



Community Development  
2255 West Berry Avenue  
Littleton, Colorado 80120  
Phone: 303-795-3748  
[www.littletongov.org](http://www.littletongov.org)

# Historic Preservation Application

Form must be complete and accompany all submittal materials.  
**Incomplete applications will not be processed.**

<b>APPLICANT/REPRESENTATIVE:</b>  2679 Main Street Partners, LLC	<b>ADDRESS:</b> 1660 17th Street, Suite 300 Denver, CO 80022  <b>PHONE:</b> (303) 606-7841 <b>CELL:</b> (720) 883-5338 <b>EMAIL:</b> jbenallo@svrre.com	<b>SIGNATURE:</b> Jon Benallo  <b>NAME:</b> Jon Benallo <b>TITLE:</b> Owner's Representative  <small>Digitally signed by Jon Benallo Date: 2018.10.10 11:45:26 -06'00'</small>
<b>OWNER(S) OF RECORD:</b>  2679 Main Street Partners, LLC	<b>ADDRESS:</b> 1660 17th Street, Suite 300 Denver, CO 80022  <b>PHONE:</b> (303) 606-7841 <b>CELL:</b> (720) 883-5338 <b>EMAIL:</b> jbenallo@svrre.com	<b>SIGNATURE:</b> Jon Benallo  <b>NAME:</b> Jon Benallo <b>TITLE:</b> Owner's Representative  <small>Digitally signed by Jon Benallo Date: 2018.10.10 11:45:38 -08'00'</small>
<b>ARCHITECTURAL FIRM (if any):</b>  LAI Design Group	<b>ADDRESS:</b> 88 Inverness Circle East, Suite J-101  <b>PHONE:</b> (303) 734-1777 <b>CELL:</b> (303) 345-1555 <b>EMAIL:</b> jrowland@laidesigngroup.com	<b>CONTACT PERSON:</b>  Josh Rowland  <b>TITLE:</b> Principal

<b>Property Address:</b>	2679 Main Street
<b>Historic Name of Building:</b>	Valley Feed Store
<b>Related Case Numbers: (COA, SDP, etc.)</b>	PDO/PSP16-0002; COA17-0001; SDP16-0007
<b>Zoning:</b>	B-2 PDO
<b>Use (Existing and Proposed):</b>	Vacant / Mixed-use Retail and Office Building
<b>Project Name:</b>	Littleton Mixed-Use
<b>Size of Property:</b>	31,256 sf
<b>Building Square Footage:</b>	33,167 sf

**CASE TYPE**

<input type="checkbox"/> Certificate of Historic Appropriateness (COA)	<input type="checkbox"/> Historic District Designation
<input type="checkbox"/> Historic Landmark Designation (Individual)	<input type="checkbox"/> State Tax Credit
<input checked="" type="checkbox"/> Other: COA Administrative Amendment	

**Pre-Application Meeting Date:** 10/08/2018  
**Pre-Application Meeting Planner:** Andrea Mimnaugh

<p><b>This application shall be submitted with all submittal requirements. Incomplete applications will <u>not</u> be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards.</b></p>	<b>THIS SECTION FOR OFFICE USE ONLY</b>
	<b>Date Received:</b>

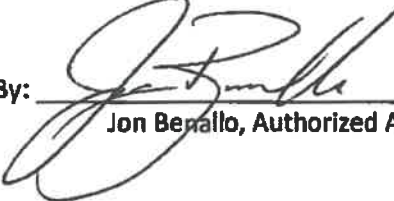
January 8, 2018

Andrea Mimnaugh  
City of Littleton  
2255 West Berry Avenue  
Littleton, Colorado 80120

**Re: Littleton Mixed Use – 2679 West Main Street  
Owner’s Authorization Letter for COA Amendment Application Processing**

Dear Ms. Mimnaugh,

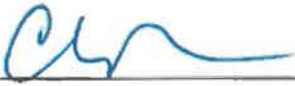
As authorized agent for 2679 Main Street Partners, I hereby authorize LAI Design Group to process the COA Amendment application on our behalf.

By:   
Jon Benallo, Authorized Agent

State of Colorado                    )  
  ) ss.  
County of Denver                    )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Jan, 2018, by Jon D. Benallo, as authorized agent of 2679 Main Street Partners.

WITNESS my hand and official seal.

  
Notary Public

My commission expires: 12/11/19

[NOTARY SEAL]

**CHRISTINA JIRON**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20154047731  
My Commission Expires December 11, 2019

November 16, 2018 (revised)

Andrea Mimnaugh  
City of Littleton  
2255 West Berry Avenue  
Littleton, Colorado 80120

**Re: Littleton Mixed Use – 2679 West Main Street  
Certification of Appropriateness – 2<sup>nd</sup> Amendment**

Dear Ms. Mimnaugh,

On behalf of 2679 Main Street Partners, we respectfully submit our application for the second amendment to the approved Certificate of Appropriateness (COA) for the Littleton Mixed Use project located at 2679 W. Main Street to the City of Littleton Community Development Department. 2679 West Main Street as described in this application is an infill mixed use project that incorporates ground floor retail, bank, and office uses and additional office space on the second and third floors.

This submittal includes requests regarding the following items;

1. ATM (ITM) and Deposit Box – addition of an ATM (ITM) on the ground level Main Street retail (south) elevation in the two western (farthest left) storefront windows; and additional of the deposit box on the west retail elevation. The Bank of Colorado is considering a lease on the west two retail bays along Main Street and require an ATM and deposit box for their operations. Visibility of these units by the general public is critical for the operations of the branch. The window modules surrounding the units will contain decals/window film to mask the rooms accessing the units inside the space. Window decals may contain images reminiscent of historic Littleton.
2. Building Directory – addition of building directory sign/digital display to the left of the main building lobby doors. This will serve future building tenants that occupy the second and third floor office spaces. The information on the sign will be updated as tenants change over time and provide suite numbers for each building tenant.
3. Building Identification Mural – addition of sign/mural design for the “Building ID Mural” shown on the approved COA plans. The owners of the property have named the project “The Maydale Building”. A vintage sign graphic has been designed for the east elevation on the ground floor near Main Street.

All items required by staff have been provided as a part of this submittal. If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or [jrowland@laidesigngroup.com](mailto:jrowland@laidesigngroup.com). We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,



Jennifer Carpenter, Senior Associate, LAI Design Group

November 16, 2018

Andrea Mimnaugh  
City of Littleton  
2255 West Berry Avenue  
Littleton, Colorado 80120

**Re: COA – 0005: Analysis of the Criteria in the Historic Preservation Code  
Maydale Building located at 2679 West Main Street  
Formerly known as the Littleton Mixed Use Building**

***Criteria for Certificate of Historic Appropriateness:** The board shall issue a certificate of historic appropriateness for any proposed work on a historic landmark or any property in a historic district when the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation and is otherwise in conformance with any applicable adopted design guidelines. The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is within a historic district, the board must also find that the proposed work is visually compatible with the development on adjacent properties. In the case of partial demolitions, the board must also find that the partial demolition is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.*

RESPONSE: The proposed locations of the ATM (ITM) and Deposit Box have been chosen to minimize the visual and aesthetic impacts to the site and building. The ATM (ITM) shall be located on the front of the building facing Main Street, and next to the bank entrance, to provide convenient and safe access. The Deposit Box will be placed on the West Elevation to not only minimize the visual and aesthetic impacts to the site and building; but to work with the interior arrangement of the bank business. Placing of the ATM inside the bank is not a feasible alternative. The ATM (ITM) and Deposit Box shall each have a tinted window decal to shield the back of the equipment within the building from view. The equipment itself is of a smaller economy size to minimize any visual impacts, and the color is a dark grey/dark bronze matte finish which is compatible with the building materials. This ATM (ITM) has an integrated and shielded light to illuminate the keypad and money distribution slot. Thus, minimizing light glare and spill.

The cabinet directory shall be surface mounted using anchors placed in the masonry mortar joints. Upon future removal, these anchors shall be removed and filled with mortar.

The mural on the east side of the building will be maintained by being repainted over time as needed.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or [jcarpenter@laidesigngroup.com](mailto:jcarpenter@laidesigngroup.com). We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,



Jennifer Carpenter, Senior Associate, LAI Design Group