



Historic Preservation Board Meeting Minutes - Draft

Robert Lange
Christopher Plucinski
Dan Ahrens
Alan Hannasch
Melanie Vezzani
Robin Warnke
Susan Thayer
Liaison David Roh

Wednesday, September 3, 2025

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 11 - Chair Robert Lange, Vice Chair Christopher Plucinski, Boardmember Alan Hannasch, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Boardmember Robin Warnke, Boardmember Susan Thayer, Liaison David Roh, Carissa Ahlstrom, Brad Boland, and Mark Davis

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Boardmember Warnke, seconded by Vice Chair Plucinski, to Approve the June 4, 2025 minutes as presented. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

[HPB 2025-015](#)

June 4, 2025 Historic Preservation Board Meeting Minutes

TOWN COUNCIL UPDATE

Mark Davis updated the Board on a school board property in Crystal Valley Ranch, where a previous contract with a builder did not include plans for a school. The builder now plans to construct 112 homes, but the project's decision has been postponed for a month pending traffic studies. Chair Lange raised concerns about Rhyolite Park, and Councilmember Davis mentioned requests for road and parking improvements from the builder. Council also gave updates on local buildings, including the City Hotel, Castle Rock Social, and The View, with traffic issues noted by Councilmember Davis. Other topics included the Crystal Valley Parkway, the Youth Commission's community involvement, Pine Canyon's metro district approval, and new software for the Finance Department for budget planning.

PUBLIC HEARING ITEMS

[HPB 2025-016](#)

Design Review: 603 North Cantril Street

**Lots 13, 14, 15 & 16 Block 1 Craig & Gould's Addition to
Castle Rock**

Mr. Boland gave a presentation on a Design Review Application for a property located at 603 N. Cantril Street, featuring a 1940s home with no significant

historical record. The proposal included the construction of a detached garage at the rear of the property, utilizing materials that match the existing home's design and style. The project complies with guidelines for new construction review and meets the necessary approval criteria. During the presentation, Chair Lange inquired about the site plan setbacks, which Mr. Boland confirmed were in compliance. Board member Hannasch asked about alley access for the garage, to which Mr. Boland responded that there was no direct access. The applicants attended the meeting and had no comments or questions. No members of the public attended.

Moved by Boardmember Hannasch, seconded by Boardmember Thayer, to Approve HPB Topic HPB 2025-016 as presented. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

DESIGN REVIEW BOARD UPDATE

Design Review Board had an update on Scileppi's 2nd Phase amendment to change the 1980s shed additions, which is not a landmarked property, that was approved at last meeting.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

David Roh updated the Board on the Museum and mentioned an invitation for the 150th anniversary of the museum and the Depot on Sept. 6. The presentation for the month is at the Library on William Dillon.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

October 1, 2025

November 5, 2025

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland provided an update to the Board regarding the community feedback website focused on Downtown building heights and the proposal to potentially limit these heights. Mr. Lange inquired about the status of grant funds and the Board's progress with applications. Mr. Boland mentioned that no applications have been received this year, as the fund resets annually, and he encouraged the Board to direct interested applicants to him. A discussion between Mr. Lange and Mr. Boland touched on the need to 'market' the grant to generate more interest. Councilmember Davis expanded on the topic of building heights, noting that Town Council passed the Brickyard project, aiming to align its height with Downtown to balance high-rise buildings and traffic conditions. Chair Lange suggested approaching the Council to consider using grant funds for additional purposes. While Mr. Boland agreed to investigate this possibility, he noted the grant's specific funding restrictions and proposed collaborating with the Public Arts Commission. Boardmember Vezzani recommended using the funds to revitalize historic landmarks and increase community engagement in the grant application process. Boardmember Hannasch highlighted the need for updates to the Castle Rock Park trail.

ADJOURN

Moved by Boardmember Thayer, seconded by Vice Chair Plucinski, to Approve adjourn the meeting. The motion passed by a vote of:

Yes: 7 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

Minutes approved by the Historic Preservation Board on December 3, 2025, by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Historic Preservation Board Chair