



HISTORIC PRESERVATION BOARD

WEDNESDAY, OCTOBER 22, 2025

AGENDA

Wednesday, October 22, 2025

6:00 PM

100 Third Street, Castle Rock, CO
Conference Room – A and B

1. Call to Order

- a. Roll Call
- b. Approval of the Agenda

2. Approval of Minutes

Attachments: [Unofficial Minutes for August 27, 2025](#)

3. Citizen Comment (5 min. per participant)

4. Discussion and Action Items

- a. Highlands Ranch Metro District Fly'n B House Funding Request

Attachments: [Highlands Ranch Metro District Fly'n B House Funding Request](#)

- b. 2026 Historic Preservation Unofficial Meeting Schedule

Attachments: [2026 Historic Preservation Board Unofficial Meeting Schedule](#)

- c. Curator Updates

5. Other Business and Discussion

- a. Parks, Trails, and Rueter-Hess Update September 2025

Attachments: [Parks, Trails, and Rueter-Hess Update September 2025](#)

6. Adjournment

***The Next Regular Meeting Will be Held on Wednesday, November 19, 2025 @ 6:00 p.m. ***

www.douglas.co.us

MEETING DATE: October 22, 2025

ATTACHMENTS:

Unofficial Minutes for August 27
2025



HISTORIC PRESERVATION BOARD

WEDNESDAY, AUGUST 27, 2025

MINUTES

Wednesday, August 27, 2025	6:00 PM	Prairie Canyon Ranch 4620 S CO-83 Franktown, CO 80116-8604
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Meeting on Location/ No Virtual Option
Special Meeting Time 4:15 PM

1. **Call To Order**

PRESENT Board Member Chris E. Schutzenberger
Board Member George Price
Board Member Jeffrey E. Popp
Board Member Mary O'Pry
EXCUSED Board Member Michael R. Drennan

a. Roll Call

STAFF

PRESENT Lauren Pulver, Planning Supervisor
Brittany Cassell, Curator
Celeste Deal, County Liaison
Kyle Kowalski, Open Space and Natural Resources Ranger

GUESTS Brian O'Malley, COSAC
Barbara Darden, Schueber Darden Architects

b. Approval of the Agenda

Board Chair, Chris Schutzenberger, made a motion for the HPB to approve today's agenda.

RESULT: APPROVED

MOVER: Chris E. Schutzenberger

SECONDER: Mary O'Pry

AYES: Schutzenberger, Price, Popp, O'Pry

EXCUSED: Drennan

2. Approval of the Minutes

Board Chair, Chris Schutzenberger, asked for a motion to approve the Minutes from June 25, 2025, with the correction on page 4, paragraph 8. There was a missing zero in the number 100,000.

RESULT: APPROVED

MOVER: Chris E. Schutzenberger

SECONDER: George Price

AYES: Schutzenberger, Price, Popp, O'Pry

EXCUSED: Drennan

3. Citizen Comment (5 min. per participant)

Brian O'Malley, Douglas County Open Space Advisory Committee (COSAC), introduced himself. He would like to invite the HPB to collaborate more with Open Space Advisory Committee on the many Douglas County properties that include historic properties.

Barbara Darden, Scheuber Darden Architects, introduced herself and gave her history working with the County and Prairie Canyon Ranch (PCR). She has worked on projects at PCR the last 25 years.

4. Discussion and Action Items**a. Parks, Trails, and Rueter-Hess Update July 2025**

There was no discussion.

b. Historic Sites for Website Content

Brittany Cassell, Curator, shared a list of Douglas County properties on the County, State, and National Register of Historic Properties. Currently, the County website highlights only properties on the county historic register but not the others.

The County would like to have properties from the State and National Historic Registry added to the website with a short description. Staff reached out to HPB for recommendations and to ask if any HPB members would like to assist in writing the descriptions for any of the properties.

c. Tour of Historic Resources

Brittany Cassell, Curator, escorted the HPB on a tour of Prairie Canyon Ranch following the adjournment of the meeting. The HPB was able to tour the property and see what projects were completed on previous phases and what work is slated for this year and any immediate needs for phases in the future.

Barbara Darden, Schueber Darden Architects, gave information and history on structures and residents past and present on the property.

5. Other Business and Discussion

a. Fall Festival at Sandstone Ranch

Staff informed the HPB of a Fall Festival on September 22, 2025, at Sandstone Ranch hosted by Open Space and Historic Resources. All HPB members are encouraged to attend. There will be a Historic Preservation booth.

6. Adjournment

Board Chair, Chris Schutzenberger, adjourned the meeting at 4:28 p.m..

The Next Regular Meeting Will be Held on Wednesday, September 24, 2025 @ 6:00 p.m.

www.douglas.co.us

MEETING DATE: October 22, 2025

ATTACHMENTS:

Highlands Ranch Metro District Fly'n B House Funding Request



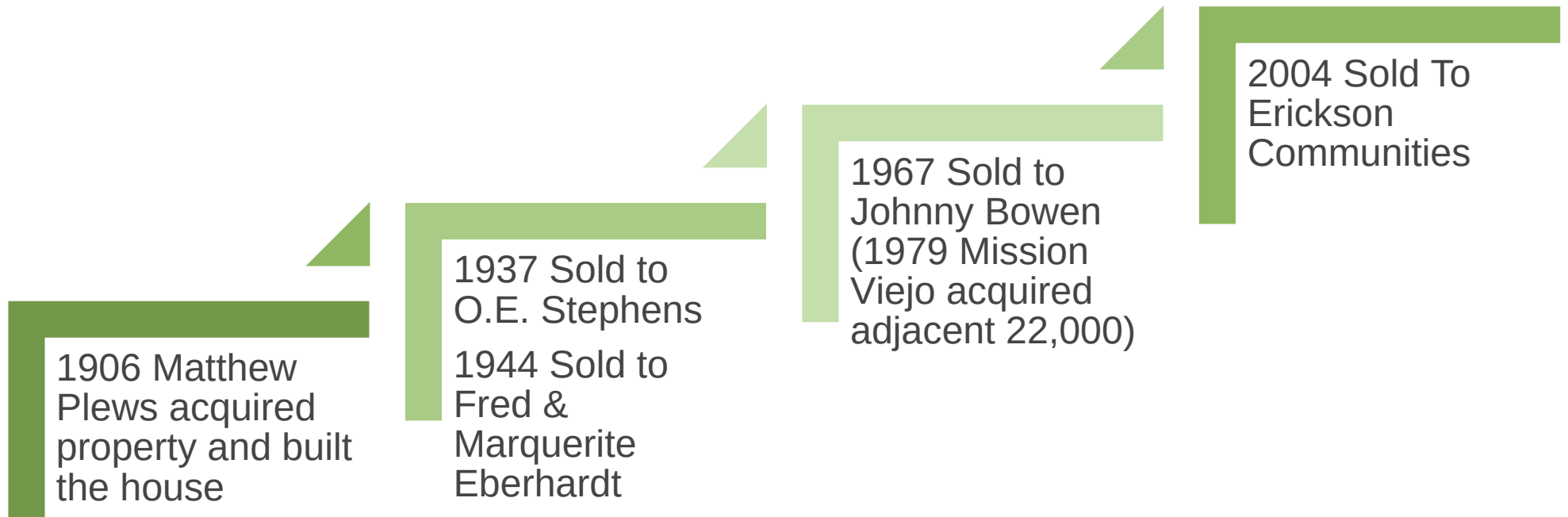
Fly'n B House

September 2025

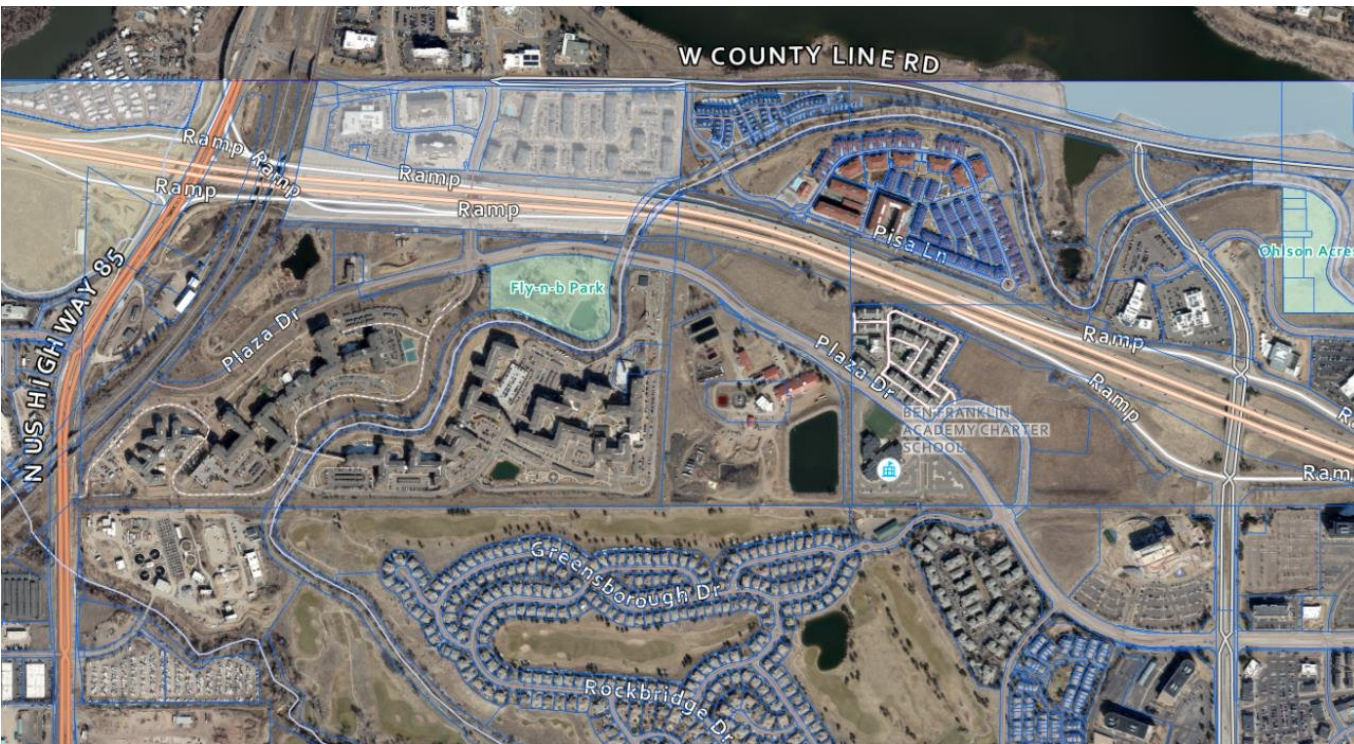


HIGHLANDS RANCH
Metro District

Fly'n B Ranch Owners



Fly'n B Park



- Adjacent to Wind Crest Development
- Developer donated land for future park.
- Development generated \$2.62 million for park development and trail improvements.
- Funds remaining for construction ~\$650,000

Fly'n B Park Master Plan – 2007



Fly'n B Park Construction



- 10.3 acres
- Began construction in 2009
- Dedicated park in 2011

Fly'n B Park Program



- Historic and environmental interpretation
- Nature Camp
- Shelter for community events, picnics, and social gatherings
- Fishing
- Trails

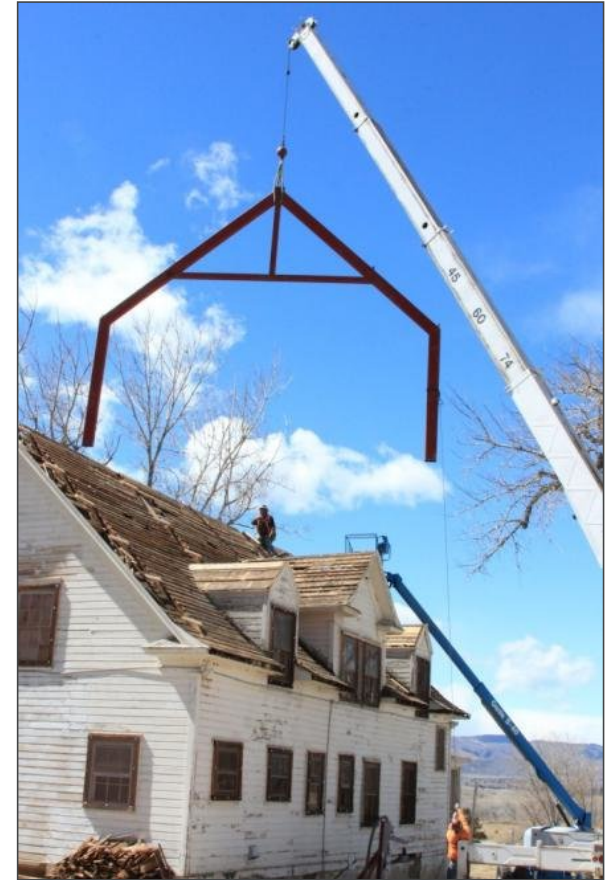
Fly'n B House

- 2010 – Discovered structural problems during renovation at Fly'n B House
- 2010-2012 – Suspended work on Fly'n B House until renovation of Highlands Ranch Mansion completed
- 2013 – Completed historic structure assessment of Fly'n B House and evaluation of community needs related to “historic” buildings
- 2014 – Stabilization and exterior renovation completed
- 2020-2021 Evaluated Alternatives for Fly'n B House
- 2024 Board directed staff to solicit public input in 2025



Fly'n B House Stabilization

Phase I 2014



Fly'n B House Renovate Exterior

Phase I 2014

Cost of Phase I: \$466,600

Stabilize Structure and Renovate Exterior



Fly'n B Phase II – Proposed Options

- Option 1 – Renovate Existing House
- Option 2 – Remove and Replace House
- Option 3 – Leave House As-Is
- Option 4 – Remove House and add parking
- Option 5 – New Outdoor Space

Option 1 – Renovate Existing House

Pros

- Steel support framing in place
- Shorter runs for utilities
- Preserve original house and foundation
- Addition of useable outdoor space
- Improve access to house

Cons

- Roof structural fixes
- Uncertainties of code required upgrades
- Site fill for ADA access
- Appearance of existing steel
- Maintenance of existing house materials
- Exceeds budget – need additional funding source

Option 2 – Remove and Replace

Pros

- Meet current IBC codes
- Meet ADA requirements with limited grading
- Add approx. 300SF to accommodate storage and utilities
- Construction warranty
- Lower maintenance
- Safe access of house

Cons

- Regrade of site for new house
- Replica of house
- Exceeds budget – need additional funding source
- Removes notable house within park

Option 3 – Leave House As-Is

Pros

- Preserves notable house
- Provides additional parking
- No increased operational impact

Cons

- Vandalism of House
- No useable or rental space
- Safety concerns and risks
- Vacant house attractive nuisance
- Requires continual maintenance funding

Option 4 – Remove House

Pros

- No house maintenance
- Provides additional area for parking

Cons

- No additional useable or rental space
- Removes local landmark house within park
- Hard to represent history of park

Option 5 – New Outdoor Space

Pros

- Minimal maintenance
- Provides additional area for parking
- Provides space when existing shelter is rented

Cons

- No additional indoor rental space
- Removes local landmark house within park
- Hard to represent history of park

Estimated Cost for Each Option

Funds remaining for construction ~\$650,000

<i>Estimated Cost Ranges</i>	Option 1 - Renovation	Option 2 New Building	Option 3 Leave As-Is	Option 4 Remove Building	Option 5 New Shelter
	\$ 1,700,000	\$ 1,800,000	\$ 870,000	\$ 760,000	\$ 870,000
	\$ 2,100,000	\$ 2,200,000	\$ 1,100,000	\$ 930,000	\$ 1,100,000

Questions

Send feedback and questions to
Stephanie Stanley at sstanley@highlandsranch.org or
info@highlandsranch.org



HIGHLANDS RANCH
Metro District

www.douglas.co.us

MEETING DATE: October 22, 2025

ATTACHMENTS:

2026 Historic Preservation Board Unofficial Meeting Schedule



**DOUGLAS COUNTY
HISTORIC PRESERVATION BOARD
2026 UNOFFICIAL MEETING SCHEDULE**

MEETING DATE

January 28
February 25
March 25
April 22
May 27
June 24
July 22
August 26
September 23
October 28
November 18*
December 16*

**MEETINGS ARE HELD AT 6:00 P.M.
Philip S. Miller Building, Conf Rooms A & B
100 Third Street
Castle Rock, CO 80104**

Note: Agendas are available on the Douglas County website prior to the meeting.

Historic Preservation Board meetings generally occur on the 4th Wednesday of each month.
*Scheduled to Accommodate Holidays.

www.douglas.co.us

MEETING DATE: October 22, 2025

ATTACHMENTS:

Parks

Trails

and Rueter-Hess Update September 2025

Memorandum

Date: October 1, 2025
To: Douglas County Advisory Boards
Through: Douglas J. DeBord, County Manager
From: Nick Giauque, CPRP, Parks Program Manager
Amy Knopp, Manager, Rueter-Hess
Morgan Morehart, LICT CPSI, Parks Operations Manager
Luke Thornton, CPRP, Parks Program Coordinator
CC: Steve Shoultz, Assistant Director of Parks, Trails, and Building Grounds
Subject: **Parks, Trails, and Rueter-Hess Update for September 2025**

PROGRAM UPDATE

Volunteer Update

The volunteer program hosted the Douglas County Leadership Academy at Whispering Pines Park on September 19th. These leaders of Douglas County spread 15 tons of sand for the volleyball court, 25 yards of mulch for the playground, 4 yards of mulch for the landscape beds, painted one shed, collected three bags of trash, and pruned numerous shrubs. 38 attendees provided 114 hours of service.





The volunteer program will offer the following events in October:

- October 9th – Tree Wrapping at Highland Heritage Regional Park
- October 15th – Tree Wrapping at Bayou Gulch Regional Park
- October 16th – Flower Planting at the Justice Center
- October 17th – Shoreline Cleanup at Bingham Lake
- October 22nd – Trash Pick-up at Challenger Regional Park
- October 29th – Trash Pick-up at Highland Heritage Regional Park

The volunteer program will host Cherry Hills Community Church at Bluffs Regional Park and Highland Heritage Regional Park on October 5th.

As a part of the Dougnad event on October 25th, the volunteer program will host the Douglas County Youth Commission at the Wilcox Building.

2025 Volunteer Statistics

2025	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maintained	Mullein Weeds Eradicated	Culverts Painted	Miles of Trail Maintained
March	2	6	12	5	-	-	-	-	-
April	3	86	243	14	45	-	-	-	-
May	6	16	35	2	3	3	-	-	1
June	7	17	33	2	6	3	4,250	1	1
July	6	32	64	2	6	-	-	2	2
August	3	9	18	6	5	-	-	-	-
September	1	38	114	3	-	2	-	-	-
Totals	28	204	519	34	65	8	4,250	3	4

On September 22nd, the team hosted an informational table at the Fall Festival at Sandstone Ranch. Staff were able to talk to attendees about parks, trails, Ruter-Hess Reservoir, and project funding.



On September 23rd, Luke Thornton – Parks Program Coordinator, attended the Douglas County School District Community Resource Fair. He was able to talk to participants about the volunteer program. The event was attended by over 100 residents.

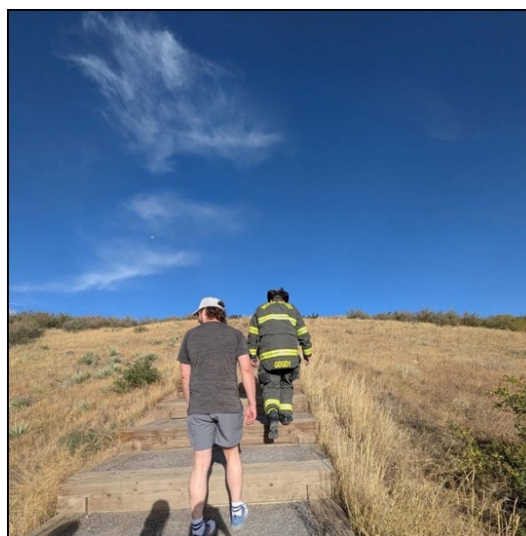
Counter Update as of 9/29/2025

Location	2024 totals through September	2025 totals through September
Bayou Gulch Regional Park – Dog Park	13,710	17,831
Bingham Lake	62,364	70,655
Bluffs Regional Park*	117,627	101,202
Cherry Creek Regional Trail – Pinery	22,682	32,005
East/West Regional Trail – Grigs Trailhead	36,155	32,369
East/West Regional Trail – High Point	-	33,507
East/West Regional Trail – Monarch Trailhead	14,842	16,082
East/West Regional Trail – Schweiger Ranch	11,365	11,846
East/West Regional Trail – Stepping Stone	30,576	38,542
Fairgrounds Regional Park – Dog Park	38,022	37,573
High Line Canal – East	-	8,673
High Line Canal – West	24,497	28,886
Rueter-Hess Reservoir – Coyote Run Loop	7,788	12,201
Rueter-Hess Reservoir – Incline Trailhead	54,738	56,178
Rueter-Hess Reservoir – Newlin's Gold	892	1,569
Totals	435,258	499,119
*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.		

RUETER-HESS UPDATE

9/11 Stair Climb Honoring Heroes

On Thursday, September 11th, Lone Tree Brewing Company hosted the 9/11 Memorial Stair Climb at Rueter-Hess Incline. This stair climb consisted of traversing the incline 11 times in honor of the first responders who scaled the World Trade Center's Twin Towers. The event honored both first responders and fallen heroes while supporting the Colorado State Fire Fighters Foundation. The event inspired other regular Incline visitors to attempt additional trips up the stairs that day. One local firefighter conquered the incline in his bunker gear (firefighting uniform). Lone Tree Brewing Company is interested in holding this as an annual event at Rueter-Hess.



Sonar Technology on Rueter-Hess Recreation Patrol Boat

A new advanced sonar system has been installed on the patrol boat at Rueter-Hess Reservoir to enhance public safety, support recreational activities, and improve angling experiences.

This sonar unit provides real-time underwater imaging and environmental data, enabling Park Rangers to:

- Support Anglers by identifying active fish habitats and sharing that information to improve fishing success.
- Enhance Visitor Safety by detecting underwater hazards and monitoring fluctuating water levels to ensure dock accessibility.
- Assist Watercraft users by providing up-to-date water temperature readings and conditions for safer recreation.

In addition to recreational benefits, the sonar system significantly strengthens emergency response capabilities. It allows Park Rangers and first responders to quickly locate missing persons or submerged objects, dramatically improving search and rescue response times.

This investment in technology reflects a continued commitment to public safety, environmental stewardship, and high-quality visitor experiences at Rueter-Hess Reservoir.



STATISTICS

Visitation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025 Total
Reservations Made	2	3	130	140	312	819	1080	868	419	3,773
Total Visitors At Reservoir	9	14	223	224	544	1719	2292	1826	723	7,574
Total Trails Visitors	2894	4338	7571	7626	9230	10395	9194	9084	8461	68,793
Total Visitors	2903	4352	7794	7850	9774	12114	11486	10910	9184	76,367
Special Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025 Total
Total Special Activities/Events	0	0	0	0	4	28	33	15	0	80
Total People Attending Special Activities/Events	0	0	0	0	95	1334	843	718	0	2990
Fishing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025 Total
Adult Anglers	0	0	94	114	189	266	376	457	148	1,644
Youth Anglers	0	0	37	26	48	133	155	176	51	626
Total Anglers	0	0	131	140	237	399	531	633	199	2,270
Watercraft Inspections	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025 Total
Total Watercraft Inspections	0	0	0	0	202	830	1242	987	259	3,520
Public Safety	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2025 Total
Number Of People Helped To Recreate Safely	0	0	0	0	9	23	8	5	6	51