



Meeting Date: August 28, 2019

AGENDA MEMORANDUM

To: Design Review Board

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager
Development Services

Title: Site Development Plan (SDP), Facade Approval

Subject Property: 407 N. Wilcox Street

North 30 feet of Lots 4 & 5 and
North 30 feet of East 10 feet of Lot 6, All of Block 13,
Town of Castle Rock, County of Douglas, State of Colorado

Proposed Façade Improvements
Project # SDP19-0024

Executive Summary

As downtown Castle Rock continues to redevelop, more property owners wish to update their older building facades. The owner of 407 N. Wilcox Street submitted a Site Development Plan for façade improvements to energize their building (**Attachment A**).

Notification and Outreach Efforts

The proposed SDP was noticed in accordance with the



Location Map: 407 N. Wilcox Street



Town of Castle Rock Municipal Code. Signs were posted on the property, and the applicant mailed letters to property owners within 300 feet of the site. Town staff published the hearing notice on the Town's website and the "Development Activity Map."

Discussion

Existing Conditions



Existing Views from Wilcox Street

Built in 1952, the office building at 407 N. Wilcox Street measures approximately 1,746 square feet. Aaron and Kim Fort own the property and operate The Fort CPA at the site. The existing façade includes stacked stone, a mansard roof, and wood. A mansard roof is a hip roof with two slopes on each side with the lower slope being steeper than the upper slope.

Proposed SDP, Façade Improvements

The application includes several exterior changes to the façade (**Attachment A**). The

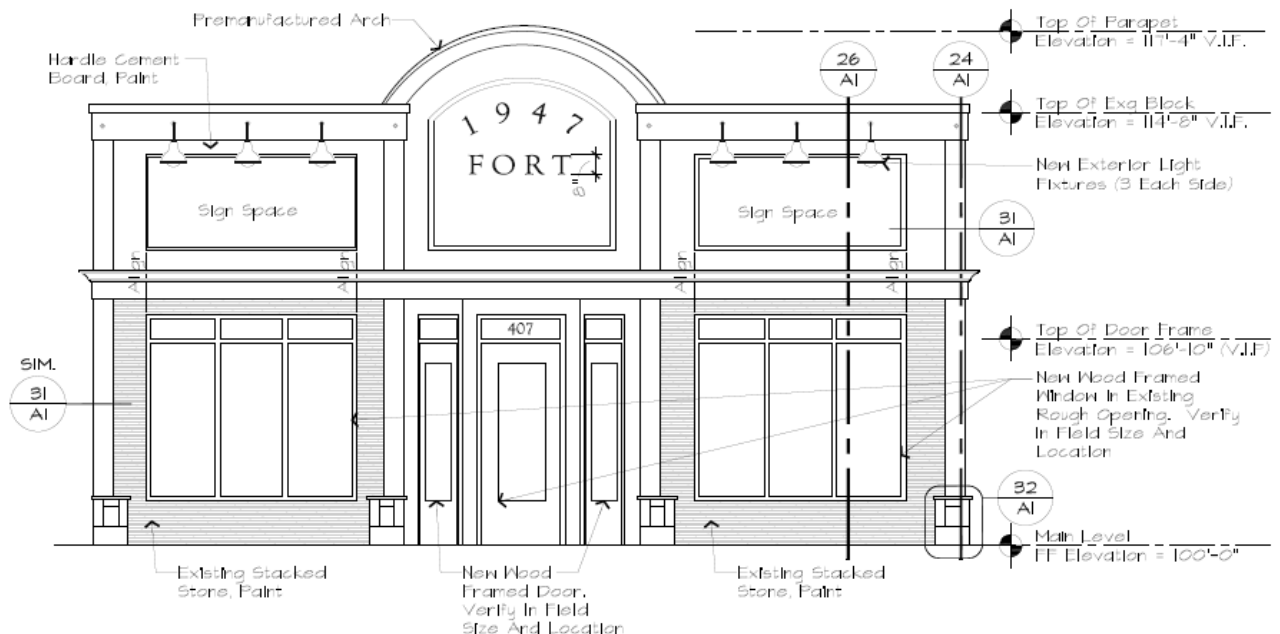


applicant proposes to remove the existing cap flashing, mansard roof, and wood façade from the Wilcox Street, front and alley, side facades.



Cap Flashing, Mansard Roof, and Wood to be Removed, Highlighted Above

The existing windows and doors would also be removed, but the openings would remain with new wood framed doors and windows added in the same locations. Also proposed is a premanufactured arch to the top center of the parapet, new Hardie cement board on either side of the arch that would also accommodate signage, new exterior lighting, new wood framed windows and doors, and painting the existing stacked stone. One of the new wood framed windows would resemble a faux door since it is in center of the façade. The proposed design blends with the historic character of the downtown.



Proposed Façade

Review and Approval Criteria

The independent staff analysis following each criterion takes into account the representations made in the application and attachments submitted to date.

Development and Design Standards

The following Downtown Overlay District development and design standards apply to this application:

Castle Rock Design and Downtown Master Plan:

All project design should be based on the Castle Rock Design and the Downtown Master Plan.

Staff Analysis – *Castle Rock Style* states, “New buildings should be compatible with the surrounding district and existing historic buildings by respecting established patterns of building orientation, style, massing, height, and scale. . . . Design elements and features should be used that fit into neighboring context. . . . Facades in Downtown buildings should typically have recessed ground level entries and large glass display windows.” (p. 20) The *Downtown Master Plan* states that the Downtown Core District should restore facades to create attractive buildings that respect Castle Rock’s history (p. 22).

Crown Design:

A building's crown design shall be reviewed by and is subject to approval of the Board based on aesthetic design, conformity with the Downtown Master Plan, and the need to maintain appropriate view sheds. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.

Staff Analysis – The proposed façade has a clearly defined pedestrian/window level and crown, which is accented with signage, lighting, and an arch.

Window or Transparency Requirements:

The main front elevation shall provide at least thirty-five percent (35%) window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least thirty percent (30%) window or transparency at the pedestrian level. The window or transparency is measured in a lineal fashion. (For example, a one-hundred-foot long building elevation shall have at least thirty-five percent (35%) transparency in length equal to 35 linear feet of total window or transparency area). The height of the glass or plexiglass must be a minimum height of five (5) feet.

Staff Analysis – The new façade will maintain existing window openings. In addition, adding a faux door window to the center of the façade increases the transparency. The proposed windows provide over 65% transparency.

Rooftop Equipment:

All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.

Staff Analysis – Rooftop equipment will continue to be screened.

Summary of Findings

Staff recommends approval of this project based on:

- The project meets the intent of the DOD;
- The project helps further the goals and objectives set out for downtown Castle Rock through its Master Plan.

Motion Options**Option 1: Approval of SDP**

I move to approve the façade improvements for 407 N. Wilcox Street as shown.

Option 2: Approval with Conditions

I move to the façade improvements for 407 N. Wilcox Street as shown with the following conditions: (list conditions)

Option 3: Denial

I move to deny the façade improvements for 407 N. Wilcox Street based on the following findings: (list portion of code criteria not met)

Option 4: Continue item to next hearing (need more information to make decision)

I move to continue this item to the next regular Design Review Board meeting on September 11, 2019.

Attachments

Attachment A: Site Development Plan – façade improvements