



HISTORIC PRESERVATION BOARD

WEDNESDAY, JULY 22, 2026

AGENDA

Wednesday, July 22, 2026

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 March 25, 2026](#)

Attachments: [Unofficial Minutes for April 1, 2026](#)

3. Citizen Comment (5 min. per participant)

4. Discussion and Action Items

- a. 2027 Budget Requests
- b. Funding Request - City Hotel

Attachments: [APPLICATION - City Hotel](#)

Attachments: [Addendum A - City Hotel](#)

- c. Curator Updates

5. Other Business and Discussion

- a. Fair Update

6. Adjournment

The Next Regular Meeting Will be Held on Wednesday, August 26, 2026 @ 6:00 p.m.

www.douglas.co.us

MEETING DATE: July 22, 2026

ATTACHMENTS:

Unofficial Minutes for March 25
2026



HISTORIC PRESERVATION BOARD

WEDNESDAY, MARCH 25, 2026

MINUTES

Wednesday, March 25, 2026

6:00 PM

9651 S. Quebec St. Littleton, CO 80130

1. Call to Order

Chair, Chris Schutzenberger called the meeting to order at 6:05 p.m. and asked for a roll call.

a. Roll Call

PRESENT Chris E. Schutzenberger

Mary O'Pry

Michael R. Drennan

EXCUSED Jeffrey E. Popp

STAFF

PRESENT Lauren Pulver, Planning Supervisor

Brittany Cassell, Curator

Celeste Deal, County Liaison

b. Approval of the Agenda

Board Chair, Chris Schutzenberger asked for any proposed changes to the agenda.

Hearing none we will move on.

2. Approval of Minutes

Approval of the February 25, 2026 meeting minutes was tabled.

3. Citizen Comment (5 min. per participant)

There were none.

4. Discussion and Action Items

a. Landmark Application Review

Presented by Paul Hutton, President, Alice Ranch Preserve Homeowners Association.

The HPB and presenter(s) had a question-and-answer session. Questions discussed included landmark eligibility, grant requirements, public access, ownership structure, conservation easements, structure conditions, grant programs, and the review process.

b. Annual Report Review and Approval

The 2025 Annual Report draft was reviewed.

The HPB and staff held a question-and-answer session on caption consistency, photo updates, and timing for review.

c. Letter of Support Request from Rock Ridge Foundation

A letter-of-support request for a State Historic Fund grant was discussed. The HPB members expressed concern with the level of modifications proposed on the historic barn and that the work was outside the scope of historic preservation. The HPB did not recommend providing a letter of support.

d. Curator Updates

5. Other Business and Discussion

a. Department of Parks and Recreation Update February 2026

6. Executive Session

7. Adjournment

***The Next Regular Meeting Will be Held on Wednesday April, 22, 2026 @ 6:00 p.m. ***

www.douglas.co.us

MEETING DATE: July 22, 2026

ATTACHMENTS:

Unofficial Minutes for April 1
2026



HISTORIC PRESERVATION BOARD

WEDNESDAY, APRIL 1, 2026

MINUTES

Wednesday, April 1, 2026

5:00 PM

Virtual Meeting

VIRTUAL MEETING

1. Call to Order

Chair, Chris Schutzenberger called the meeting to order at 5:00 p.m. and asked for a roll call.

a. Roll Call

PRESENT Chris E. Schutzenberger
Mary O'Pry
Michael R. Drennan
Jeffrey E. Popp

STAFF

PRESENT Lauren Pulver, Planning Supervisor
Brittany Cassell, Curator
Celeste Deal, County Liaison

b. Approval of the Agenda

Chair, Chris Schutzenberger asked if any members had any changes to the agenda. Seeing none the agenda stands as is.

RESULT: APPROVED

MOVER: Chris E. Schutzenberger

AYES: Schutzenberger, O'Pry, Drennan, Popp

2. Citizen Comment (5 min. per participant)

There were none.

3. Discussion and Action Items

a. Landmark Application Review

The Allis Ranch landmark nomination request was presented by Brittany Cassell, Curator and Lauren Pulver, Planning Manager.

The HPB and presenters had a question-and-answers session. Questions discussed included: the age of the structures, historic significance, and whether members had additional questions after the prior presentation.

b. Annual Report Review and Approval

The 2025 Annual Report was presented by staff.

The HPB and presenter(s) had a question-and-answers session. Questions discussed included: comments on the draft report and potential photo changes.

Chair Chris Schutzenberger, asked for a motion to recommend the Annual Report to the Board of County Commissioners.

RESULT: APPROVED

MOVER: Mary O'Pry

SECONDER: Jeffrey E. Popp

AYES: Schutzenberger, O'Pry, Drennan, Popp

4. Executive Session

An executive session was initiated pursuant to Colorado Revised Statutes §24-6-402(4)(a) for the purpose of discussing potential acquisition of real property. No decisions were made. No additional items were discussed.

Chair ,Chris Schutzenberger, asked for a motion to enter an Executive Session.

RESULT: APPROVED

MOVER: Mary O'Pry

SECONDER: Michael R. Drennan

AYES: Schutzenberger, O'Pry, Drennan, Popp

5. Adjournment

Chair, Chris Schutzenberger, made a motion to adjourn the meeting. The meeting was adjourned at 6:18 pm.

***The Next Regular Meeting Will be Held on Wednesday, May 27, 2026 @ 6:00 p.m. ***

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MEETING DATE: July 22, 2026

ATTACHMENTS:

APPLICATION - City Hotel

Historic Resources Funding Application

Project Name: City Hotel

Date: 6/22/26

Applicant Information:

Name: White Development, LLC

Type of Entity: Colorado limited liability company

Authorized Representative: Devin N. Visciano

Contact Information: 303.506.5995; DVisciano@White-Dev.com

Project Information:

Project Type: Restoration and related new construction

Property address: 415 Perry Street, Castle Rock, Colorado

State Parcel Number(s): 2505-112-07-005;

Total acreage: 0.353

Geographic area to be benefitted by the project (local, community, regional):

Town of Castle Rock; Douglas County; Southern Denver metro area

Population to be benefitted by the project (including any special population groups):

Residents of Douglas County and Castle Rock as well and the local business owners.

Funding Information:

Total project cost: Approximately \$16M

Requested Amount of County Funding: \$350,000

Percentage of project funded by the County: 2% of total cost; approx. 33% of historic rest. cost

Applicant's financial contribution: \$1.6M to date; \$3.5M total project contribution at completion

Financial contributions from other grants or project partners:

The Town of Castle Rock's Economic Development Counsel has provided a low-interest loan in the amount of \$750,000, distributed upon the certificate of occupancy, as well as tax increment financing totaling \$1M over 10 years.

In-kind contributions from other project partners:

Project Narrative:

Describe the proposed project, its overall intent and function, and funding request. Discuss the project's anticipated construction timeframe. Describe any additional approvals, permits, easements, or agreements required for the project. State who owns the property and will maintain the project in perpetuity.

See Project Narrative attached hereto as Addendum A

Additional Documentation (as applicable to the request):

- ☒ Maps showing project location, vicinity map, and proposed geographic service or benefit area.
- ☒ Letters of support from participating partners or community members.
- ☒ Paleontological, Archaeological, Historical Structure Assessments or historic documents or records that may apply to the proposed project.
- ☒ Information as to how the Secretary of Interior Standards will be addressed as a best practice (please note there are standards for Structures and Archaeology).
- ☒ Overall site plan and color rendering for all proposed improvements. Include conceptual plans for proposed future phases. Separate applications are required for any requests to fund future phases.
- ☒ Other information the applicant deems useful for understanding its request

Signature:

Devin N. Visciano

Date: 6/15/26

www.douglas.co.us

MEETING DATE: July 22, 2026

ATTACHMENTS:

Addendum A - City Hotel

Addendum A

Project Narrative for Historic Resources Funding Application 415 Perry Street, Castle Rock, Colorado “City Hotel”

Project Overview

The project includes the complete restoration of the historically landmarked City Hotel building in Castle Rock’s historic downtown district together with the construction of a new, four-story boutique hotel. The City Hotel is one of Castle Rock’s oldest surviving structures and was a landmark business during Castle Rock’s early years. Applicant is seeking grant funds solely for the purpose of covering a portion of the cost of the historic restoration.

To ensure the historic structure remains as original as possible without extensive retrofitting, the historic structure will serve as the main dining area for the food and beverage venue within the new hotel and will be restored to all applicable historic preservation standards. This will allow for the historic structure to be preserved with a flexible use in perpetuity. The new adjacent structure will contain 36 hotel rooms, an indoor/outdoor rooftop bar, and two retail units on the main level—all situated around an open courtyard designed to be a gathering place with the historic structure as the centerpiece.

The project has received Major Site Plan approval from the Town of Castle Rock, approvals by the Castle Rock Historic Society, and building permits have been issued. The project expands on Castle Rock’s distinct town identity by preserving one of the Town’s historically landmarked structures and will provide new entertainment, retail, and dining opportunities all informed by the historic past of the City Hotel as a gathering space and place of commerce.

Site Information and Project Ownership

The project is located on the north end of Castle Rock’s historic downtown district at 415 N. Perry Street (Parcel ID No: 2505-112-07-005) and the new hotel structure is to be constructed in the parking lot to its south (Parcel ID No. 2505-112-07- 005). The project is currently owned by an affiliated entity of the applicant, White Development, LLC, and would be transferred into a single purpose entity for ownership of the real estate, paired with an operational entity which will oversee the hotel’s business operations and maintain the property.

Historic Significance

The building was constructed in the town of New Memphis in approximately 1872. The town, which was located approximately two miles north of downtown Castle Rock near the present day intersection of Highway 85 and Liggett Road, was inhabited with settlers from Memphis, Tennessee. Thomas S. Harris and his brother John were the founders of the town, and the historic building was one of the first buildings constructed there.

It was presumed that the building was moved to its present location sometime after April 27, 1874 when Harris purchased the lot on which it remains from John Craig. The building is believed to be one of the oldest surviving structures from the town of Castle Rock's founding as Thomas Harris was one of Castle Rock's first settlers and later was twice elected mayor of the town and served on town council until his death. By 1875, the building was being advertised as the Castle Rock Hotel with Thomas Harris as the proprietor, and by 1891 was being operated as the City Hotel.

The property was continually operated as a hotel or boarding house for close to 80 years and served as an integral part of daily life for Castle Rock's early settlers. Historic advertisements and articles for the hotel in the Castle Rock Journal reflect that the hotel served not only as a gathering place for residents and a place to stay for visitors, but also as a central point of commerce and services in the early days of Castle Rock. Doctors and dentists visiting from Denver would utilize the City Hotel for monthly visits, the property served as a depot for the sales of everything from the latest in men's and women's fashion to ranch goods, and it was often the site of community meetings including political rallies. The City Hotel was also the site of more than one curious incident involving the Town's mayors, including the site of its first mayor's injury that led to his death.

Serving the Castle Rock and Broader Community

This project presents an ideal scenario of protecting the past by giving it a future. Uniquely, this project provides for the preservation of one of Castle Rock's oldest surviving historical structures by providing an adjacent use that is the same as the original building's historic use. By doing so, the guest experience in the new boutique hotel can be informed by the history of the historic structure—furnishings, art, and design informed by the City Hotel's early days, food and dining experiences fitting of Castle Rock's first place to get "a square meal at a fair rate", and the ability to experience both in connection with the historic structure.

Through our community outreach, we identified a distinct need for hospitality within the Downtown district. Community members expressed a need for a more centrally located hotel for out-of-town visitors. Members of the Town's business community and the Downtown Development Alliance indicated that business travelers routinely travel to Castle Rock for meetings but often stay in Denver or the Denver Tech Center, meaning visitors are spending less time (and money) in the Town of Castle Rock and Douglas County more broadly. Residents similarly expressed a need for out-of-town guests to have a hospitality option in the Downtown District and a higher level hospitality concept in general. A properly scaled and design driven hotel of this type in the Downtown district allows visitors to stay in the central business district and take more advantage of the local retail and restaurant offerings. The proposed project also expands the range of employment offerings for residents and offers over 2,500 square feet of leasable commercial space for new or expanding businesses, plus hospitality and service employment options.

Most importantly, as set forth in detail below, the overall project is designed so that visitors can experience the historic structure in a form and manner that is consistent with how it existed in approximately 1900—restored exteriors, interiors highlighting unique handcrafted original building materials, and a thoughtful relationship with the new structures that allows the historic structure to be the central focus and connecting point. Moreover, the floor plan of the historic

structure provides a flexible second floor meeting and dining space that provides opportunities for use by the Castle Rock and Douglas County residents as part of the community's meeting space program.

Historic Preservation Considerations

The proposed project is designed to be a new anchor on the north end of Downtown for visitors and is designed with the pedestrian experience at the forefront. To achieve this, the emphasis of the project is the complete restoration of the historic City Hotel. To not detract from the historic structure, the proposed new building is oriented with its main massing along the back of the lot. Those portions of the building that extend to be adjacent to the historic structure are set back slightly further than required by code and a terraced rooftop patio is situated to mitigate the impact of the vertical elements on pedestrians—all of which leave the street-level focus on the historic structure. The architectural and design style of the proposed new building is intended to be referential to the historic structure while offering a modern vision for a new City Hotel in Castle Rock. Exterior elements of the new structure (e.g. the awning along Perry Street, window sizing/locations, and finish materials) are designed to be compatible with and referential to the existing historic structure.

Great effort has been taken to plan for the restoration of the historic structure in a way that ensures it endures in its original form to the greatest extent possible, while being brought to modern safety and use standards. The restoration plan approved by Castle Rock's Historical Society includes:

Structural Restoration: The historic structure will receive a new foundation (as it currently does not have a foundation), a new roof system, and the non-historic additions on the west side of the building have been removed.

Exterior Restoration: The non-historic entrance to the building will be removed and the two original entrances will be restored. Exterior doors will be custom fabricated to match the historic reference photos. The wood on the footpath of the covered patio along the front of the historic structure will be replaced and better integrated into the pedestrian walkways. The pillars of the patio will receive additional detailing to match historic reference photos. The "Hotel" signage visible in reference photos will be restored with a historically appropriate hand-painted sign and will be illuminated. The non-historic windows will be replaced by custom wood framed windows designed to match the historic reference photos. The original window layout on the north façade of the building has been modified with the removal of several windows and the replacement of others; therefore, the original window layout will be restored. The existing wood siding, which matches the historic material but is not original to building, will be replaced with a custom milled acacia wood siding. This material will match the historic material in color, milling profile, and application and will provide superior weatherproofing and color retention.

Interior Restoration: The goal of the interior restoration is to create a functional space that allows guests to experience the historic structure without modifications

that would limit its uses in the future. Over the past 12 months, applicant has overseen the removal of decades worth of interior renovations and has stripped the interior back to its original structural elements—circular sawn true 2x12” floor joists, original wood plank floorings, and the original brick clad fireplaces. The interior renovation will provide intimate dining facilities while showcasing these elements, not covering them up.

Construction Timeline

As stated above, the project has all necessary approvals to commence construction. The applicant is finalizing its construction and permanent financing for the project and intends to commence construction upon completion of that process in the fall of this year.

This project represents an urgent need to protect and restore one of Castle Rock’s oldest buildings. At the time of White Development’s purchase of the property, the building had been divided into several unoccupied small apartment units and had fallen into considerable disrepair. The building does not have a foundation and therefore has serious structural issues and has unaddressed damage to its roof system resulting from a fire in approximately 1908. The applicant over the last 18 months conducted significant environmental remediation to remove asbestos and other hazardous materials used during previous renovations to the building, has demolished the interior of the building down to the original structure, and has removed non-historic additions off the back of the building. Much of this work was performed in order to assess the structural integrity of the building and determine a plan for further restoration and use.

Funding Request

Applicant is requesting \$350,000 in order to facilitate this project. To date, applicant has invested approximately \$1.6M in the acquisition of the historic building and the development of the project. Included within this are significant expenditures on environmental mitigation at the historic structure, as well as advance work on the buildings restoration including removing all non-historic additions and a detailed demolition of the building’s interiors to preserve historic materials for reuse. The anticipated total project cost for the City Hotel, including the new structures will exceed \$16M, and we anticipate the costs associated with the preservation of the historic structure will be approximately \$1M of this total cost.