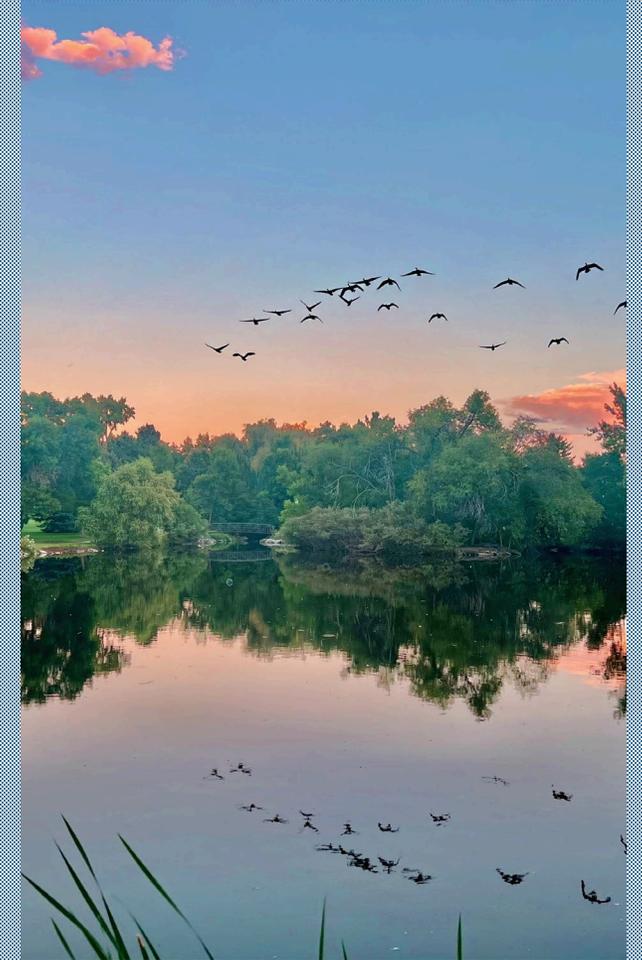


CERTIFICATE OF APPROPRIATENESS

A COFFEE SHOP AND WORKFORCE
DEVELOPMENT CENTER SITE
IMPROVEMENTS AT 2506 W. ALAMO AVE.
(THE GILL RESIDENCE)

Jesse Sheets, Planner I

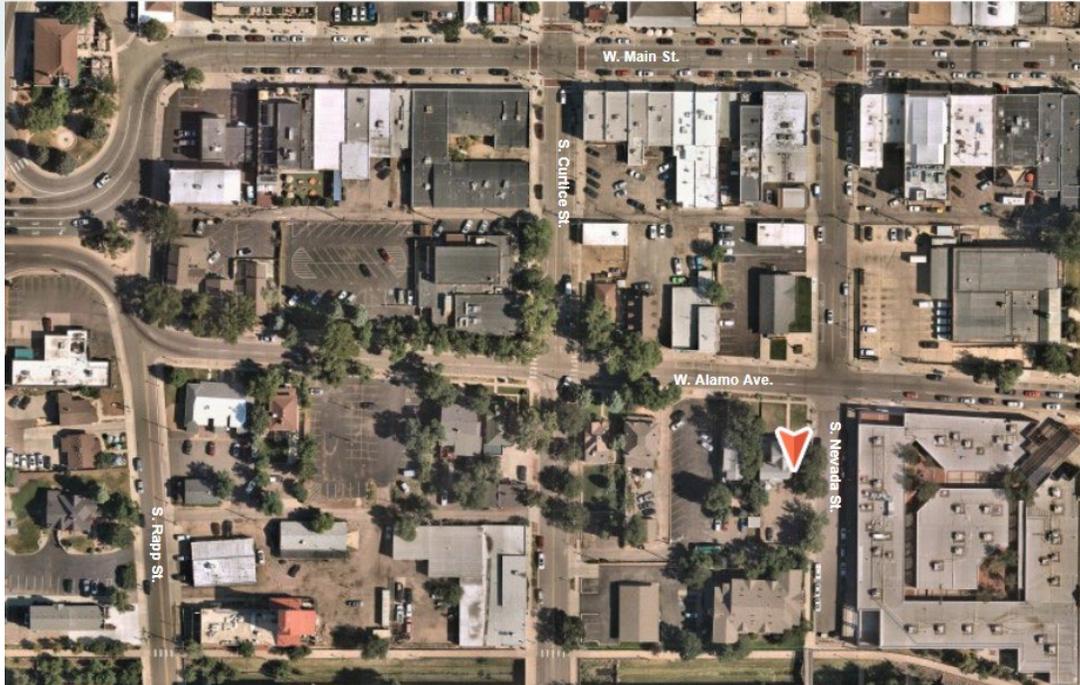
MARCH 18, 2024



LOCATION

The Gill Residence

2506 W. Alamo Ave.



CERTIFICATE OF APPROPRIATENESS PROCESS

- **Intent of COAs**

Protect Littleton's historic buildings by reviewing any proposed exterior changes to ensure building and historic character are preserved

- **Public Hearing Process**

Public notice requirements have been sent to property owners and residents within a 700-foot radius and sign(s) have been posted on property

Presentation by staff, applicant, and public comment period

- **Final Determination by Historical Preservation Board**

Approve, approve with conditions, or deny COA application

OVERVIEW

Proposed Changes

Highlighted Elevation Changes

ADA Accessibility Ramps

Historic Doors

Approval Criteria

Staff Recommendation

PROPOSED CHANGES

Major Changes to the Building Exterior:

- **ADA Accessibility**

A new internal elevator will be added to the south portion of the building, providing accessibility to the 2nd floor Workforce Development Center. This new lift will only be minimally visible from the rear exterior of the building. New accessible ramps and stairs will be added bringing the facility to modern ADA compliance.

- **New Covered Porch Addition in Rear**

A new covered porch will be added to the 1st floor south entrance of the Workforce Development Center. This will allow the upper floor to accommodate the elevator as well.

- **Changes to Doors**

New metal security doors have been proposed along with new storm doors. Two historic doors would be removed.

Minor Changes to the Site Itself:

- **Landscaping and Fence Improvements**

The front and side yards will be improved to provide a public gathering area with outdoor seating and an activity space. A new brick and wrought iron fence will be installed on the north and the east side of the property.

- **Interior Renovations**

The Main Level will be completely renovated for the new Dirt Coffee Shop. The 2nd floor will be renovated, becoming the Workforce Development Center.

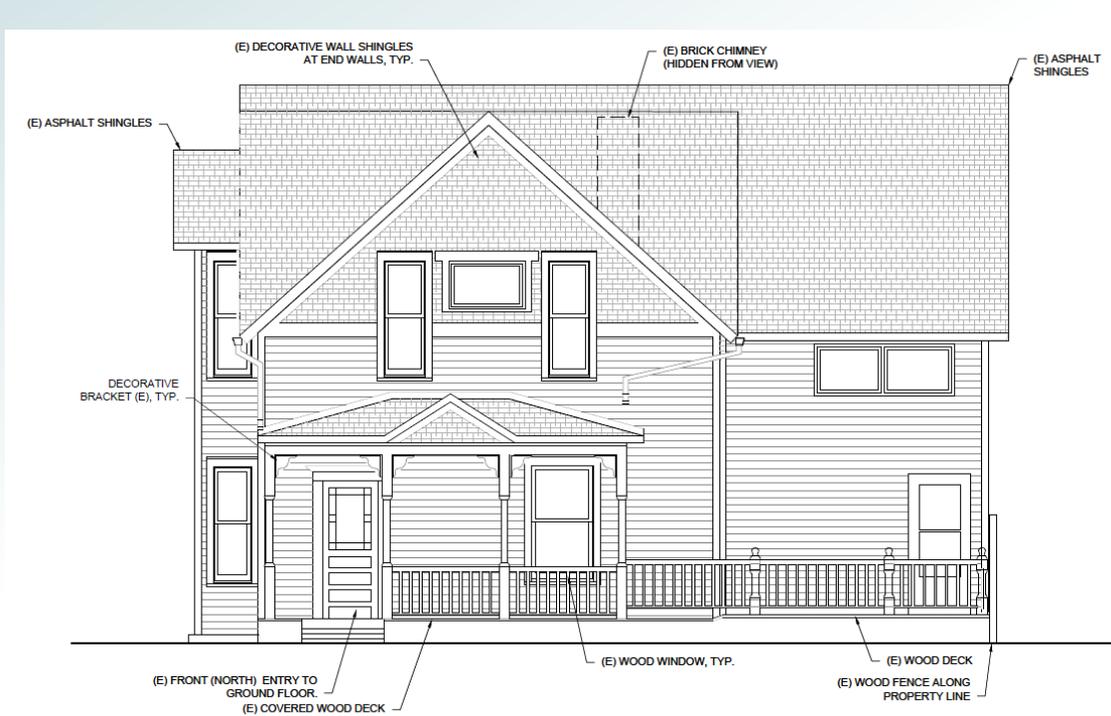
- **New Sign**

A new monument sign will be incorporated into the proposed brick and wrought iron fence that will run along the north and east sides of the property.

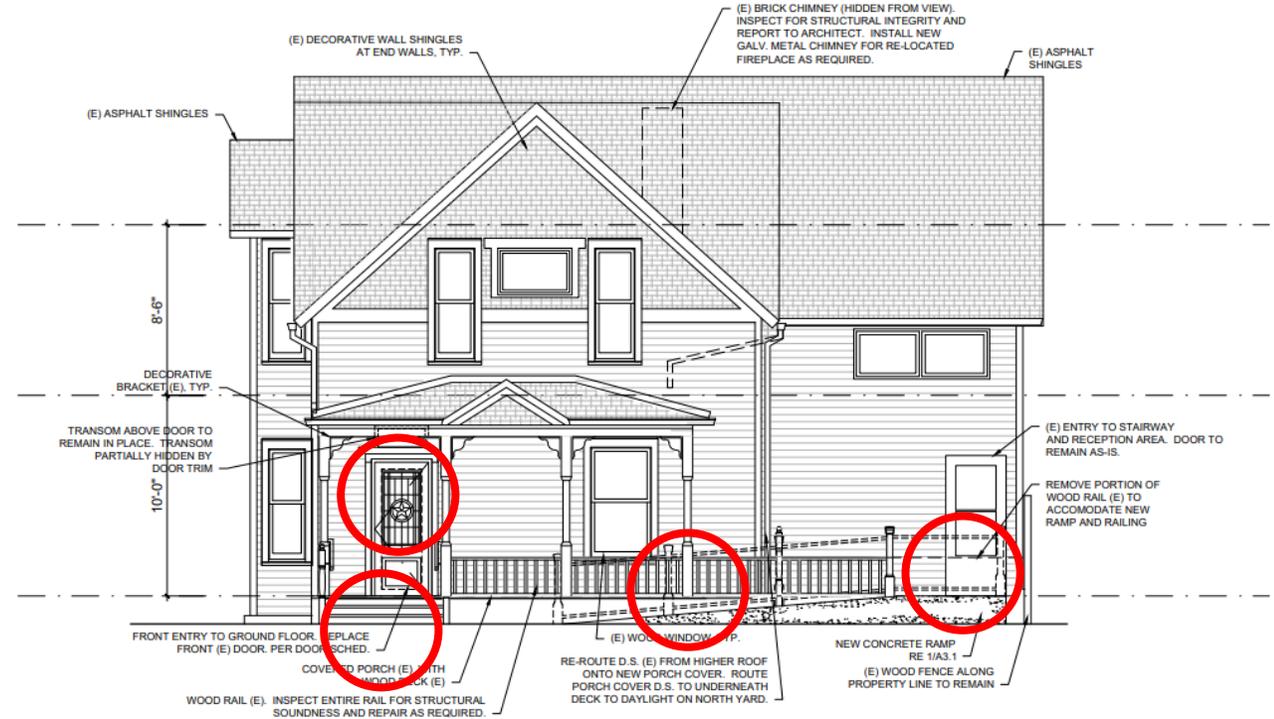
- **New Paint Scheme (Routine Maintenance)**

The exterior of this existing historic house will be painted with a fresh color scheme reinforcing the historic character of the structure.

NORTH ELEVATIONS



④ NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Proposed Changes: Removal of front door, new steps, new ADA ramp along front façade, removal of non-historic railing to accommodate landing at top of ramp

EAST ELEVATIONS



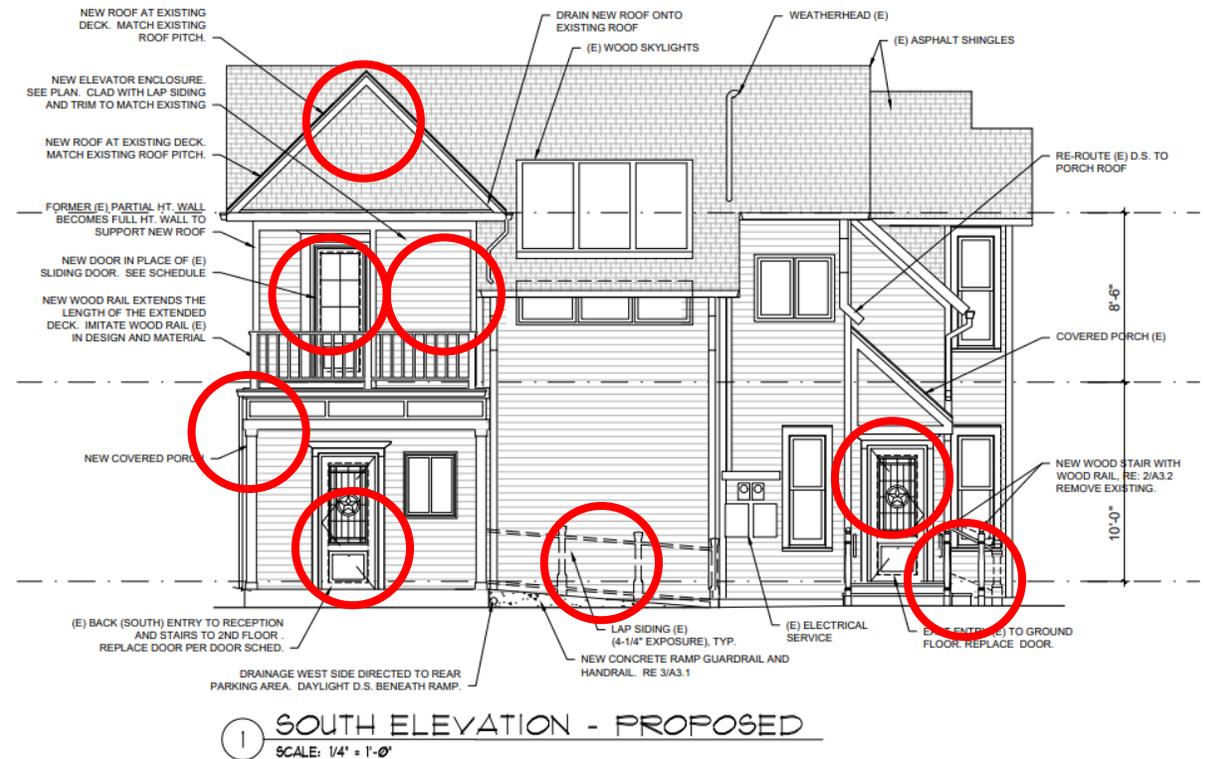
2 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Proposed Changes: Rear roof extension to accommodate elevator addition, new porch and railings, new ADA ramp visible from east façade leading to new south entry, new steps and ramp leading to east façade entrance

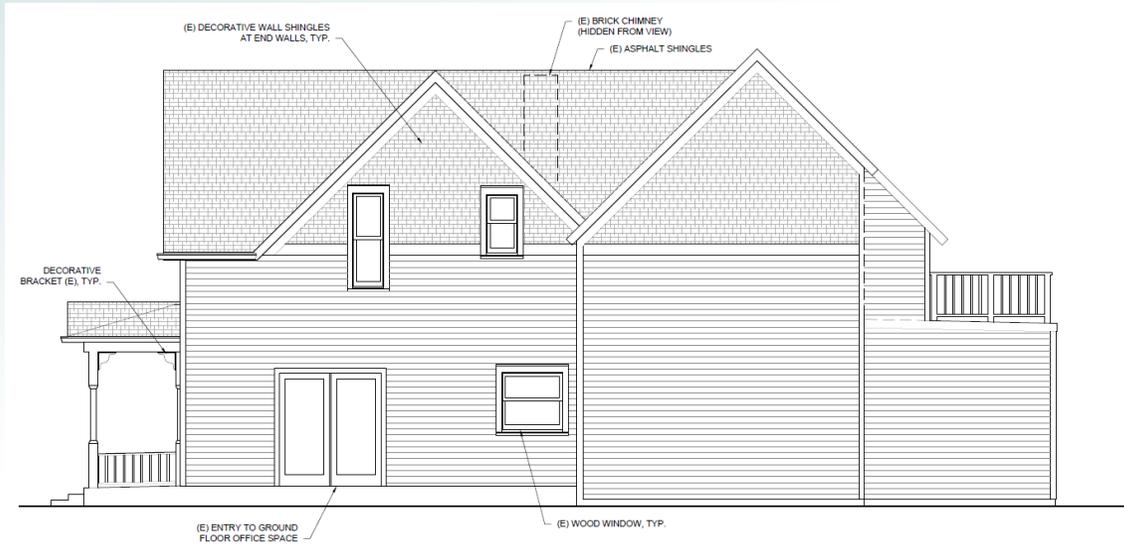
SOUTH ELEVATIONS



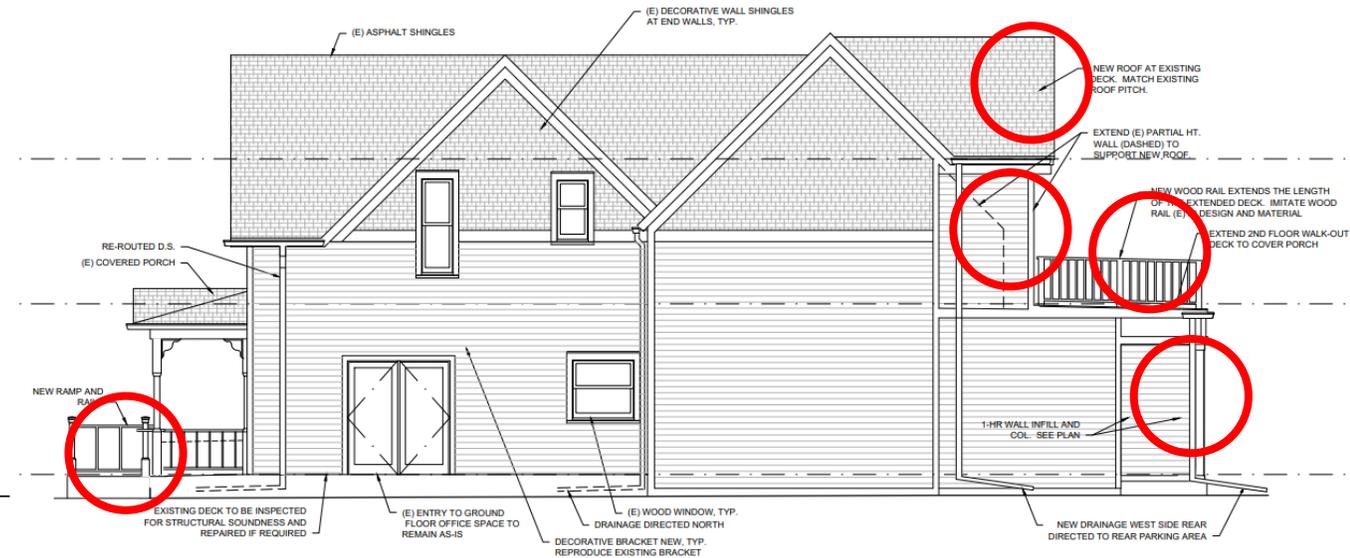
Proposed Changes: Rear roof extension to accommodate elevator addition, new porch and railings, new doors, new ADA ramp leading to new south entry under porch, new steps and ramp leading to east façade entrance

WEST ELEVATIONS

(This view is almost completely obscured by the adjacent property.)



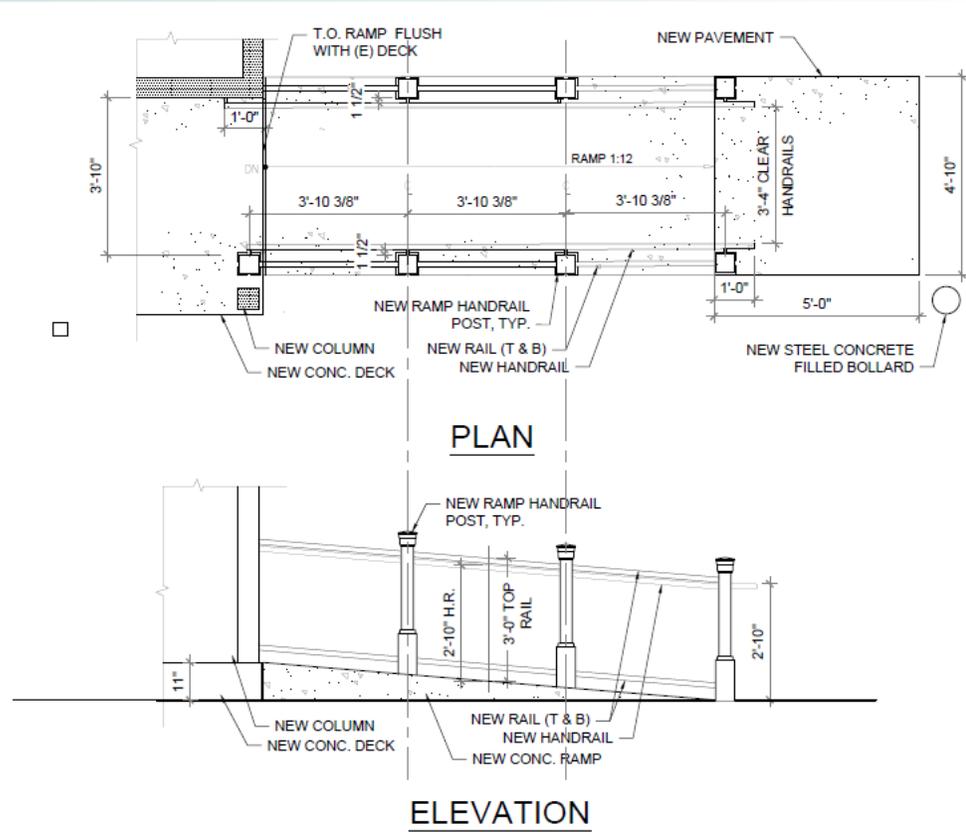
3 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



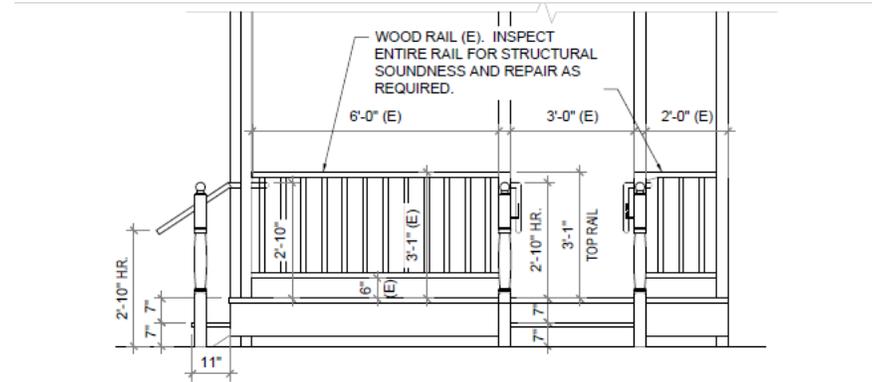
1 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Proposed Changes: Rear roof extension to accommodate elevator addition, new porch and railings, new ADA ramp along northern front façade leading to new deck entry point

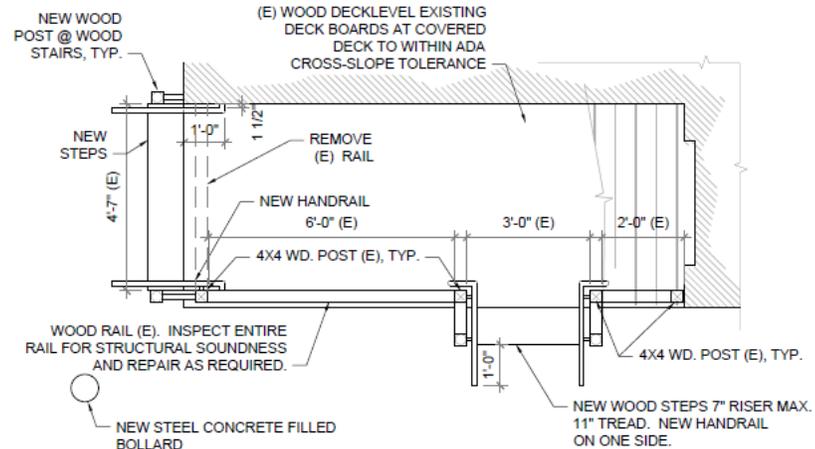
SOUTH AND EAST ADA RAMPS



3 RAMP - SOUTH
SCALE: 3/8" = 1'-0"



ELEVATION

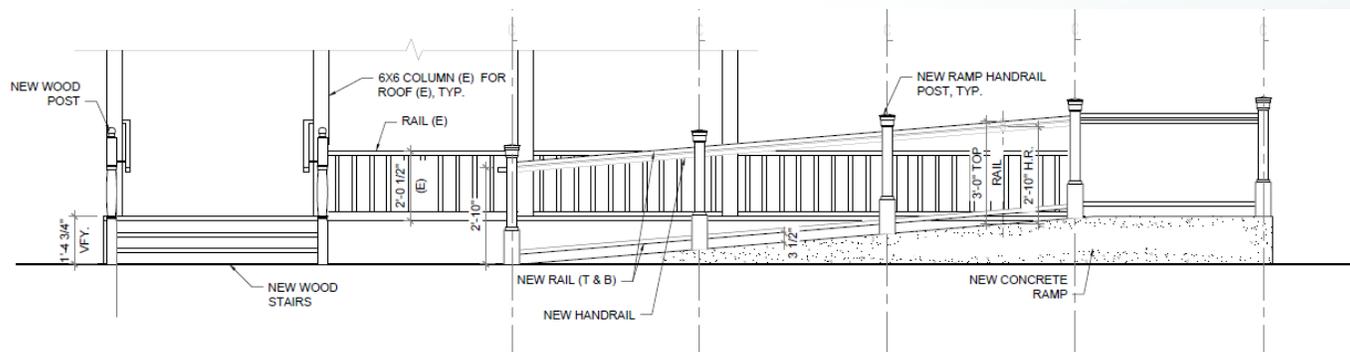
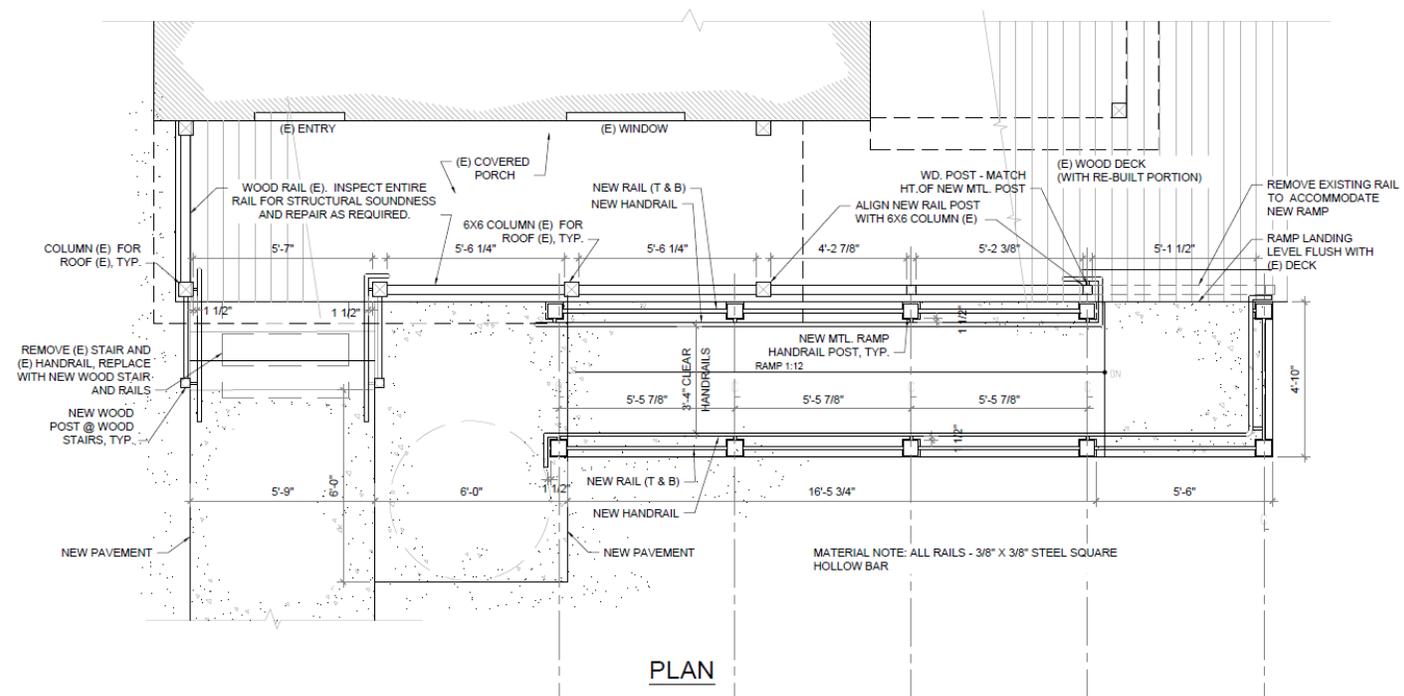
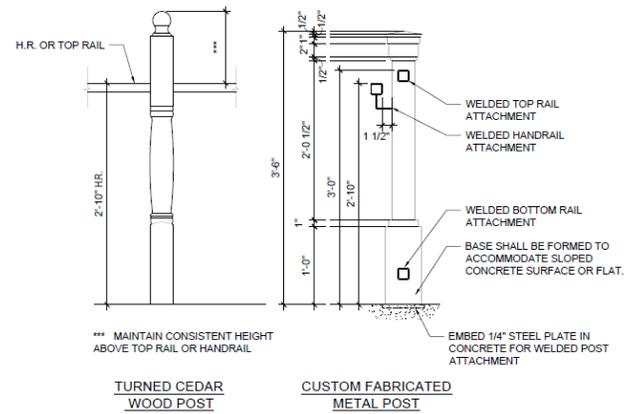
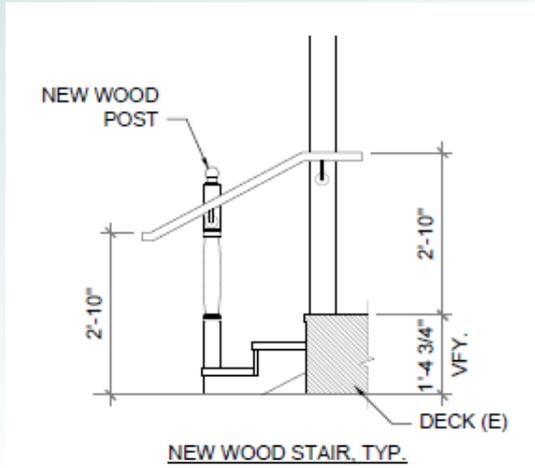


PLAN

2 RAMP - EAST SIDE
SCALE: 3/8" = 1'-0"

NORTH ADA RAMP (FRONT FAÇADE)

Stair and Post Details



① RAMP - FRONT
SCALE: 3/8" = 1'-0"

HISTORIC FRONT DOOR



Upper door details



Lower door details

HISTORIC EAST SIDE DOOR



SPACE INDICATES
DOOR IS WARPED.

CURRENT PHOTOGRAPH
EAST DOOR INTERIOR

DAYLIGHT VISIBLE

APPROVAL CRITERIA

- Secretary of the Interior Standards
- Downtown Littleton Historic Preservation Design Guidelines
- ULUC General Decision Criteria (10-9-8.1.C)

STAFF RECOMMENDATION

- Approve with Conditions

Staff finds that not all the criteria for a Certificate of Appropriateness have been met. Staff is encouraging the Board to consider the inclusion of a condition that would retain and restore the two historic doors that currently exist on the property.