



## Historic Preservation Board Agenda - Final

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

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Wednesday, September 3, 2025

6:00 PM

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

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

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:00 pm CERTIFICATION OF MEETING**

**6:00 pm APPROVAL OF MINUTES**

[HPB](#)

June 4, 2025 Historic Preservation Board Meeting

[2025-015](#)

Minutes

Attachments:

[June 4, 2025 Historic Preservation Board Meeting Minutes](#)

**6:01 pm TOWN COUNCIL UPDATE**

**6:05 pm PUBLIC HEARING ITEMS**

[HPB](#)

Design Review: 603 North Cantril Street

[2025-016](#)

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

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Plans](#)

**6:25 pm DESIGN REVIEW BOARD UPDATE**

**6:25 pm CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE**

**6:30 pm BOARD MEMBER ITEMS**

Check for quorum for upcoming meetings

October 1, 2025

November 5, 2025

**6:35 pm ITEMS FROM STAFF / INFORMATIONAL ITEMS**

**6:40 pm   ADJOURN**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/3/2025

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**Item #:** **File #:** HPB 2025-015

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**To:** Members of the Historic Preservation Board

**From:** Historic Preservation Board Administrator

**June 4, 2025 Historic Preservation Board Meeting Minutes**

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### **Executive Summary**

Attached are the meeting minutes from the June 4, 2025 Historic Preservation Board meeting for your review and approval.



## Historic Preservation Board Meeting Minutes - Draft

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

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Wednesday, June 4, 2025

6:00 PM

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

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

- Present** 6 - Chair Robert Lange, Vice Chair Christopher Plucinski, Boardmember Alan Hannasch, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, and Boardmember Robin Warnke
- Not Present** 2 - Boardmember Susan Thayer, and Liaison David Roh
- Attendance** 3 - Brad Boland, Mark Davis, and Darcie Hartman

### 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 2025-011](#)

#### May 7, 2025 Historic Preservation Board Meeting Minutes

Moved by Warnke, seconded by Plucinski, to Approve Historic Preservation Board Topic HPB 2025-011 as presented. The motion passed by a vote of: 6 to 0.

- Yes:** 6 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke
- Not Present:** 1 - Boardmember Thayer, and Liaison Roh

### ELECTION OF OFFICERS, ETC.

[HPB 2025-012](#)

#### Election of 2025-2026 Historic Preservation Board Chair

Nominated by Ahrens to elect Lange as Historic Preservation Board Chair. The nomination passed by a vote of: 5 to 0 with 1 abstention.

- Yes:** 5 - Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke
- Not Present:** 1 - Boardmember Thayer, and Liaison Roh
- Abstain:** 1 - Chair Lange

[HPB 2025-013](#)

#### Election of 2025-2026 Historic Preservation Board Vice Chair

Nominated by Warnke to elect Plucinski as Historic Preservation Board Vice Chair. The nomination passed by a vote of: 5 to 0 with 1 abstention.

**Yes:** 5 - Chair Lange, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke

**Not Present:** 1 - Boardmember Thayer, and Liaison Roh

**Abstain:** 1 - Vice Chair Plucinski

#### [HPB 2025-014](#) **Appointment of Design Review Board Representatives**

**Nominated by Warnke and Vezzani to elect Lange and Ahrens as the Design Review Board representatives for the Historic Preservation Board. The nominations passed by a vote of: 6 to 0.**

**Yes:** 6 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke

**Not Present:** 1 - Boardmember Thayer, and Liaison Roh

### **TOWN COUNCIL UPDATE**

Councilmember Davis gave an update.

### **PUBLIC HEARING ITEMS**

#### [HPB RESO 2025-007](#)

A Resolution Approving a Request for a Landmark Alteration Certificate for 110 North Lewis Street (Jacob Kroll House)

Lot 4 and the north ½ of Lot 5, Block 16, Craig & Gould's Addition to Castle Rock, County of Douglas, State of Colorado

Mr. Boland presented on HPB RESO 2025-007 A Resolution Approving a Request for a Landmark Alteration Certificate for 110 N Lewis St (Jacob Kroll House). The applicant, Brian Nugent and architect Nathan Albers, gave a presentation. Chair Lange asked about the east elevation proposed, and if the roof structure will be supported with the fireplace being centered in the extension. The applicant responded. Boardmembers Ahrens & Vezzani, gave kudos to the design.

**Moved by Plucinski, seconded by Ahrens, to Approve Historic Preservation Board Resolution HPB RESO 2025-007 as presented. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke

**Not Present:** 1 - Boardmember Thayer, and Liaison Roh

### **DESIGN REVIEW BOARD UPDATE**

None

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

Mr. Boland gave an update on behalf of Liaison David Roh.

### **BOARD MEMBER ITEMS**

**Check for quorum for upcoming meetings**

**July 2, 2025**

**August 6, 2025**

**ITEMS FROM STAFF / INFORMATIONAL ITEMS**

Mr. Boland gave an update.

**ADJOURN**

**Moved by Lange, seconded by Plucinski, to adjourn. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Chair Lange, Vice Chair Plucinski, Boardmember Hannasch, Boardmember Ahrens, Boardmember Vezzani, and Boardmember Warnke

**Not Present:** 1 - Boardmember Thayer, and Liaison Roh



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/3/2025

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**Item #:** **File #:** HPB 2025-016

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**To:** Members of the Historic Preservation Board

**From:** **Brad Boland, AICP Long Range Project Manager**  
**Development Services**

**Design Review: 603 North Cantril Street**

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

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### Executive Summary

The property owners of 603 N. Cantril, Sue and Scott Barnes, have submitted an application for the construction of a 624 square foot detached garage located in the rear of the property accessed by the rear alley. The property is located at the northwest corner of Sixth Street and North Cantril Street. **(Attachment A).**

### Attachments

Attachment A: Vicinity Map  
Attachment B: Plans

## **AGENDA MEMORANDUM**

**To:** Historic Preservation Board

**From:** Brad Boland, AICP Long Range Project Manager  
Development Services

**Title:** Design Review: 603 North Cantril Street

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

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### **Executive Summary**

The property owners of 603 N. Cantril, Sue and Scott Barnes, have submitted an application for the construction of a 624 square foot detached garage located in the rear of the property accessed by the rear alley. The property is located at the northwest corner of Sixth Street and North Cantril Street. (**Attachment A**).

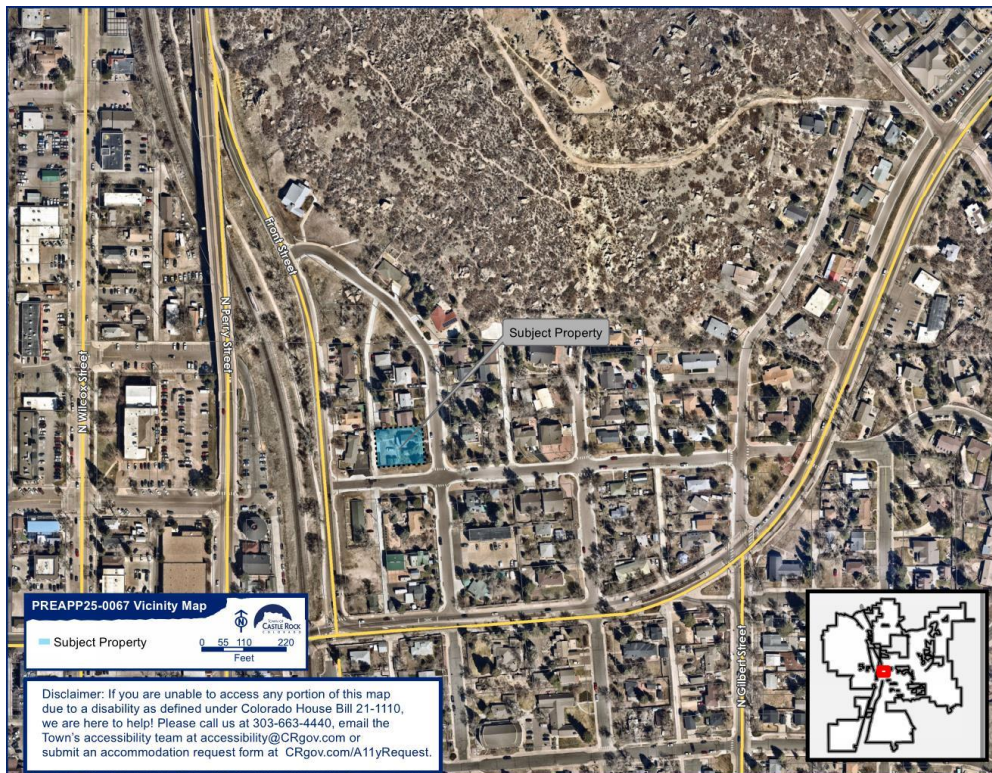


Figure 1: Vicinity map



## **Background**

### **Existing Conditions and Surrounding Uses**



*Figure 2: Front Elevation of Existing Single-Family Residence*

A single-family home and accessory structures currently sit on the property. The property measures approximately 0.287 acres in size or 12,501 square feet. The surrounding area consists of single-family residences that are predominantly one-story with a few two-story residences mixed in.

The single-family house was built around 1940 and is not landmarked. Little is known about the property's history since a detailed Cultural Resource Survey has not been completed. The house measures

### **Zoning Regulations**

The property is zoned R-2 Single Family and Duplex Residence District. The zoning allows single-family and two-family dwellings as uses permitted by right. The proposed detached garage complies with the zoning's development standards, including setbacks and height for accessory structures.

## Discussion

### Proposed Project

The applicants propose a 624 square-foot detached garage located in the north west corner of the property, accessed by a rear alley.

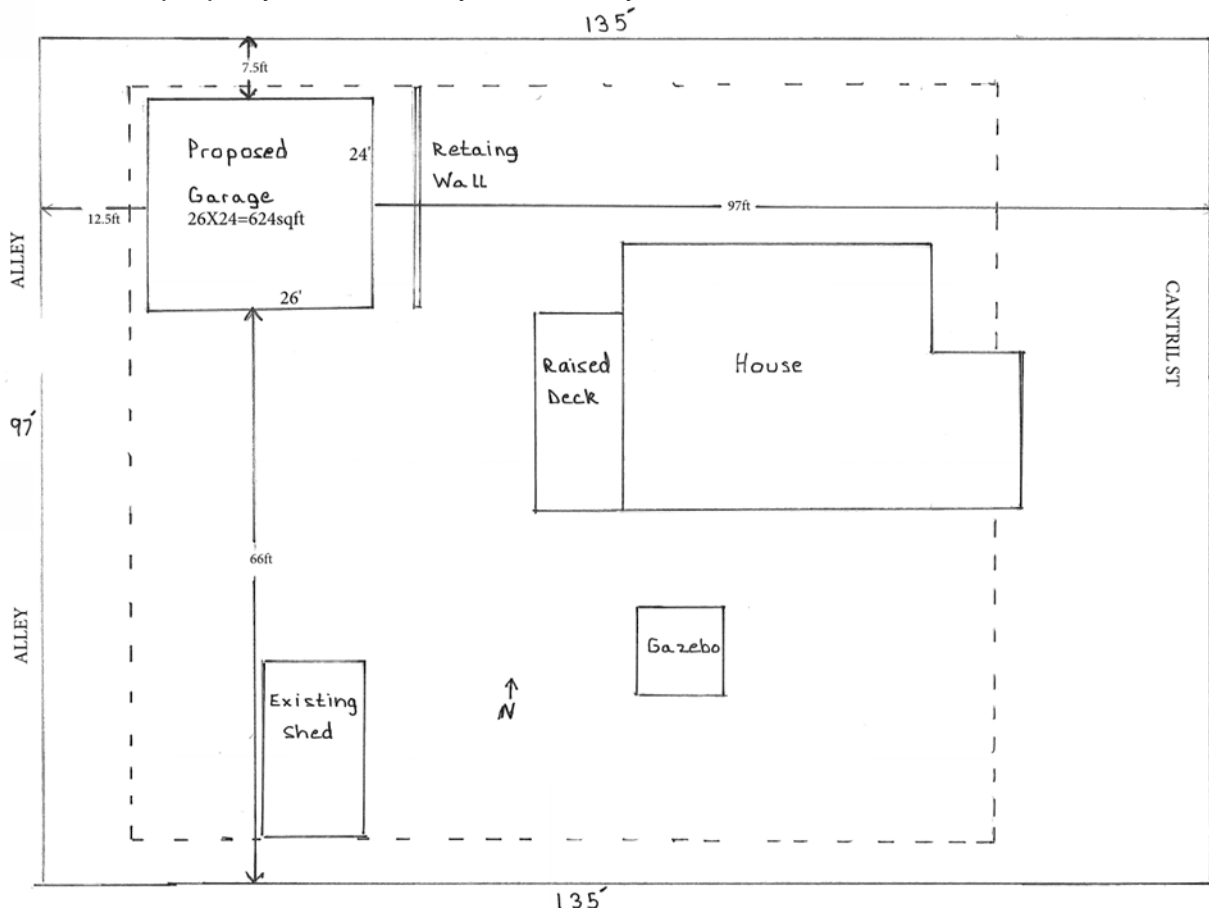


Figure 3: Site Plan

The proposed 26' x 24' accessory building is designed in a simple, traditional form that is compatible with the single family and is of appropriate scale and design for its location in the rear of the property. The front gabled structure features lap siding with shake singles adorning the gable ends along with an asphalt shingle roof, similar to the existing single-family residence. The garage doors, consisting of three window panels across the top of the door, are located on the south elevation. The structure is proposed to be beige with white trim.

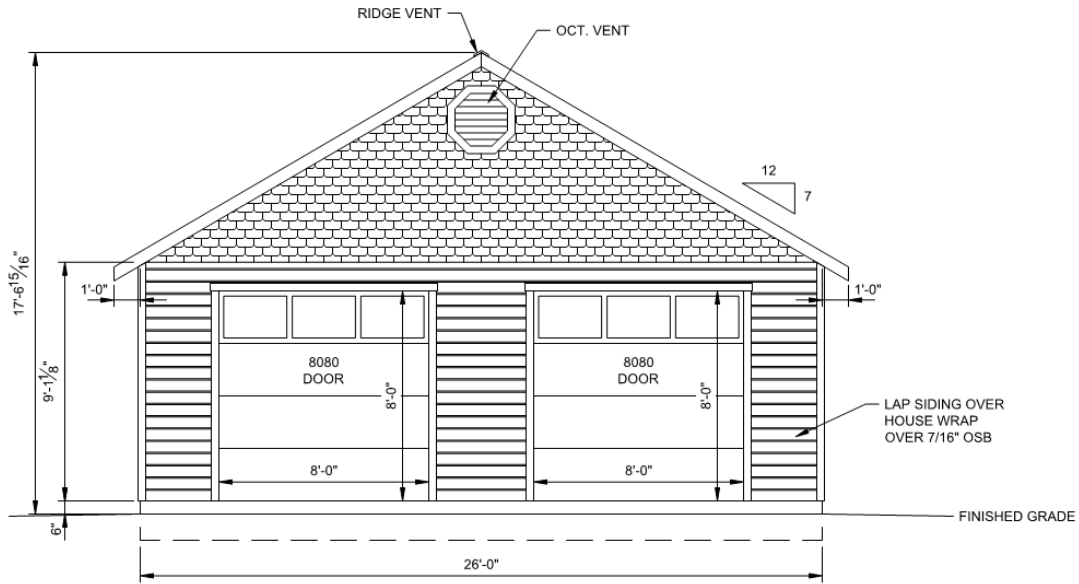


Figure 4: South Elevation

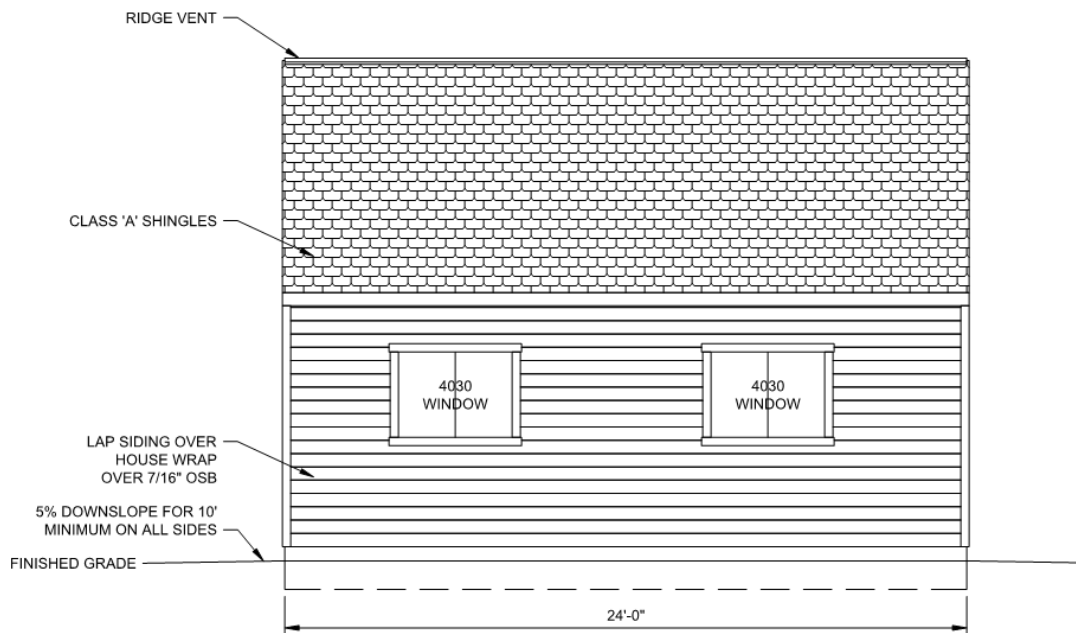


Figure 5: West Elevation

## Proposed Materials

The applicant proposes 6-inch beige lap siding and white trim as shown below.



*Figure 6: Photo simulation of Proposed Garage*

## **Public Outreach and Notification**

### **Neighborhood Meetings**

A neighborhood meeting was held on August 26, 2025. No members of the public attended.

### **Public Notice**

Public hearing notice signs were posted on the property on August 19, 2025. Written notice letters were sent to property owners within 300 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

## **Analysis**

The property is located within the Craig & Gould neighborhood, as depicted in the Town of Castle Rock Municipal Code (CRMC), Section 15.64.020, Figure 1. The following staff analysis is based on the representations made in the application and attachments submitted to date and the review criteria found in the CRMC Section 15.64.200

Approval for new construction and alterations to non-Landmarked properties, Craig and Gould neighborhood.

### **A. Castle Rock Style Standards**

*Analysis: These standards state that new construction should be compatible to the height of existing buildings, roof pitch should be consistent with the neighborhood, and building materials should resemble the traditional materials, if possible. Design elements from the Craig & Gould neighborhood that are incorporated into the new building include the gabled roof facing, lap siding, and shake shingle ornamentation of the gable ends.*

### **B. Castle Rock Design Standards**

*Analysis: Chapter 5, Section III of these standards include guidelines for building within the Craig & Gould's historic residential district. New development should match the traditionally small scale of the existing buildings within the neighborhood. Materials should be compatible with those found in existing buildings. Roof forms and pitches should also be similar to provide visual continuity. Front porches are encouraged along with earth-toned building colors.*

### **C. F.R.E.S.H. Standards in Castle Rock Historic Preservation Plan**

*Analysis: The "footprint" of the proposed accessory structure will have a minimal impact to the surrounding neighborhood. The size and scale of the proposed gabled roofs blends with the homes within the Craig and Gould neighborhood. The proposal creates an appropriate building "envelope" for an accessory building. The proposed "skin" will be lap siding with shake shingle gable end ornamentation designed to be reminiscent of other buildings in the area. Lastly, the windows and doors, or the "holes", are generally consistent with patterns found in the neighborhood.*

### **D. The Secretary of Interior's Standards for Rehabilitation**

*Analysis: The new construction will be compatible with the surrounding massing, size, scale and architectural features in the neighborhood.*

## **Findings**

**Section 15.64.200E (2)** of the Town's Municipal Code authorizes the Historic Preservation Board to review proposed new construction and alterations in the Craig and Gould neighborhood and to approve, approve with conditions or deny the proposed new construction and/or alterations. Town staff has reviewed this application and finds that the proposal:

- Is supported by the goals and objectives of the 2030 Comprehensive Master Plan and Vision; and
- Is consistent with the goals of the Town's Historic Preservation Plan, Castle Rock Style and Castle Rock Design; and
- Complies with the review approval criteria for new construction in the Craig and Gould neighborhood.

### **Staff Recommendation**

Based on the analysis and findings outlined in this report, staff recommends approval of this design request.

### **Motion Options**

#### **Option 1: Approval**

I move to approve this design review request for 603 North Cantril Street.

#### **Option 2: Approval with Conditions**

I move to approve this design review request for 603 North Cantril Street with the following conditions: (list conditions)

#### **Option 3: Disapproval**

I move to deny this design review request for 603 North Cantril Street, based on the following findings: (list reasons for denial)

#### **Option 4: Continue item to next hearing (need more information to make decision)**

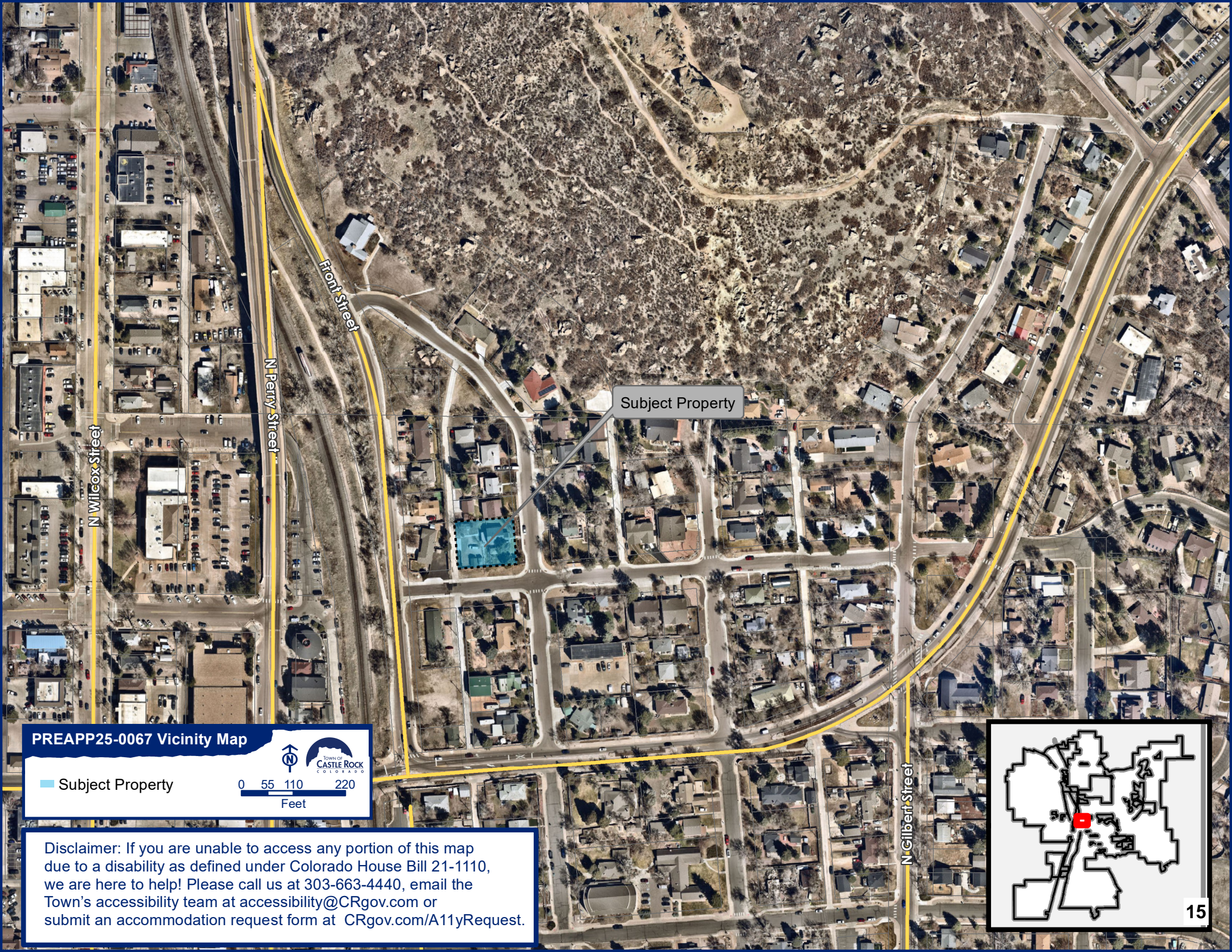
I move to continue this item to the next regular Historic Preservation Board meeting on October 1, 2025.

### **Attachments**

Attachment A: Vicinity Map

Attachment B: Plans





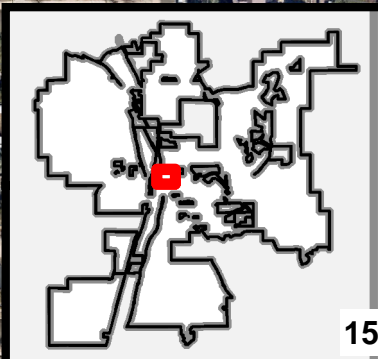
# PREAPP25-0067 Vicinity Map



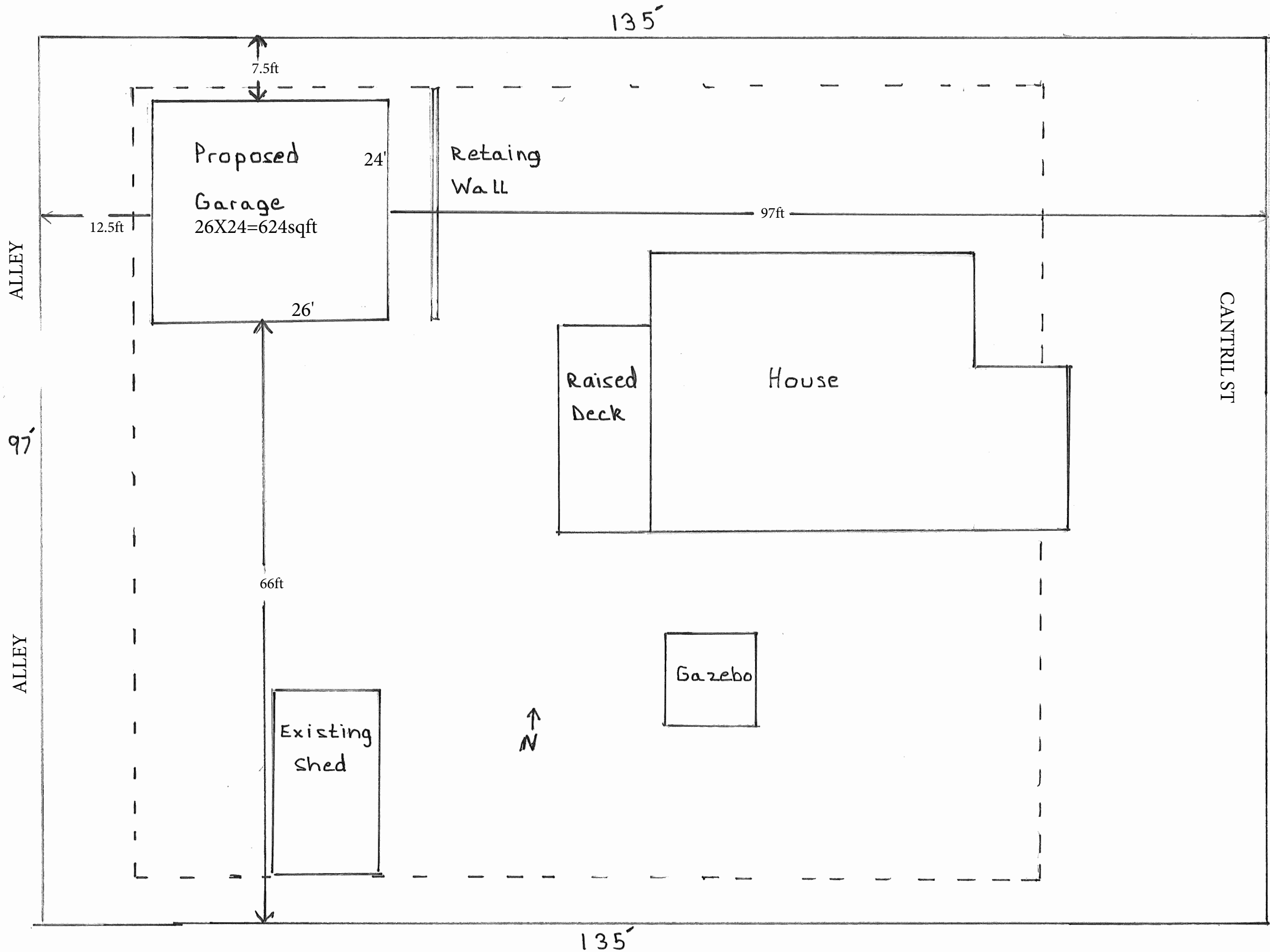
■ Subject Property

0 55 110 220  
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).







GENERAL INFORMATION

OWNER NAME: SUSAN A  
BARNES & SCOTT BARNES  
SITE ADDRESS: 603 CANTRIL  
ST CSTLE ROCK, CO 80104

ACCOUNT TYPE:  
RESIDENTIAL

LOCATION  
DESCRIPTION: LOTS 131415 &  
16 BLK 1 CRAIG & GOULD'S  
ADD TO CAST  
LOT SIZE: 0.287 ACRES-RES  
EXISTING STRUCTURES:  
HOME=1,190  
GAZEBO=SMALL  
EXISTING SHED=222sqft

PROPOSED STRUCTURES:  
DETACHED  
GARAGE 26X24=624sqft  
ZONING: RESIDENTIAL  
SCALE=1'/10'



ACCESSORY BUILDING  
26' X 24' = 624 SQ FT

DRAWING INDEX  
S1 - PROJECT NOTES, ELEVATIONS  
S2 - PLANS, SHEAR WALL SCHEDULE  
S3 - SECTIONS, DETAILS

PROJECT NOTES

1. DESIGN REQUIREMENTS  
GOVERNING CODES: 2018 IRC  
OCCUPANCY GROUP: GROUP U  
CONSTRUCTION TYPE: V-B
2. DESIGN SCHEDULE  
A. BUILDING SIZE  
WIDTH: 26'-0"  
LENGTH: 24'-0"  
SIDE WALL HEIGHT: 9'-1 1/8"  
TOTAL HEIGHT: 17'-6 7/8"  
B. ROOF PITCH: 7/12  
C. BUILDING LOADS  
GROUND SNOW LOAD,  $P_g$ : 45 PSF  
 $C_e$ : 1.00  
 $C_s$ : 1.20  
 $I_e$ : 1.00  
 $C_d$ : 1.00  
ROOF SNOW LOAD,  $P_s$ : 38 PSF  
ROOF LIVE LOAD: 20 PSF  
ROOF DEAD LOAD: 10 PSF  
D. DESIGN WIND  
BASIC WIND SPEED, V: 115 MPH  
WIND EXPOSURE: C  
E. SEISMIC DESIGN CATEGORY: B  
F. SITE CLASS: D
3. ROOFING SCHEDULE  
A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.  
B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.  
C. LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).  
D. GAF FELTBUSTER.  
E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.  
F. TRUSSES SHALL BE SPACED @ 24" O.C.  
G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.  
H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION \*GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES\* (BCSI)  
I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.  
J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.  
K. TRUSS MANUFACTURER: TUFF SHED, INC.
4. WOOD FRAMING  
A. ALL HEADERS ARE SPF #2 (U.N.O.).  
B. ALL WALL FRAMING MEMBERS SHALL BE SPF STUD GRADE OR BETTER.  
C. STUDS SHALL BE SPACED @ 16" O.C.  
D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.  
E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.  
F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.  
G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600  $F_b$  WITH THE FOLLOWING MIN. DESIGN VALUES:  $F_b$  = 2600 PSI,  $F_t$  = 1555 PSI,  $F_v$  = 285 PSI,  $F_{ci}$  = 2510 PSI,  $F_{cl}$  = 750 PSI,  $E$  = 2.0 x 10<sup>6</sup> PSI, SG= 0.50
5. SOIL  
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.  
B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.  
C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
6. PERMIT  
A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.  
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE
7. GENERAL NOTES  
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.  
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.  
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
8. MATERIAL EVALUATION REPORT IDENTIFICATION  
A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.  
B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.  
C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.  
D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.  
E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.  
F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.  
G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.  
H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.  
I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

18 JUNE 2025

TUFF SHED, INC.  
ENGINEERING DEPARTMENT  
RICHARD J. WILLIS, P.E.  
RWILLIS@TUFFSHED.COM  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-8833

SO # 2185167 EP # 25219  
Customer: SCOTT BARNES  
Description:  
ACCESSORY BUILDING  
26' X 24' = 624 SQ FT  
Site Address:  
803 CANTRIL ST.  
CASTLE ROCK, CO 80104

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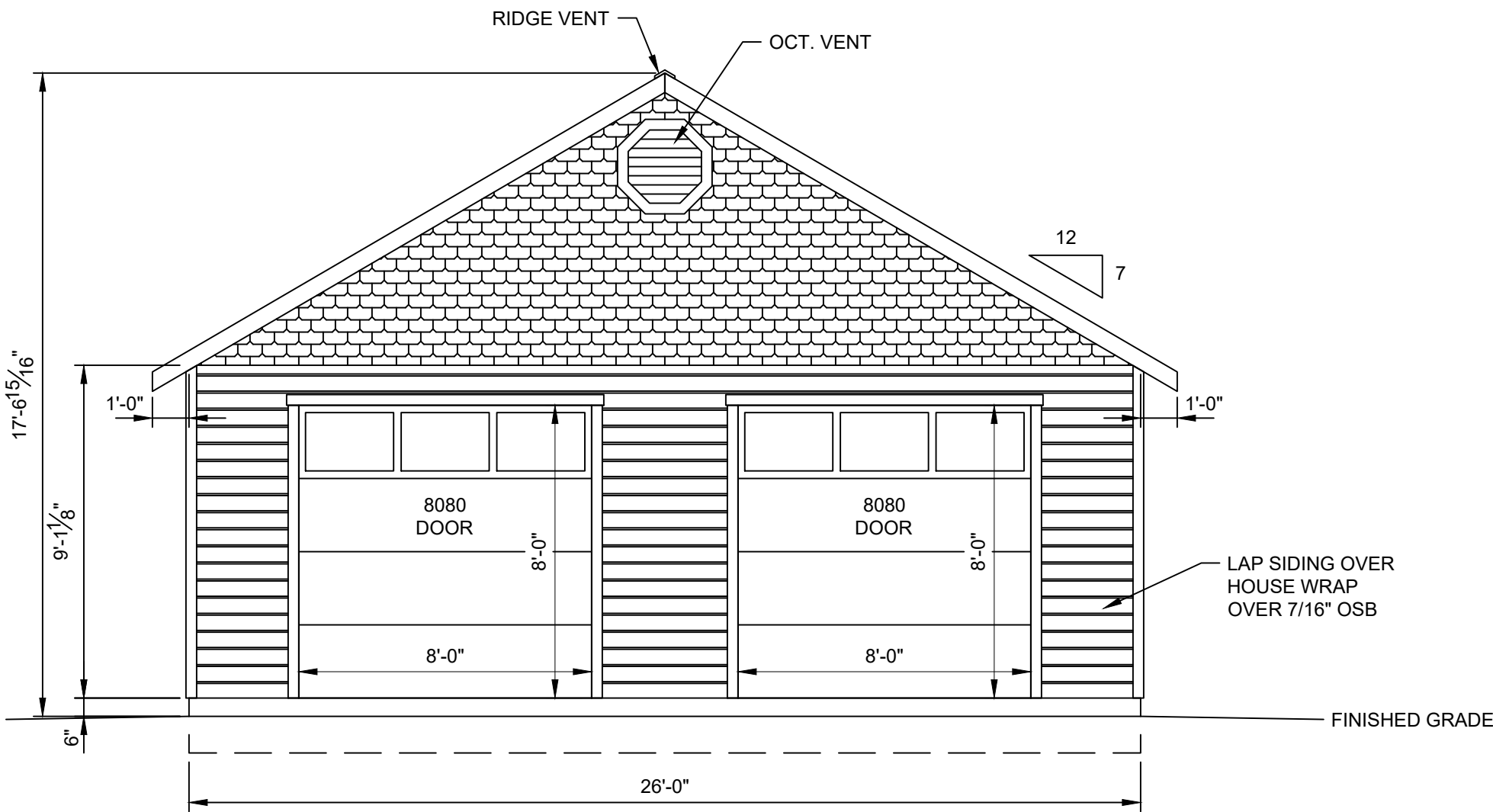
Drawn By: TB  
Date: 6/9/25  
Checked By:  
Date:  
Revised:  
Revised:

Title:  
PROJECT NOTES  
ELEVATIONS

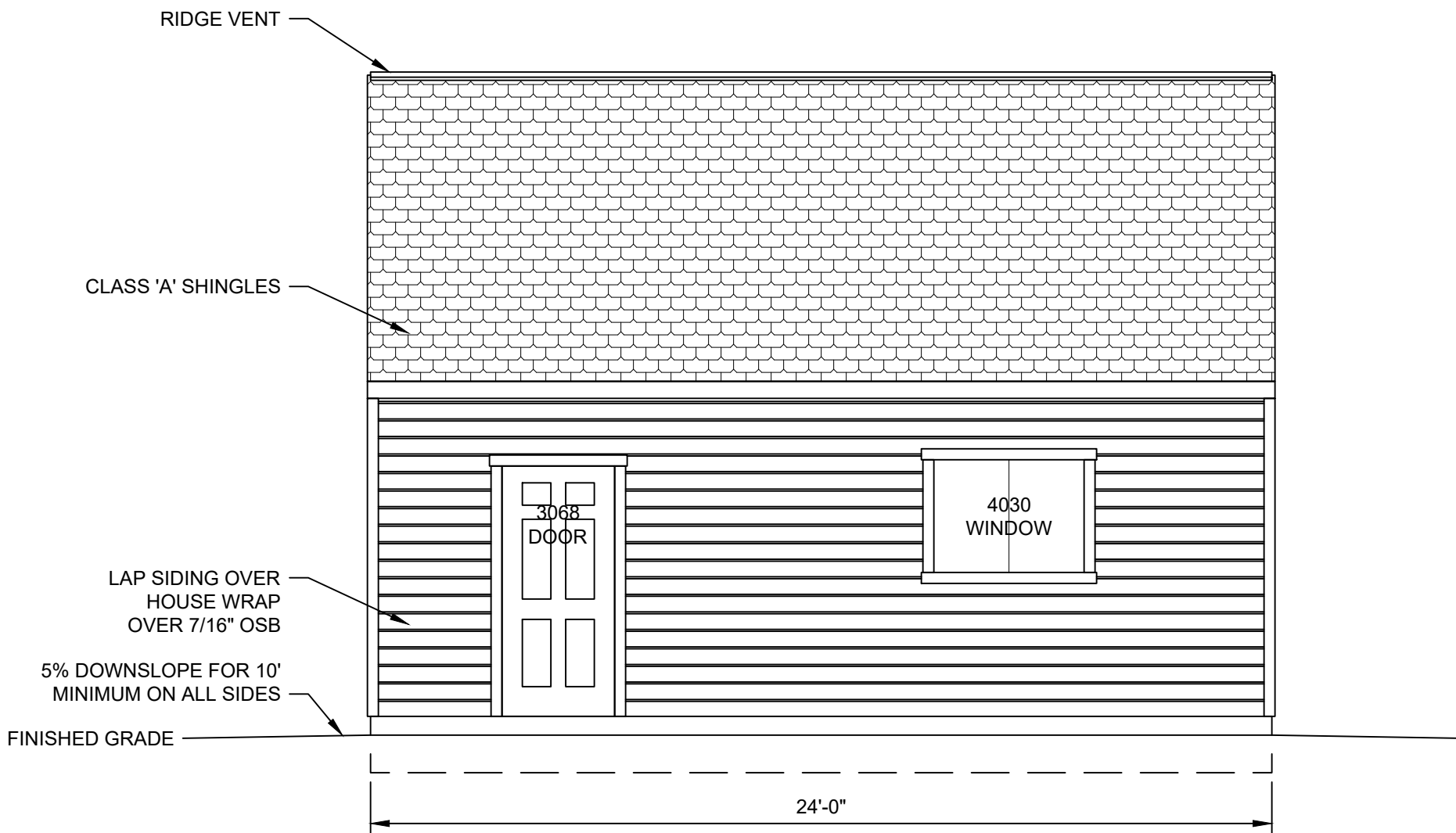
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Sheet:

S1

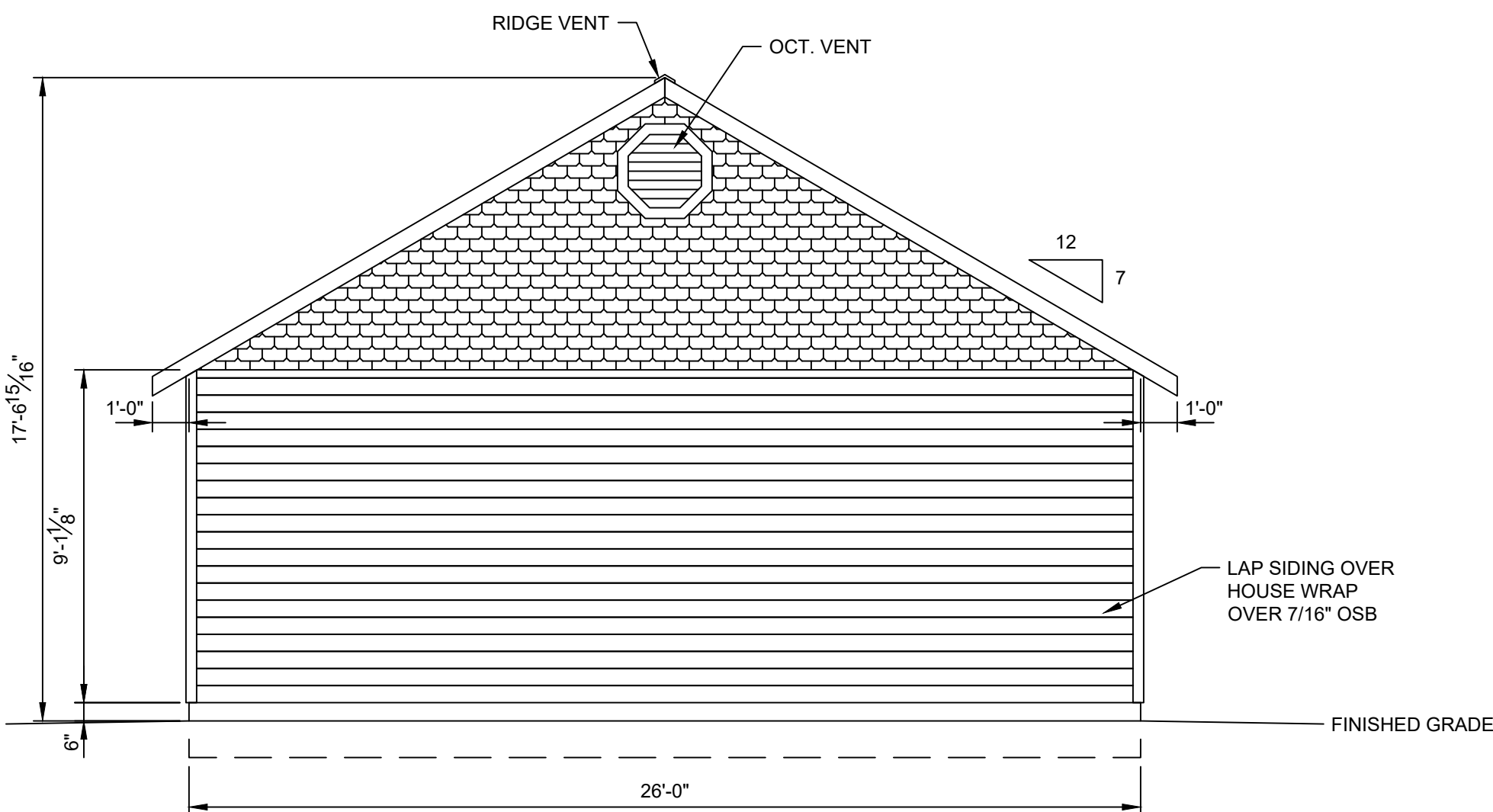
Sheet 1 of 3



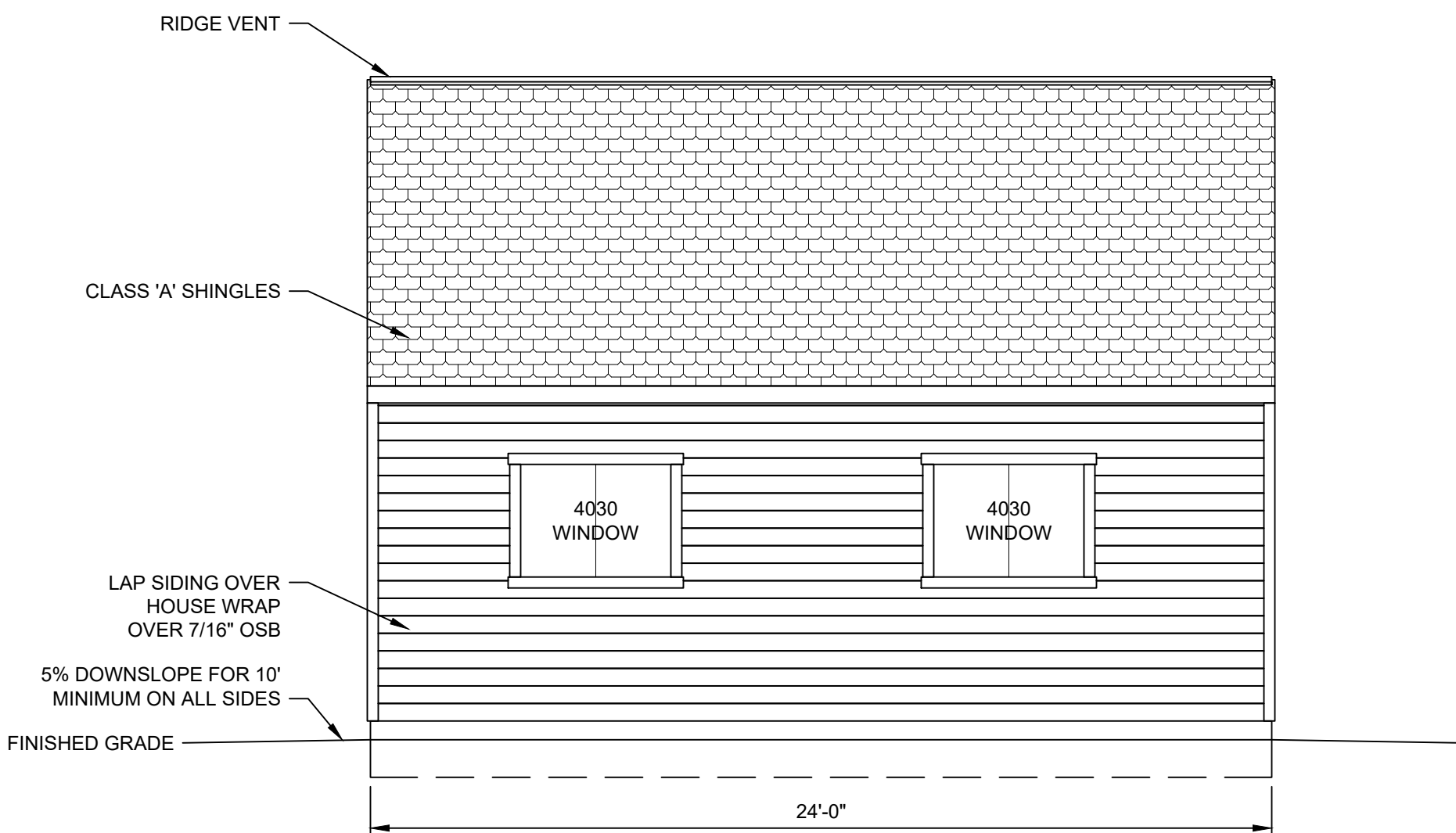
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION