



Historic Preservation Board Meeting Minutes

Chair John Beystehner
Vice Chair David Goode
Carlos Salinas
Mike Borgelt
Robert Lange
Dennis Duffin
Liaison Ron Claussen

Wednesday, December 1, 2021

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: 146 909 4625
Meeting Password: 2021HPBMeeting

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.

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

Remote participants please sign up to speak by sending an email to the Development Services Long Range Project Manager, Julie Kirkpatrick (jkirkpatrick@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.

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:04 p.m. by Chair Beystehner.

Present 7 - Chair John Beystehner, Vice Chair David Goode, Carlos Salinas, Mike Borgelt, Dennis Duffin, Robert Lange, and Liaison Ron Claussen

Attendance 9 - Desiree LaFleur, Caryn Johnson, Julie Kirkpatrick, Tara Vargish, Mike Hyman, Julie Parker, Jackie Jensen, Tony Felts, and Sandra Aguilar

CERTIFICATION OF MEETING

Ms. Kirkpatrick confirmed the meeting and agenda had been posted in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[HPB 2021-026](#) Minutes: October 6, 2021 Historic Preservation Board Meeting Minutes

Attachments: [HPB10.06.2021Minutes-DRAFT](#)

Moved by Vice Chair Goode, seconded by Borgelt, that the Historic Preservation

Board meeting minutes for Oct. 6, 2021 be approved as presented. The motion passed by the following vote: 6 to 0

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

DESIGN REVIEW BOARD MEMBER RECOMMENDATION

[HPB 2021-027](#) Discussion Action Item: Appointment of Design Review Board Representative

Chair Beystehner withdrew the motion to nominate Board Member Goode as representative for DRB. Moved by Goode, seconded by Salinas, that Historic Preservation Board nominate Robert Lange as the representative for the Design Review Board. The motion passed by the following vote: 6 to 0

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

TOWN COUNCIL UPDATE

Councilmember LaFleur reported that the budget is in revision since two of the funding ballot measures did not pass.

Ron Claussen, liaison from the Castle Rock Historic Society, reported that the new board is looking to implement some new ideas including conducting living history hikes on the Metzler Ranch, short weekday programs for younger kids and possibly utilizing interns from student history classes to create and run new programs. The Historical Board is planning a Craig & Gould event for new residents to share the history of the neighborhood and to learn about the process of updating their new homes.

PUBLIC HEARING ITEMS

[HPB 2021-025](#) 399 N. Gilbert Street New Construction Design Review
Lot 10A, Craig & Gould's Addition to Castle Rock, 13th Amendment,
County of Douglas, State of Colorado [Davey Daycare Sunroom]
ITEM CONTINUED FROM OCTOBER 6, 2021

Attachments: [Staff Report - UPDATED](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Proposed Plan and Elevations](#)

[Attachment C: Neighborhood Meeting Summaries](#)

[Public Record: 399 N. Gilbert Staff Presentation](#)

Ms. Kirkpatrick reported on 399 N. Gilbert St, Davey Daycare Sunroom Addition, a public hearing item that had been continued from the Oct 6, 2021 meeting. Staff recommends approval as it meets criteria.

Applicant: Leah Davey, owner, was available for questions from the Board.

Public Comment: None

Moved by Vice Chair Goode, seconded by Salinas, that the Historic Preservation Board approve HPB 2021-025, 399 N. Gilbert Street New Construction. The motion

passed by the following vote: 6 to 0

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

[HPB 2021-028](#) New Construction Design Review: 6 S. Cantril St. Lot 3, Block 23, Craig & Gould's Addition to Castle Rock, 18th Amendment, County of Douglas, State of Colorado [Duplex]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Proposed Plan and Elevations](#)

[Attachment C: Neighborhood Meeting Summaries](#)

[Public Record: 6 S. Cantril Staff Presentation](#)

[Public Record: 6 S Cantril Street - Applicant Presentation](#)

Ms. Kirkpatrick presented the report for new construction on 6 S. Cantril St. Duplex. This multi-family project complies with the R3 zoning. Staff recommends approval as the project meets criteria.

Applicant: Eric Helwig presented additional details to the Board.

Public Comment: None

Moved by Salinas, seconded by Duffin, that the Historic Preservation Board approve HPB 2021-028 New Construction Design Review: 6 S. Cantril St., a multi-family project. The motion passed by the following vote: 6 to 0

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

DISCUSSION ACTION ITEMS

[HPB 2021-029](#) Grant Application: 208 N. Cantril Street, Lots 4, 5, & 6, Block 14, Craig & Gould's Addition to Castle Rock, Town of Castle Rock, County of Douglas, Colorado [Dyer House, Chimney Reconstruction]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Local Restoration Grant Application](#)

[Public Record: 208 N Cantril CHIMNEY-Staff Presentation](#)

Ms. Kirkpatrick reported on the continued restoration of this property and that David Braun, owner of the Dyer House, is requesting a reconstruction grant for replacement of a chimney. This property is a Landmark and Historic property. The grant request amount is for \$3250. Ms. Kirkpatrick mentioned that this is the first of two grants being considered tonight and the grant budget currently exceeds \$11,000. Staff recommends approval of the project.

Moved by Salinas, seconded by Lange, that Historic Preservation Board approve the grant request to the Braun's for \$3250 for historical accurate replacement chimney. The motion passed by the following vote: 6 to 0

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

[HPB 2021-030](#) Grant Application: 208 N. Cantril Street, Lots 4, 5, & 6, Block 14, Craig & Gould's Addition to Castle Rock, Town of Castle Rock, County of Douglas, Colorado [Dyer House, Storm Windows]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Local Restoration Grant Application](#)

[Public Record: 208 N Cantril STORM WINDOWS grant-Staff Presentation](#)

Ms. Kirkpatrick presented the grant for 208 N. Cantril St., the Dyer House which is a Landmark and Historic Preservation property, for installation of storm windows in the amount of \$4435. Staff recommends approval.

Moved by Lange, seconded by Borgelt, that the Historical Preservation Board approve the grant for \$4435 to the Braun's for the replacement of windows on the Dyer House. The motion passed by the following vote: 6 to 0

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

[HPB 2021-031](#) Discussion: Hikes at Metzler Ranch

This item was presented earlier.

DESIGN REVIEW BOARD UPDATE

Board member Borgelt reported that the DRB has not met.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

Chair Beystehner checked for quorum for the Jan. 5 meeting and all Board members plan to attend.

ITEMS FROM STAFF

Ms. Kirkpatrick reported that the Historic Preservation Board vacancy will be advertised for partial term through May 2022. She also informed the Board that staff conducted research and determined that the historic preservation review of solar panels can be reviews and approved administratively, and will not come before the Board for discussion if the property is not historical and if the panels are not predominantly in view. On the agenda for the Jan. 5, 2022 meeting are Historic Preservation month promotional ideas and Who Owned the Rock presentation by Mr. Claussen.

ADJOURN

Moved by Chair Beystehner, seconded by Salinas, that the Historic Preservation Board be adjourned at 7:36 p.m. The motion passed by the following vote: 6 to 0

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

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

Historic Preservation Board