



DEVELOPMENT STANDARDS

Protecting the historic character within conservation areas is paramount. An improperly designed infill building could significantly compromise the character of an area and detract from their historic neighbors. The town adopted comprehensive design guidelines in 2002 with *Castle Rock Design*. A similar design guideline book, *Castle Rock Style*, focuses on historic buildings. New construction that is designed in accordance with the guidelines will complement the historic character of the Downtown area, however guidelines are voluntary in nature. Throughout the public participation process, the concept of design standards was discussed. A design standard is a mandatory requirement that must be followed when designing a building. The public voiced concern that design standards not be overly burdensome to property owners and must not stifle creativity. As such, the concept of F.R.E.S.H. infill design philosophy was introduced to the work group. The concept includes and illustrates all of the necessary elements needed to ensure contextually sensitive infill buildings.

WHAT IS F.R.E.S.H.?

The F.R.E.S.H. philosophy was developed by the staff of Colorado Historical Society as a way to remember and explain the most basic components of proper contextual infill design. F.R.E.S.H. is an acronym meaning:

- F = Footprint
- R = Roof
- E = Envelope
- S = Skin
- H = Holes

Collectively, these components can create compatible buildings for historic downtowns and neighborhoods. F.R.E.S.H. concepts encourage new and creative design, while safeguarding the context and integrity their historic neighbors.

Footprint

The footprint is the outside dimension of a building which describes the amount of space it occupies on the ground. This figure is usually expressed in square footage. A one-story



Differing footprints between buildings cause awkward relationships and completely overwhelm their neighbors.



The new building on the right is a F.R.E.S.H design because it incorporates all of the elements for proper infill design.

building measuring 50 feet by 20 feet has a 1,000 square foot footprint. In historic neighborhoods, footprints are generally compatible. New construction in older areas sometimes creates incompatible footprints. This awkward relationship between the buildings can create unpleasant aesthetic conditions and adversely affect the integrity of the smaller structure, as the larger footprint may consume multiple lots or overshadow neighbors. To combat these issues, F.R.E.S.H. infill projects have footprints, which are compatible to surrounding buildings.

Roof

Roofs come in many shapes and sizes. In downtown Castle Rock gabled, hipped, and flat roofs are the most common roof forms. The introduction of a roof form with a different



Significantly differing building envelopes cause awkward relationships with their neighbors.

size and shape may be incongruent with the context of the neighborhood. F.R.E.S.H. emphasizes the construction of new buildings with compatible scale and roof forms within existing neighborhoods. New and old roofs should be similar in pitch, complexity and orientation. F.R.E.S.H. concepts discourage vertical additions to existing structures, known as pop-tops, since they require the removal of the original roof to accommodate the addition of multiple floors. Pop-tops often result in changes to the original roof style and scale of the building, which can adversely impact adjacent historic properties. Pop-tops that employ the original roof form, however maintain the character of the neighborhood.



While these two buildings have similar envelopes, their skin, roof shape and solid to void ratio result in incompatible designs.

Holes

Holes are defined as the pattern of doors or windows on a building. F.R.E.S.H. design concepts recommend that the doors, windows and other openings should imitate the style and pattern used on surrounding structures. As with the other components of F.R.E.S.H., the holes of a new structure should be compatible to those of its neighbor as measured by the solid to void ratio, the ratio between a building’s walls (the solid) and the openings in the walls (the void).

Since each conservation area has its own unique character elements, each area will have specific standards tailored to enhance its overall character. Through the implementation strategies of this Plan, F.R.E.S.H. based design standards will be developed and integrated into Castle Rock Design to create a comprehensive design document.

Envelope

The envelope is the outside of the building. If you could shrink-wrap a building and then remove everything but the shrink-wrap, you would be left with the shell or envelope. The envelope is the first thing many people see when they look at a building. Consequently, if infill buildings look out of place, the envelope is often to blame. When the envelope is too large, the infill structure overwhelms the smaller buildings in the area. F.R.E.S.H. design concepts suggest that the envelope should be similar in projections, height, bulk, height-width ratio as the existing buildings.



The solid to void ratio, as represented by the doors and windows, are compatible between the three buildings above.

Skin

A building’s skin is its outer membrane, such as brick or wooden walls, glass, steel cladding, stone and concrete. In Castle Rock the typical skin materials are brick, rhyolite stone, glass and wood. A building’s skin has a profound visual impact, therefore, inappropriate skin can be significant detriment to a buildings compatibility, even when other F.R.E.S.H. elements are reasonably incorporated into the design. F.R.E.S.H. stresses that new structures should be clad in a material that is visually and physically similar to the surrounding buildings.



The new commercial development in the 400 block of Perry Street (left) is a good example of the application of F.R.E.S.H. in-fill design concepts. When compared to the 300 block of Wilcox Street (above), the new construction reflects similar and compatible footprints, roof shape, building envelopes, skin and holes.



“Castle Rock is the prettiest little town in the state. Let us make it the best in every way.”

Frank Ball, Castle Rock Mayor
April 2, 1897