



Historic Preservation Board Meeting Minutes - Draft

Chair John Beystehner
Vice Chair Diane Evans
Robert Lange
Scott Ashburn
Mike Borgelt
Peter Gould
Christopher Plucinski
Liaison Ron Claussen

Wednesday, November 6, 2024

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

David Roh from the Castle Rock Historical Society was also in attendance.

Present 7 - Chair John Beystehner, Boardmember Robert Lange, Boardmember Mike Borgelt, Boardmember Peter Gould, Boardmember Scott Ashburn, Vice Chair Diane Evans, and Boardmember Christopher Plucinski

Not Present 1 - Liaison Ron Claussen

Attendance 3 - Desiree LaFleur, Brad Boland, 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 2024-030](#)

October 2, 2024 Historic Preservation Board Meeting

Minutes

Moved by Vice Chair Evans, seconded by Boardmember Borgelt, to Approve HPB Topic HPB 2024-030 as presented. The motion passed by a vote of: 7 to 0.

Yes: 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

TOWN COUNCIL UPDATE

None.

PUBLIC HEARING ITEMS

Mr. Boland presented on HPB 2024-002 Reso. No. HPB RESP 2024-002: A Resolution Approving a Request for a Landmark Alteration Certificate. Chair Beystehner asked for clarification on the existing vs the proposed columns and if there is a plan to match the originals. The applicant, Devin Visciano, later joined by Tim White, White Development Company, gave a presentation and addressed Chair Beystehner's question. Chair Beystehner also asked for clarification on the addition of chimneys, to match the historical design. The applicant answered the question. Boardmember Lange asked for elaboration on signs and murals that would be added to the property, the applicant responded. Boardmember Borgelt asked about the boardwalk and if there were any plans to repair or replace it, the

applicant responded. Chair Beystehner asked for clarification on plans to meet ADA standards, the applicant responded. Boardmember Borgelt asked for original reference photos for the west side of the building, the applicant clarified that there are none available. The applicant continued with their presentation. Boardmember Gould asked for elaboration on the aluminum shingles and how they will age, the applicant responded. Boardmember Borgelt asked about the original windows and if they are operable, the applicant responded. Chair Beystehner asked for elaboration on the difference in exterior colors being proposed, and not having a cohesive color on the historic portion of the building, the applicant responded. Boardmember Lange asked about any plans to preserve the ash tree on the property, the applicant responded. Boardmember Gould asked for information on the age of the current columns, and the design changes, the applicant responded. Boardmember Borgelt asked about gutters and downspouts and if they would match the historic period, the applicant responded. Chair Beystehner gave kudos to the applicant for their efforts in researching the property, and reiterated his suggestions. Several other Boardmembers gave kudos to the applicant for their research efforts.

[HPB RESO
2024-002](#)

**Resolution No. HPB RESO 2024-002: A Resolution
Approving a Request for a Landmark Alteration Certificate
for 415 N. Perry Street (City Hotel)**

**THE SOUTH 10.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 12,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE
OF COLORADO AND THE NORTH 49.84 FEET OF LOT 4,
BLOCK 12, TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO.**

Moved by Vice Chair Evans, seconded by Boardmember Lange, to Approve HPB Resolution HPB RESO 2024-002 as presented. The motion passed by a vote of: 7 to 0.

Yes: 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

DESIGN REVIEW BOARD UPDATE

None.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

None.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

December 4, 2024

Special Meeting January 15, 2025

ITEMS FROM STAFF / INFORMATIONAL ITEMS

Mr. Boland gave an update.

ADJOURN

Moved by Chair Beystehner, seconded by Boardmember Gould, to adjourn. The motion passed by a vote of: 7 to 0.

Yes: 7 - Chair Beystehner, Boardmember Lange, Boardmember Borgelt, Boardmember Gould, Boardmember Ashburn, Vice Chair Evans, and Boardmember Plucinski

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

Historic Preservation Board