



Historic Preservation Board Meeting Minutes - Final

Chair John Beystehner
Vice-Chair Robert Lange
Carlos Salinas
Mike Borgelt
Dennis Duffin
Peter Gould
Scott Ashburn
Liaison Ron Claussen

Wednesday, July 6, 2022

6:00 PM

Hybrid Board Meeting
Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 2489 443 7373
Meeting Password: 2022HPBMeeting

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

www.crgov.com/Town Government/Boards and Commissions/Historic Preservation Board and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Long Range Project Manager, Brad Boland (bboland@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m. by Chair Beystehner.

Present 6 - Chair John Beystehner, Carlos Salinas, Mike Borgelt, Vice Chair Robert Lange, Dennis Duffin, and Scott Ashburn

Not Present 1 - Peter Gould

Attendance 7 - Liaison Ron Claussen, Desiree LaFleur, Kevin Wrede, Sharon Chavez, Carissa Ahlstrom, Lena McClelland, and Sandra Aguilar

CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[HPB 2022-015](#) Minutes: June 1, 2022 Historic Preservation Board Meeting Minutes

Attachments: [HPB06.01.2022Minutes-DRAFT](#)

Moved by Borgelt, seconded by Duffin, that the Historic Preservation Board meeting minutes for June 1, 2022 be approved as presented. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Salinas, Borgelt, Duffin, Vice Chair Lange, and Ashburn

Not Present: 1 - Gould

TOWN COUNCIL UPDATE

None.

PUBLIC HEARING ITEMS

[HPB RESO
2022-004](#)

Resolution No. HPB RESO 2022-004: A Resolution Approving a Request for a Landmark Alteration Certificate for 217 Fourth Street/403 Wilcox Street (Keystone Hotel)

Lots 4-6 Block 13 Town of Castle Rock Except North 30 Ft Lots 4 & 5 and Except North 30 Ft of East 10 Feet of Lot 6, Town of Castle Rock, County of Douglas, Colorado

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Resolution Approving a Request for a Landmark
Alteration Certificate for 217 Fourth St. \(Keystone Hotel\)](#)

[Attachment C: Local Landmark Designation Staff Report and
Ordinance](#)

[Attachment D: National Register of Historic Places File](#)

[Attachment E: Proposed Plans and Elevation](#)

[Public Document: Staff Presentation](#)

[Public Document: Applicant Presentation](#)

[Public Document: HPB RESO2022-004 217 Fourth St Landmark
Alteration](#)

Mr. Wrede presented Resolution 2022-004, a resolution approving a request for a landmark alteration certificate for 217 Fourth Street/403 Wilcox Street (Keystone Hotel) - Lots 4-6 Block 3 Town of Castle Rock except North 30 Ft. Lots 4 & 5 and except North 30 Ft of East 10 Feet of Lot 6, Town of Castle Rock, County of Douglas, Colorado. The proposed alteration is an enclosed, open-air patio on the west side of the property and an additional building entrance. Staff recommends approval.

Applicant: Shane Martin, architect for Arrow B, provided additional details and approves of the Board's suggestion to set the patio wall back from the Rhyolite

stone building front.
Public comment: none

Moved by Lange, seconded by Borgelt to approve the resolution to request for a landmark alteration certification for the property formerly known as the Keystone Hotel. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Salinas, Borgelt, Duffin, Vice Chair Lange, and Ashburn

Not Present: 1 - Gould

[HPB 2022-016](#) Demolition: Request for Demolition of the Building Located at 414 North Perry Street, Lot 4A, Block 11 Town of Castle Rock, County of Douglas, State of Colorado

Attachments: [Staff Memorandum](#)

[Attachment A: Cultural Resource Survey, Updated 2021](#)

[Attachment B: Neighborhood Meeting Summaries](#)

[Public Document: Staff Presentation](#)

Mr. Wrede presented HPB 2022-016: Request for demolition of the building located at 414 North Perry St., Lot 4A, Block 11, Town of Castle Rock, County of Douglas, State of Colorado. The applicant is requesting demolition of this property that is not historically landmarked and is in dire condition. Since the original building was built prior to 1945, demolition requires a recommendation from the Historic Preservation Board and approval from Town Council.

Applicant: Paul Myhill, property owner, provided details regarding the state of the building and the proposed Perry Street Social, the planned new business.

Public comment: None

Moved by Lange, seconded by Ashburn to recommend to Town Council to approve for the demolition of the building located at 414 N. Perry St. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Beystehner, Salinas, Borgelt, Duffin, Vice Chair Lange, and Ashburn

Not Present: 1 - Gould

DESIGN REVIEW BOARD UPDATE

Lange reported that the Design Review Board had a purely administrative meeting with the passing of the updated bylaws and election of officers.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Claussen reported that the Victorian Tea was sold out as is the Trolley Tour for July 9. Thursday night presentations are well attended though they have been affected by parking restrictions. The Scavenger Hunt continues to grow with 60+ group sheets submitted. The society is considering a Trolley tour in the fall.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

Chair Beystehner checked for quorum and Board member Duffin will miss the Aug. 3 meeting but all Board members present plan to attend Sept. 7.

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Wrede reported that comments and concerns discussed by the Board members is always taken into consideration and Board member Salinas' request that all applications consider the historical significance of their actions be taken is always a crucial consideration.

ADJOURN

**Moved by Beystehner, seconded by Lange to adjourned the meeting at 7:18 p.m.
The motion passed by the following vote: 6 to 0**

Yes: 6 - Chair Beystehner, Salinas, Borgelt, Duffin, Vice Chair Lange, and Ashburn

Not Present: 1 - Gould