

## 2. COMMERCIAL AND MIXED-USE IN THE DOWNTOWN





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### Overview

The historic Downtown is the heart of Castle Rock; the streets surrounding the Wilcox Building and Wilcox Square are places for shopping, dining, entertainment and commerce. The Town of Castle Rock is committed to historic preservation as a means of fostering community pride and strengthening one of the Town's strongest assets. The sense of place, the unique character that is Castle Rock, is a legacy from the past.

In 1994, the Town of Castle Rock produced the *Design Guidelines for Downtown Castle Rock* in order to define and maintain the quality and traditional character of the Downtown. It was seen as important to strengthen the character of Downtown and define the Downtown core as a pedestrian-oriented small town village with buildings with traditional storefronts and houses converted to commercial uses. With continued growth in the Downtown as well as the designation of a Historic District for a portion of the Downtown, this section provides an update to this earlier document in order to guide new development.

The Downtown consists of an eclectic mix of structures, uses and activities, all of which contribute greatly to its charm. There is not one dominant architectural style, and this set of guidelines does not advocate any particular style. It does, however, seek to promote preservation, restoration and rehabilitation of old structures so that architectural integrity is maintained. While significant historic content is limited to a small number of buildings, mostly in the heart of the Downtown, these buildings eloquently convey the historic spirit of the Town and can serve as the inspiration for future development.

The *Downtown Urban Design Plan*, (1994) subdivided the Downtown into three "character" areas or neighborhoods to recognize the different physical appearance and functional uses of these areas. The designation of these three neighborhoods is still valid. North of Sixth Street is the North Wilcox neighborhood, which is a combination of auto-oriented commercial uses and residential buildings, largely converted to retail and office uses. The core Downtown area contains the traditional old Downtown of Castle Rock with a mix of historic buildings and new infill projects, surrounding the historic Wilcox Square with the Wilcox Building and adjoining Douglas County administration offices.





South of Second Street is the civic area with Town Hall, the Police Station, the new Library, and a variety of retail and commercial uses.

The most prevalent historic pattern in the Downtown core is that the buildings are located at the edge of the sidewalk, without a setback. These retail blocks, sometimes with offices or apartments on the upper floors, have given the Downtown its identity. Some of the building elements that contribute to this historic character include:

- Continuity of building façades at the sidewalk edge with no setback;
- Recessed entries at the ground level;
- Large display windows supported by low walls or bulkheads;
- A ground floor ceiling height of approximately ten to twelve feet;
- A maximum storefront width of 20 to 40 feet;
- A pattern of smaller window sizes for the upper floors;
- Cornices or parapets at the top of façades;
- Special treatment of buildings at street intersections; and
- Predominantly masonry or stone façades.



# I. GUIDELINES FOR NEW BUILDINGS

New buildings should reflect the traditional character of the Downtown but can use new, innovative elements in ways to express the architecture of current times. In this way, new buildings can be clearly distinguished from their elder neighbors. These guidelines are designed to spark development that is creative, yet maintains respect for the architectural history of the district. The goal is to conserve the sense of the past and the distinct Downtown character while encouraging the continued growth of a vital business district.

The primary goals for the design guidelines for new buildings are to:

- Develop an attractive street façade with storefronts scaled and oriented to pedestrians;
- Place buildings at the appropriate setback;
- Promote mixed-use development with ground floor retail and office or residential uses on the upper stories;
- Encourage a variety of architectural styles that are complementary to the historic precedents set in the Town. New developments should be compatible in form, height, building elements and materials with neighboring buildings;
- Encourage continuous building street frontage thereby reducing the visual impact of parking lots;
- Locate parking areas at the rear of buildings or in parking structures;
- Encourage buildings to have dual entryways, allowing patrons to enter from the street and the parking area at the side or rear of the building; and
- Locate signs in traditional signage locations on building façades.



## A. Site Design and Layout

### A.1 Building Setbacks and the Building Edge

#### Intent

Creating a good, comfortable sidewalk area for the pedestrian is the primary objective and building setbacks help define the character of the sidewalk area as public spaces. Within the Downtown, the character varies from areas that were originally residential areas to the commercial blocks in the core. The height of the buildings, the setbacks, and the character of the landscaped areas determine the sense of spaciousness or, conversely, enclosure. The location and height of buildings, awnings and canopies, street trees, and on-street parking all contribute to the pedestrian's sense of comfort while on the sidewalk.



Typically, commercial buildings in the Downtown core have been built to the property line, behind the sidewalk. Where possible, this alignment should be retained for new construction and additions.



#### Guidelines

A.1.1 In the Downtown core where storefronts are typical, the building fronts should be located at the property line to define the sidewalk edge and create a sense of vitality for the public sidewalk.



A.1.2 Developments can set back from the property line to allow for outdoor dining areas, patios, plazas, and entranceways as long as the façade continuity is not interrupted.

A.1.3 Ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible.



A.1.4 In areas of the Downtown where a residential form of building is typical, the front setbacks of new or infill development should be a similar dimension to the traditional setbacks. The front yards should be landscaped. New buildings should draw upon the historic residential building forms that are prevalent in Castle Rock.

## A.2 Balancing Pedestrian Areas and Parking

### Intent

The creation of a comfortable street zone has a balance maintained between parked cars and pedestrians. Off-street parking is needed to support the vital business activity Downtown. However, surface parking lots affect the pedestrian character and often appear as vacant underutilized space. Parking can be accommodated as a positive addition to an historic Downtown area. Parking lots should be safe, convenient and attractive.

### Guidelines

- A.2.1 In order to maintain a consistent and active streetscape and provide a safe pedestrian area, parking should be located behind buildings in a landscaped parking area and screened from street view.
- A.2.2 A series of small parking lots with pedestrian connections between them and to the sidewalk is more compatible with the scale of the Downtown than large parking lots.
- A.2.3 Parking lots should be screened with perimeter landscaping along the public sidewalks; trees and hedges in front of a low decorative screening fence or wall are preferred. These walls should follow the existing building line, where possible.
- A.2.4 Wherever possible, parking lots should be screened from view of adjacent properties with landscaping and decorative fencing.
- A.2.5 Vehicular access to a parking area should be provided from an alley or side street, where feasible, not from a primary shopping street.
- A.2.6 Ground floor businesses are encouraged to permit access for patrons from the parking areas located at the rear of the building. Business signs and decorative lighting at this entry should be oriented to the pedestrian.
- A.2.7 Parking structures should be in harmony with the historic nature of the Downtown. Access to parking structures should minimize disruption to storefront continuity and not conflict with pedestrian safety.



*High wall that extends a building façade*

## A.3 Landscaping and Street Trees

### Intent

Historical photographs show abundant street tree plantings throughout downtown Castle Rock, especially on Wilcox Street. Street trees placed at regular intervals are an integral part of the character of the recent public improvements on Wilcox and Perry Streets. Since trees are part of the streetscape, new developments should incorporate street trees in the public sidewalk. Trees do not need to be evenly spaced in rows along the street in order to be effective but can be arranged in groupings in front of buildings and parking areas. It is recommended that they be placed so as not to obscure significant architectural features, awnings or signs.

### Guidelines

- A.3.1 Street trees should be provided in front of buildings except where entrances, special architectural features or storefronts require more exposure to the street.
- A.3.2 The landscape character of the streetscape should be extended into surface parking lots by introducing large canopy trees.
- A.3.3 New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings.
- A.3.4 Adding color through the use of annual and perennial plant material is encouraged. This can occur by using potted plants in movable containers, which can be used to define outdoor seating areas, entries, and to define walkways.
- A.3.5 Xeriscape landscaping concepts for water conservation should be incorporated by utilizing low water use plant material and organic mulches in landscaped areas.
- A.3.6 All landscaping should be installed in conformity with the Town's line-of-sight regulations.



*Wilcox Street, 1925*



*Street trees*



*Art plaza*



## A.4 Mechanical Equipment and Service Areas

### Intent

Service facilities should be unobtrusive and the location and methods of screening for service access and mechanical equipment should be carefully considered.

### Guidelines

- A.4.1 Service, loading and storage areas should be located out of view of the primary shopping streets, and be screened with fences or landscaping. Where feasible, service access and loading areas should be accessible from alleys or from parking lots located at the rear of buildings.
- A.4.2 All service and loading areas should be screened from adjacent residential uses by means of architectural treatments, walls, or landscaping.
- A.4.3 Attractive fences or walls should be used to screen dumpsters and trash enclosures.
- A.4.4 All roof-mounted equipment should be screened behind parapets or by other means so that they are not visible from any of the adjacent streets.

## B. Building Design



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. New developments should utilize complementary architectural features and materials. Design elements and features should be used that fit into the neighboring context. These include building heights, architectural style, building form, the rhythm of building bays and openings, details, materials, textures, and color. The goal is to develop new buildings that respect the past but also allow for individual buildings and businesses to present their unique image. Applicants should refer to ***Castle Rock Style*** for information on historic commercial architecture.

Another goal is the creation of pedestrian-friendly streets with design elements such as display windows, awnings, canopies, seating, and extending interior uses, such as dining, into the sidewalk area. Façades of Downtown buildings should typically have recessed ground level entries and large glass display windows.

## B.1 Mass and Scale

### Intent

New development must be compatible in scale with the surrounding buildings and respect the pedestrian-oriented nature and village character of the Downtown. The mass, form and scale should relate to the pedestrian scale of the street. Historically, buildings were one and sometimes two stories in height, and the goal is to balance this traditional lower scale with consideration to establish a pattern for more efficient land use. New buildings should be predominantly two and three stories in height.

### Guidelines

- B.1.1 A new development's height and form should be consistent with that of its neighboring buildings. Building heights should range from one story to a 50-foot height maximum in the Downtown.
- B.1.2 Large buildings façades should be divided into modules that reflect the average historic buildings' width of 25 feet. In addition, vertical and horizontal variations in façades can add interest and definition to the building.
- B.1.3 Floor-to-floor heights should be similar to those found in the traditional buildings in the core.
- B.1.4 Corner locations on a block are highly visible and should be designed with visually prominent elements. The scale and massing of corner buildings are very important and taller feature elements are encouraged. Corner entryways are encouraged, and alcoves, canopies, or other means of shelter should be provided at corner intersections.
- B.1.5 The third story of a building should be set back from the façade of the first two stories in order to reduce the apparent scale of the building.



## B.2 Architectural Detail

### Intent

The details included in the building's façade should contribute to the richness of the Downtown's architecture.

### Guidelines

B.2.1 The proportions, forms and spacing of windows, doors and other architectural elements should reflect the characteristic proportions and spacing of existing façades found in the Downtown. The size and proportion of window and door openings should be similar to those found on adjacent buildings in the Downtown.

B.2.2 New buildings should reflect the characteristic rhythm of the façades along the street. In new development, it is important to maintain storefront façades at the 20 to 40 foot width consistent with those traditionally found in the Downtown. The average width of a façade is 25 feet.

B.2.3 Patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features. Even though contemporary interpretations of traditional windows are encouraged, their basic scale and proportions should be similar to those seen historically in the Downtown. For example, windows that are vertically proportioned and a certain size can be grouped together on different floors to provide interest.

B.2.4 The size and scale of windows should be varied, where appropriate, to define the base, middle and top of a building. Sills and mullions can be used to continue and emphasize a specific architectural style. Features such as recessed windows, pilasters, definition of floor lines, corner quoins, cornices, and parapets can be used to create shadows and visual interest.

B.2.5 Clear, transparent windows should be used for all ground floor retail uses.

B.2.6 The primary entrances to the building should be clearly identified with a canopy or awning, change in roofline, or treatments on the public sidewalk could also be used to define the major entries.

B.2.7 Recessed entries to individual storefronts are encouraged as it creates a transition from the sidewalk to the interior of a commercial building. The recessed entry emphasizes the entrance, increases window display area, and provides



a safe place for the entry door to open without extending into the sidewalk area.

- B.2.8 Setbacks and patio areas to allow for outdoor dining and seating areas are encouraged.



## B.3 Building Materials and Color

### Intent

The use of quality building materials for new development reinforces the image and character of the Downtown. Particularly on the ground floor of buildings, quality building materials convey a sense of richness to the pedestrian environment.

### Guidelines

B.3.1 Materials and color should relate to historic precedents in the Downtown, such as the warm colors of rhyolite and brick, and the color used for the light fixtures of the public improvements on Wilcox and Perry Streets.

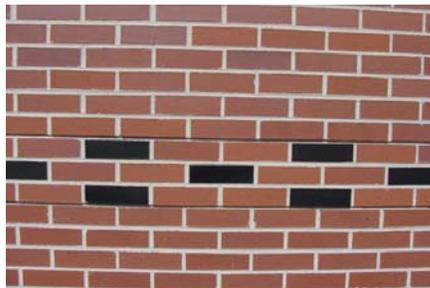
B.3.2 Using subtle yet rich colors rather than intense, bright colors is in keeping with the historical precedents in the Downtown. Colors should be harmonious with those colors found on adjacent buildings.

B.3.3 Quality materials promote a sense of permanence and are encouraged. Building materials and texture on the ground floor add to the pedestrian experience and quality finish materials should be used. Compatible materials should be used on all sides of a building.

B.3.4 Within a development, the materials, texture and color of materials of the individual storefronts should be varied. Contrasting colors for architectural details, awnings, and at entrances should be used to create interesting architectural features.

B.3.5 Parapets, banding, belt courses, pilasters, quoins, and other types of architectural details in different materials and colors should be incorporated to add visual interest.

B.3.6 Any material used in the public realm should be able to be easily fixed or replicated.



## B.4 Awnings and Canopies

### Intent

Old photographs of Wilcox Street show that awnings were a traditional storefront feature of the Downtown. They serve as a transition between the building, the sidewalk and the street, helping visually unite them, and providing pedestrian scale to the street. Awnings and canopies provide shelter and shade to pedestrians and reduce glare. They can also provide a color accent to a building and the opportunity for store identification.

### Guidelines

- B.4.1 The use of awnings is encouraged and awnings should fit in proportion to the module of the individual storefront rather than extending beyond a single bay. Awnings can also be placed over entries to bring attention to them.
- B.4.2 Canvas awnings can be either fixed, flat awnings or retractable. Awnings provide the opportunity for a colorful accent and should be compatible with the colors of the building façade.
- B.4.3 Awnings can be an attractive means for store identification with graphics, emblems and store names. Backlit awnings are discouraged.
- B.4.4 Canopies can be either metal or glass and can be located at the major entries to a building or over windows.
- B.4.5 Large panelized products, such as standing seam metal, are not appropriate for awnings or canopies.



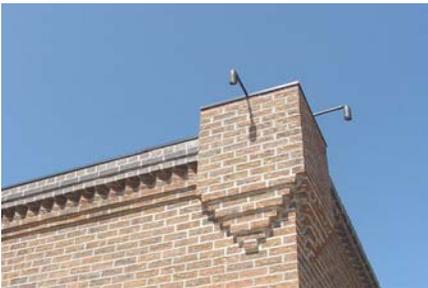
## B.5 Roofs and Parapets

### Intent

The tradition of simple rectangular building forms with strong rooflines defined by cornices or parapets should be continued throughout the Downtown core. The roofline, cornice and parapet are important architectural features that should be strongly defined on commercial buildings.

### Guidelines

- B.5.1 The roof designs should relate to the pitch and shape of roofs found in neighboring structures. Flat roofs behind a parapet are typical in the commercial Downtown. In the residential areas, roofs can be pitched and have gables, dormers and other elements typical of the residential character.
- B.5.2 Parapets should be used to screen flat roofs and should be designed as an architectural feature. A distinctive cornice can be used to emphasize a varied roofline in the design of a building.
- B.5.3 Buildings at corners can have special roof shapes in order to emphasize their corner location.
- B.5.4 A varied roofline should be a strong design element because it adds interest to a building's silhouette. The roofline should vary every 25 to 50 feet in order to emulate the pattern of historic storefronts and break up the visual mass of a large building.
- B.5.5 Large panelized products, such as standing seam metal, should be avoided for roofs.



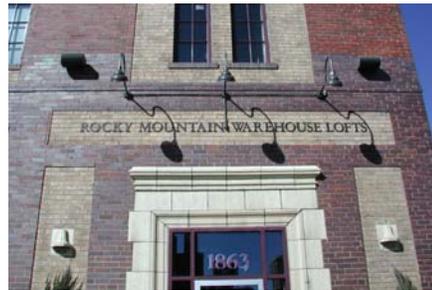
## B.6 Signs

### Intent

Signs are an important element that can be an integral component of the building. In the Downtown, pedestrian-oriented signs can be fairly small, and the design and uniqueness of the sign can relay the character of the store. Hanging signs perpendicular to the building are attractive and easily read by pedestrians.

### Guidelines

- B.6.1 Hanging signs can use a wide variety of colors and icons to create a unique Downtown character and are encouraged.
- B.6.2 Signs should have a minimum clearance of eight feet above the sidewalk for public safety.
- B.6.3 Signs should be incorporated into the architecture of the building.
- B.6.4 Internally illuminated signs are not appropriate for the Downtown.



## B.7 Lighting

### Intent

Exterior lighting can be used in a subtle manner to emphasize distinctive architectural elements on a building, the building entrances, and individual storefronts.

### Guidelines



B.7.1 Integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill. Lighting can be used to accentuate columns, indentations in the wall, pilasters, or other features on the façade.

B.7.2 Innovative and attractive light fixtures are encouraged. These fixtures should fit the style of the building and respect the Downtown character.

B.7.3 Pedestrian-oriented light fixtures should be incorporated into the design of open spaces and should be complementary to the existing light standards on the sidewalks.



B.7.4 Decorative lights are encouraged in parking areas.

## II. GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS

Recently the Downtown has become an area of increasing redevelopment and infill. However, the core of the Downtown has many interesting older buildings and these guidelines are designed to encourage preservation of these historic buildings in the Downtown. This section presents revised and updated guidelines from the *Downtown Design Guidelines* (1994).

### Overview of Preservation Principles

#### *What are historically significant buildings?*

Buildings that help to convey a sense of character of Downtown Castle Rock as it was during its early years are historically significant. These structures are typically at least fifty years old. Some of the most important of these are Local Landmarks or are identified on the Town's register of historic properties.

#### *Why preserve historically significant buildings?*

Historic structures contribute to the distinct identity of Downtown and help to convey a sense of "small town". They contribute to the "village" atmosphere that contributes to the quality of life in Castle Rock.

#### *What are "character defining features" of historic buildings?*

Those building elements that convey the quality of a building as it once was are its character defining features. A building's form, materials, window shapes, and ornamental details are all character defining features.

### Historic Styles of Downtown Castle Rock

The following historic styles are representative of buildings in Downtown Castle Rock.

#### 1. Commercial Buildings:

- Stone vernacular commercial. Castle Rock has many buildings clad in local rhyolite stone. These buildings represent a unique and rich building character that helps define Downtown Castle Rock, and all these buildings should be preserved.





- Brick vernacular commercial. Many of these commercial buildings are typically one story and have brick facades with large display windows on the ground floor. These buildings are considered to be a significant part of the historic character of Downtown Castle Rock.

## 2. Residential Buildings:

Residential type buildings represent a significant number of historic structures in the Downtown. Typically wood frame and with a gable roof, these are set back from the street and have a generous front yard. As the Town has grown, the commercial uses of the Downtown have expanded into the once residential neighborhoods and these structures have been adapted for business use. These buildings add to the “village” image of the Downtown.



## 3. Institutional Buildings:

The historic institutional buildings in Castle Rock have a unique style and character. Typically clad in brick or stone, such as the former High School, these buildings have a grand scale and often are set back from the street. These buildings represent the presence of the Town and County governments in Castle Rock, adding to the character of the Town as the County seat.

## A. Renovation Guidelines

Over the years, renovations have changed the appearance of several of the older buildings. Appropriate renovations add to an existing building and may not even be noticeable. Inappropriate renovations hide the original façades and introduce materials that are out of context for a particular building.

### A.1 Façade Renovations

#### Intent

It is recommended that inappropriate renovations be removed and that the original façades be restored.

#### Guidelines

- A.1.1 The original size and shape of the storefront opening should be maintained.

The large panes of glass that were a part of the original storefront opening should be preserved, if possible. If the storefront windows have been reduced in size over the years, their original dimensions should be re-established. The glass should fit within the original piers or columns. These are essential parts of the design character that add interest and should not be obscured. Clear, non-reflective glass should be used for all display windows.



- A.1.2 Storefronts should be maintained at the sidewalk edge for commercial buildings.

Display windows adjacent to the sidewalk should be preserved, where feasible, to define the pedestrian zone. This is especially true if the building has historic significance, because the original glass, frame and columns may be intact.



- A.1.3 Existing recessed entries should be maintained.

These recessed areas provide the pedestrian with protection from the weather and they also help to define business entrances.

Doors that are flush with the sidewalk should be avoided. If the original recessed entry has been removed, it is recommended to establish a new one. As a way of emphasizing the entrance for customers, the business sign can be centered over the door.





A.1.4 The kickplate below the display window should be maintained.

If the kickplate is missing, one option is to reconstruct the original using old photographs as a guide. This feature adds to the historic character of the buildings and provides for a decorative color accent for the storefront. The color of the kickplate should be coordinated with the other façade elements. Appropriate materials are painted wood or metal.



A.1.5 The size and shape of upper story windows should be preserved.

Typical upper story windows are vertically oriented and usually several are uniformly spaced along the building front. The rhythm of upper story windows is a very important unifying feature in the Downtown because it is repeated on most buildings.



Window shades or curtains in colors that coordinate with other accent trim are encouraged. If a lowered ceiling in an upper story is necessary, the ceiling should be pulled back from the window to maintain the original height at the window.

Where upper story windows can be maintained, curtains should be used that repeat colors used on first floor awnings or trim. This is especially useful where upper floors are vacant. In this way, the second story can reinforce the color scheme of the business below.



A.1.6 Awnings can provide weather protection, a place for store identification, create visual interest, and are encouraged on storefronts.

Awnings have historically provided shade and shelter for pedestrians and protected merchandise from sun damage. They are a colorful accent to the building front that can be changed periodically without great expense.

The awning should fit the dimensions of the storefront opening, to emphasize these proportions. Where possible, awnings should not cover any historical decorative ornamentation or transoms in the older buildings. Retractable awnings should be considered to avoid covering historic ornamentation.

The color of the awning should be coordinated with the color scheme for the entire building. Canvas awnings are encouraged and they may be fixed or retractable.

On some buildings, horizontal metal canopies may be appropriate, where there is historic precedence for their being used on similar buildings. Metal awnings should be avoided, except where they contribute to the historic character of the building.

Materials such as wood, plastic or shingles are not appropriate materials for canopies. Internally illuminated awnings are discouraged.

- A.1.7 The original ornament and detail of the façade should be preserved.

Architectural details add interest to the Downtown and contribute to the unique identity of older buildings. Parapets, cornices and window arches are examples of decorative elements found on many buildings in Downtown Castle Rock.

Where portions of these details have been removed, refer to photographic evidence of the earlier conditions. If any details have been removed and stored, they can be used as patterns for new or replacement details. Where exact reconstruction of details is not feasible, a simplified interpretation of the original, in which its major form and line is retained, should be developed. Ornamental details on earlier buildings were typically metal or masonry. Wood or molded synthetic may be substituted as replacements. Restoring ornamental cornices at the top of the façade is strongly encouraged, because they provide a “finished” look to the façade of a building.



- A.1.8 The original façade materials or architectural details should be preserved.

Brick and stone are historically dominant materials in the Downtown. If the original material has been covered with materials such as wood siding or face stone, these should be removed, if feasible, to reveal the original finishes and details. The original material is often the most durable surface and if it is masonry, the texture of the wall will contribute to the visual continuity of the block.



Replacement materials that are similar to the original finish in color and texture should be used.

- A.1.9 The brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible.

Buildings were painted to protect poor quality brick or to improve the appearance where brick was not matched. If



it is clear that the paint is not historic, it should be removed, providing that the masonry would not be damaged. Abrasive techniques, such as sandblasting, will damage the finish of the brick and should not be considered. If it is not possible to remove the paint without damaging the masonry, it is best to re-paint the surface in a compatible color. Painting or re-painting may also be necessary if the brick has to be repaired and the original color cannot be matched.



A.1.10 The original roof forms should be preserved.

Materials that obscure the historic rooflines are discouraged. All existing cornices are to remain and any cladding obstructing the cornices should be removed. Cornices should be structurally stabilized unobtrusively.

Some buildings in the Downtown had very simple building fronts with parapets extending above a flat roof. Old photographs should be used to verify the original design.

A.1.11 Horizontal features that can align with adjacent buildings should be emphasized.

Horizontal moldings, windowsills and cornices should be accented in façade designs.



A.1.12 Decorative lighting should be used to illuminate the special architectural features of a building.

While display window lighting should be the dominant lighting element, indirect lighting highlighting architectural features of a building is encouraged.

## A.2 Additions

- A.2.1 When adapting a residential structure to a commercial use, the original character of the building should be maintained.

The characteristics inherent in a residential building, such as a sloping roofline, front porch, siding materials, or other architectural element, should not be substantially changed to accommodate a commercial use.

- A.2.2 New building additions should be designed so as not to alter or destroy any significant historic features. New additions should be set back from the primary or front façade in order to set them apart from the main building.
- A.2.3 The new additions should be compatible in size and scale with the main building.
- A.2.4 An addition to a building can be recognized as a product of its own time. Changes in material or color can subtly differentiate an addition from the main building.



### III. MASTER PLAN DESIGN PRINCIPLES

The guidelines in this document are, in part, derived from the following section of the **2020 Comprehensive Master Plan**. These principles and policies direct that the community should portray a strong identity by emphasizing the importance of historic preservation.

#### Community Character and Design Principles and Policies

***Principle CC-1: Historic Preservation***

*HISTORIC PRESERVATION OF OUR HERITAGE SHALL OCCUR TO ENHANCE THE QUALITY OF LIFE, ENRICH OUR COMMUNITY IDENTITY, AND PRESERVE OUR SMALL TOWN ATMOSPHERE.*

***Policies:***

*CC-1.1 Development within the historic district will occur in accordance with the local preservation ordinance and Castle Rock Downtown design standards and guidelines.*

*CC-1.2 Continue to raise the awareness and appreciation for historic preservation, and its value to the Town's community identity.*

*CC-1.3 Encourage citizens to apply for grants and other historical preservation incentive programs that are available through national, state and private sources.*

*CC-1.4 Encourage the preservation and enhancement of key historic buildings and places in the community and archeological resources.*

*CC-1.5 Utilize planning and design regulations to help preserve historic areas.*

*CC-1.6 Encourage adaptive reuse for historic structures.*