STAFF / INFORMATIONAL ITEMS**

Mr. Boland updated the Board that it is time for Board and Commission Appointments, and the Historic Preservation Board has three members who have expiring terms. Interviews will be held on May 14th.

Mr. Boland updated the board that he intends to have the Chapter 15 revisions ready to present to the Board in May and proposes adding a public hearing item to the agenda in June to allow the public to provide comments. Chair Beystehner asked if Mr. Boland had done any further research on the potential changes. Mr. Boland responded with an update. Mr. Boland asked the board to clarify if the board wants to continue noticing the properties that are adjacent to the historic neighborhood.

Mayor Pro Tem LaFleur updated the board that the DDA is expanding its Facade Update Grant program, and the historic Owen's house has received an update to its facade. They are also planning to reach out to other historic buildings in downtown to help keep the historic buildings updated and upkept.

**ADJOURN**

**Moved by Chair Beystehner, seconded by Vice Chair Lange, to Approve [FILE\_NR] as presented. The motion passed by a vote of:**

**Yes:** 7 - Chair Beystehner, Vice Chair Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Boardmember Evans, and Boardmember Plucinski