

Castle Rock Downtown Alliance

A partnership between the Downtown Development Authority and Downtown Merchants Association

Downtown Merchants Association
18 S. Wilcox St., Ste. 202
Castle Rock, CO 80104

May 21, 2019

Town Council and Dave Corliss
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

Town Council,

At its May 2, 2019 board meeting, the Castle Rock Downtown Merchants Association (DMA) discussed the request to de-landmark the property at 302 Wilcox Street. The DMA board consists of business and property owners in Downtown Castle Rock, and exists to promote and facilitate an active and vibrant Downtown. Preserving history and community character is an important component of any active and vibrant downtown and is important to the DMA. However, the DMA is in support of de-landmarking the property at 302 Wilcox Street for a variety of reasons.

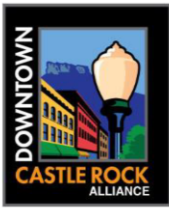
The DMA recommends removal of the landmark status at 302 Wilcox Street for the following reasons:

- The building was hit by a car in the 1970's and the storefront windows were reconfigured, loosing historic appearance at street level.
 - The building is not eligible for the State or National Register for this reason.
- The proposed façade restores a more historic appearance and fits with the rest of the block.
- The DMA has received complaints for years about this property.
 - Complaints include concerns of drugs, prostitution, gangs, vomit on the streets, and fights.
 - Downtown has hoped that someone would 1) buy the property, 2) invest in the inside and outside, 3) propose a food/drink concept, and 4) be patient enough to work through the public process to be allowed to invest in the outside of the building. These things are all proposed and de-landmarking allows the owners to move forward.
- The proposed façade will change and improve the stigma of the property and proposed windows will bring natural light into the space, as encouraged by Downtown Design Guidelines.

The DMA believes that the de-landmarking of the property will have a positive impact on adjacent properties and the downtown district, and recommends the de-landmarking of 302 Wilcox Street.

Sincerely,

Kevin Tilson
Director, Downtown Merchants Association



Castle Rock Downtown Alliance

A partnership between the Downtown Development Authority and Downtown Merchants Association

Downtown Development Authority
18 S. Wilcox St., Ste. 202
Castle Rock, CO 80104

May 21, 2019

Town Council and Dave Corliss
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

Town Council,

At its May 2, 2019 board meeting, the Castle Rock Downtown Development Authority (DDA) discussed the request to de-landmark the property at 302 Wilcox Street. The DDA board consists of business and property owners in Downtown Castle Rock and is guided by a Plan of Development. The Plan of Development calls for the preservation of history and character for truly significant buildings, and calls for an active and vibrant Downtown core. After a discussion on the characteristics of the property at 302 Wilcox Street, the DDA voted to support the de-landmarking of the property at 302 Wilcox Street for a variety of reasons.

The DDA recommends removal of the landmark status at 302 Wilcox Street for the following reasons:

- The building is not eligible for the State or National Historical Register due to lack of documentation of the original look of the property, and due to the fact that historic appearance at the street level was lost when the storefront was reconfigured in the 1970's.
- The proposed façade will change and improve the stigma of the property,
 - the proposed windows will bring natural light into the space, as encouraged by Downtown Design Guidelines,
 - the proposed brick incorporates timeless design using quality materials,
 - the proposed use is an active and vibrant food/drink concept, and
 - the proposed façade restores a more historic appearance and fits with the rest of the block.

The DDA believes that the de-landmarking of the property will have a positive impact on adjacent properties and the downtown district, and recommends the de-landmarking of 302 Wilcox Street.

Sincerely,

Kevin Tilson
Director, Downtown Merchants Association