



Historic Preservation Board Meeting Minutes - Draft

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

Wednesday, December 3, 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

Present 6 - Chair Robert Lange, Vice-Chair Christopher Plucinski, Boardmember Dan Ahrens, Boardmember Melanie Vezzani, Boardmember Robin Warnke, and Boardmember Susan Thayer

Not Present 2 - Boardmember Alan Hannasch, and Liaison David Roh

Staff in Attendance 2 - Brad Boland, Carissa Ahlstrom

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Boardmember Ahrens, seconded by Vice-Chair Plucinski, to Approve HPB 2025-019 as presented. The motion passed by a vote of:

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

HPB 2025-019

September 3, 2025, Historic Preservation Board Meeting

Minutes

TOWN COUNCIL UPDATE

PUBLIC HEARING ITEMS

HPB 2025-017

**203 North Perry Street Local Restoration Grant Application
(Little School on Perry Street/Saunders House)**

**Lot 6 & South ½ of Lot 5, Block 22, Town of Castle Rock, County
of Douglas, State of Colorado**

Brad Boland presented the Grant Application for 203 North Perry Street, a property landmarked in 2003. A Landmark Alteration Certificate was approved in 2024 for changes to non-historical portions of the home. With no local restoration grants awarded in 2025, \$15,000 remains available for eligible restoration or rehabilitation work (e.g., siding repair, repainting, window restoration).

Staff noted the project aligns with the Town Vision, Comprehensive Master Plan, Historic Preservation Plan, and prior Board actions. Boardmembers asked about

funding thresholds and penalties; Mr. Boland clarified the grant is use it or lose it with unused funds returning to the Philip S. Miller trust, and that no penalties apply.

The applicant, Taylor Louison, owner of the on-site daycare (Little School on Perry Street), described renovation costs, project timeline, and the need for grant funds to offset expenses. He highlighted efforts to preserve historic elements, including maintaining the onsite well with protective modifications and repurposing original wood flooring. The owners intend to expand services by opening a drop-in daycare.

Mr. Boland confirmed that preservation of the well supports the project's eligibility. One member of the public spoke in opposition, citing historical ties to the home.

Moved by Vice-Chair Plucinski, seconded by Boardmember Thayer, to Approve HPB Topic HPB 2025-017 as presented.. The motion passed by a vote of:

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

DESIGN REVIEW BOARD UPDATE

No meetings of the Design Review Board.

CASTLE ROCK HISTORICAL SOCIETY AND MUSEUM LIAISON UPDATE

Mr. Boland informed the board that they submitted the report and are in compliance. There were also an update from Town Council that there are no longer a remote option for attending the meeting.

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

January 7, 2026

February 4, 2026

ITEMS FROM STAFF / INFORMATIONAL ITEMS

ADJOURN

Moved by Chair Lange, seconded by Boardmember Vezzani, to Approve to adjourn as presented. The motion passed by a vote of:

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