Historic Preservation Board
Meeting Minutes - Draft

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

Wednesday, April 2, 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

Santi Smith was also in attendance.

Present 5 - Vice Chair Christopher Plucinski, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Boardmember Robin Warnke, and Boardmember Susan Thayer

Not Present 2 - Chair Robert Lange, and Boardmember Alan Hannasch

Attendance 4 - Brad Boland, Jason Gray, David Roh, and Darcie Hartman

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

HPB 2025-006 **March 5, 2025 Historic Preservation Board Meeting Minutes**

Moved by Boardmember Thayer, seconded by Boardmember Warnke, to Approve HPB Topic HPB 2025-006 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Vice Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, Boardmember Thayer, and Liaison Roh

Not Present: 2 - Chair Lange, and Boardmember Hannasch

TOWN COUNCIL UPDATE

Mayor Gray gave an update.

DISCUSSION ACTION ITEMS

HPB 2025-007 **Historic Preservation Month Discussion**

Mr. Boland gave a summary of the items that are currently planned for Historic Preservation month, as well as things that can start being planned for Historic Preservation month of 2026 to start working on later in the year. Mr. Boland gave an update on plans to attend the Spring Concert with a booth for HP month and offered clarification on the timeline and next steps. He also noted that placemats had been updated, and the posters had been designed and updated. Boardmembers offered feedback on the poster for potential changes, and confirmed that the QR code works. Vice Chair Plucinski confirmed that the posters would be displayed on sidewalks again this year and in similar locations,

Mr. Boland responded. Vice Chair Plucinski asked if any particular restaurants were interested in participating in handing out materials, Mr. Boland responded.

HPB 2025-008 **Discussion/Direction: Chapter 15 Amendments**

Mr. Boland presented on HPB2025-008 Chapter 15 Amendments. Boardmember Thayer suggested the Board host the Craig & Gould neighborhood in an educational session notifying homeowners of grants and other programs that could be available to them, Mr. Boland responded. Boardmember Thayer expanded on previous comments noting the needs for some of the unlandmarked properties to upgrade electrical, structural, other safety items, etc. Boardmember Vezzani added that there are state tax credits that may be available for some of the safety concerns in the older homes in the neighborhood. She also noted that many homeowners may not be aware of some of the potential hazards resulting from outdated building conditions. Boardmember Thayer commented on the language of economic hardships and how the language in the code is vague, noting that there is a need for clarification. Mr. Boland responded. Boardmember Vezzani expanded on the need for comparisons in the language used by other jurisdictions to define contributing structure, hardships, etc. Mr. Boland explained the previously conducted windshield survey, which Boardmember Vezzani inquired about its availability. Boardmember Vezzani asked for elaboration on the steps to demolish an existing property, if its landmarked, etc. Mr. Boland responded.

DESIGN REVIEW BOARD UPDATE

None.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Roh gave an update.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland gave an update.

ADJOURN

Moved by Vice Chair Plucinski, seconded by Boardmember Ahrens, to adjourn. The motion passed by a vote of: 5 to 0.

Yes: 5 - Vice Chair Plucinski, Boardmember Ahrens, Boardmember Vezzani, Boardmember Warnke, and Boardmember Thayer

Not Present: 2 - Chair Lange, and Boardmember Hannasch