



## 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

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Wednesday, December 7, 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

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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](http://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](mailto: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** 7 - Chair John Beystehner, Vice Chair Robert Lange, Carlos Salinas, Mike Borgelt, Dennis Duffin, Peter Gould, and Scott Ashburn

**Attendance** 3 - Liaison Ron Claussen, Brad Boland, and Sandra Aguilar

### CERTIFICATION OF MEETING

Mr. Boland confirmed the meeting and agenda has been noticed in accordance with the Open Meetings Law.

### APPROVAL OF MINUTES

[HPB 2022-021](#) Minutes: October 5, 2022 Historic Preservation Board Meeting Minutes

**Attachments:** [HPB10.05.2022Minutes-DRAFT](#)

**Moved by Vice Chair Lange, seconded by Borgelt, that the Historic Preservation Board meeting minutes for October 6, 2022 be approved as presented. The motion passed by the following vote: 7 to 0.**

**Yes:** 7 - Chair Beystehner, Vice Chair Lange, Salinas, Borgelt, Duffin, Gould, and Ashburn

## TOWN COUNCIL UPDATE

None.

## PUBLIC HEARING ITEMS

[HPB 2022-022](#) Design Review: 7 N. Lewis Street (Triplett House)  
Lots 7 & 8, Block 20, Craig & Gould's Addition to Castle Rock, County of Douglas, State of Colorado  
Project #HIS22-0003

**Attachments:** [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Plan](#)

[Attachment C: Proposed Elevations](#)

[Attachment D: Proposed Materials](#)

[Attachment E: Resident Input](#)

[Public Record Document: Staff Presentation](#)

Mr. Boland presented the HPB2022-022 Design Review: 7 N. Lewis Street (Triplett House) for an accessory dwelling unit. Staff recommends approval as it meets criteria.

Applicant: Melanie and Keith Vezzani, owners, provided additional details.

Public Comment: Bill Sherwood, resident, spoke in support.

**Moved by Lange, seconded by Duffin, to approve the design request for Lots 7 & 8, Block 20, Craig & Gould's addition of the accessory dwelling unit addition at 7 N. Lewis (Triplett House) as presented. The motion passed by the following vote: 4 to 3**

**Yes:** 4 - Chair Beystehner, Vice Chair Lange, Duffin, and Ashburn

**No:** 3 - Salinas, Borgelt, and Gould

## DISCUSSION ACTION ITEMS

[HPB 2022-023](#) 203 Cantril Street Local Restoration Grant Application  
Lots 13, 14, & the S. 12' of 14, Craig & Gould's Addition to Castle Rock  
[Hammar House, Tuckpointing]

**Attachments:** [Staff Memorandum](#)[Attachment A: Vicinity Map](#)[Attachment B: Local Restoration Grant Application](#)[Public Record Document: Staff Presentation](#)

Mr. Boland presented the grant application for 203 Cantril St. This property is locally and nationally landmarked. It has received grant money previously. Staff recommends approval as it meets criteria.

Applicant: the applicant, Bruce Decker, owner, came online for the meeting at the end of the meeting and was available for questions from the Board.

Public Comment: none

**Moved by Salinas, seconded by Lange, for the Historic Preservation Board to approve the grant application for 203 Cantril Street for \$2,300. The motion passed by the following vote: 6 to 0 (Ashburn lost connection to meeting)**

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

**Not Present:** 1 - Ashburn

[HPB 2022-024](#) 2023 Historic Preservation Month Planning (continued discussion)

The Board discussed ideas for National Historic Preservation Month. The DDA event does not fit with the historical aspect. The projector costs \$700/night and so other options were discussed. The Board does have about \$7000 allocated for the entire year's events and activities, but this amount is not solely for National Historic Preservation Month. Poster boards with landmarked properties could be placed at various Town facilities. An art contest for different age students could be developed and the Board would need to establish the rules. Mr. Boland will look to see if the State Historic Society has a toolkit for children. The Cantril House will not become property of the Town until mid-summer. Castle Rock Water is having a celebration for the infrastructure upgrade for Craig & Gould North, similar to what was done for Craig & Gould South and includes a time capsule.

## DESIGN REVIEW BOARD UPDATE

Borgelt reported there has not been a Design Review Board meeting.

## CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

The museum is setting up their meetings and presentations schedule for 2023. They are working on a social media strategy and also looking at how to get more school involvement. Mr. Claussen will be unavailable for meetings until March 6. Mr. Claussen inquired about Wild Blue Yonder carriage house which was it was built in 1870 and any demolition or changes would have historic significance. Beystehner had knowledge that this building could potentially be remodeled. Mr. Boland reminded the Board that any remodeling or demolition of a historically significant building would have to be before the Board and potentially Town Council.

## BOARD MEMBER ITEMS

**Check for quorum for upcoming meetings****Jan. 4, 2023****Feb. 1, 2023**

Board members present have no conflicts and do plan to attend the January 4 and February 1 meetings. These meetings are critical to the planning for National Historic Month.

**ITEMS FROM STAFF / INFORMATIONAL ITEMS**

Mr. Boland reminded the Board about the Saving Places conference, Feb. 8-10, 2023 in Boulder. Attendance by a Board member is required for certification and the Town will pay for registration. The conference can be attended virtually.

**ADJOURN**

**Moved by Chair Beystehner, seconded by Borgelt to adjourn the Historic Preservation Board meeting at 7:32 p.m. The motion passed by the following vote: 6 to 0**

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

**Not Present:** 1 - Ashburn