

Meeting Date: September 17, 2018

Planner: Andrea Mimnaugh

APPLICATION SUMMARY:

Project Name:	Rooftop Awning for Blue Ribbon and Bussard Building
Case Number:	COA18-0004
Historic Name:	Blue Ribbon and Bussard Building
Application Type:	Certificate of Historic Appropriateness (COA)
Location:	2670-80 W. Main Street
Applicable Design Guidelines:	Downtown Littleton Historic Preservation Design Guidelines & Downtown Littleton Design Standards
Applicant:	Rachel Johnson, Lotus Concepts, LLC
Owner:	Francois Safieddine, 2670-80 W Main Street, LLC
Applicant Request:	Request for an awning over rooftop seating area

PROCESS:

Per Section 4-6-14(A)l(a), A certificate of historic appropriateness (COA) shall be obtained from the Historical Preservation Board (HPB) in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a designated historic district.

LOCATION:

The site is located at 2670-80 W. Main Street. A picture of the property is shown in figure 1, below. Figure 2 provides the location of the property within the Main Street Historic District.

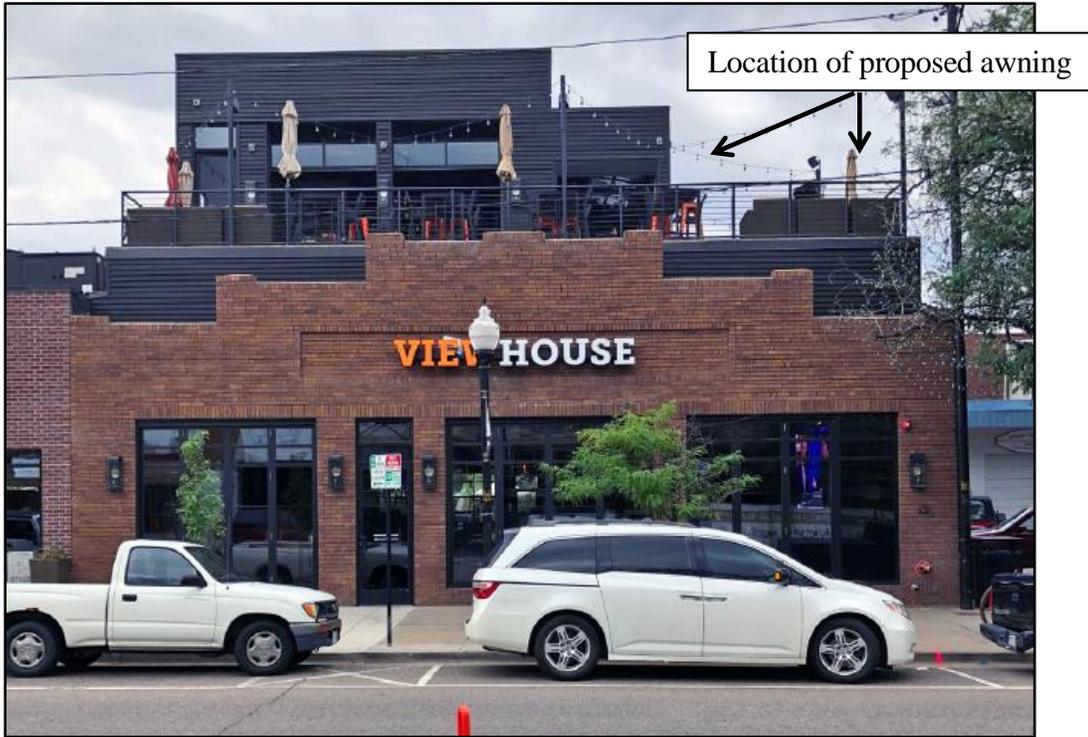


Figure 1
The Bussard Building, as it exists today with location of the proposed awning



Figure 2.
Location of 2670-80 W. Main Street identified within
The Main Street Historic District

BACKGROUND:

The Blue Ribbon and Bussard Buildings were built in 1907 and 1921, respectively. The buildings were connected internally many years ago to accommodate a car repair and auto body business and became one building. In July, 2011, the building was included in the Main Street Historic District. Following an initial façade rehabilitation by a previous owner, Francois Safieddine purchased the building and received a COA for additional modifications, including a second story over the Bussard Building for his bar and restaurant, The ViewHouse Littleton. The bar and restaurant opened in June, 2017. The proposed work is located on the rooftop seating area.

The Blue Ribbon and Bussard Building is significant for its association with the history of automobile-related businesses in Littleton. For the Bussard portion of the building, architectural design, which reflects auto dealership construction of the early twentieth century, is also historically significant. The building is designated as a contributing building in the Main Street Historic District. For information on the history and significance of the building, please refer to the building surveys attached to this report.

As a contributing structure in the Main Street Historic District, the historic preservation code requires a certificate of historic appropriateness (COA) for exterior modifications to the building, including compliance with both the Downtown Littleton Historic Preservation Design Guidelines and the Downtown Littleton Design Standards.

APPLICATION DETAILS:

The applicant proposes to add a permanent awning over a portion of the second story open air seating area.

Details of the awning are as follows:

- The awning will consist of clear plastic PVC material on a metal frame.
- The metal frame will be the same color as the existing metal on the building.
- The frame will attach to the side of the second story of the Bussard building and extend 22 feet to the western edge of the roof where it will be supported by 7 posts.
- The total area of the awning is 1,510 square feet. It will cover approximately 2/3 of the rooftop outdoor seating area.
- Clear retractable vertical screens will be installed on the three open sides of the awning to allow for the area to be enclosed as needed for colder weather and other weather-related conditions.
- The awning will be setback 15.9 feet from the front façade of the building and have no setback from the side and rear facades of the building.

The full COA plan set is attached to this staff report for your review.

CRITERIA & STAFF ANALYSIS:

Per Section 4-6-14 (C), the Historical Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

1. *The proposed work would not detrimentally alter, destroy or adversely affect any*

architectural or landscape feature which contributes to its original historic designation.

Applicant Response: The awning will be attached to the second story addition to the building.

Staff Analysis: The awning will not impact the historic portion of the Blue Ribbon and Bussard Building as the proposed awning would be attached to the new deck flooring on the roof and the recent second story addition.

2. Is otherwise in conformance with any applicable adopted design guidelines.

Downtown Littleton Historic Preservation Design Guidelines

Awning Guidelines

- 3.11 Use an Operable awning where appropriate.

Applicant Response:

Awning has a retractable roof and sides to provide shelter from the weather, as needed.

Staff Analysis:

The proposed awning is retractable. When the roof and sides are retracted, the metal frame will remain in place. The use of a retractable awning is appropriate in its proposed location in that there is no impact to the view of the historic, street level front façade.

- 3.12 Design an awning to be in character with the building.

Applicant Response:

Awning will accentuate the character defining features of the building using colors that are compatible and a shape that is appropriate.

Staff Analysis:

The proposed awning has a dark bronze metal frame that is generally consistent with the metal elements of the same color at the second story addition to the building. The proposed 15.9-foot setback from the front of the building is an appropriate location in that the new element will have a minimal impact on the historic, street level front façade.

- 3.13 Design an awning to be in proportion to the building

Applicant Response:

Awning will fit in the opening it covers.

Staff Analysis:

The awning will cover a substantial portion of the rooftop seating area. From a visual standpoint, however, it will have a minimal impact on the view of the historic front façade and is attached to the recent second story addition.

Downtown Littleton Design Standards

There are no applicable design standards for awnings and rooftop seating areas.

- 3. The board must find the proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**

Applicant Response:

The awning is designed to match the existing components of the building. Materials will be muted but 'rich' to meet appropriate design standards that match the existing building.

Staff Analysis:

The design, finish and materials of the proposed awning frame are consistent with the existing metal exterior of the second story addition. The proposed placement of the awning is setback from the front façade, minimizing the visual impact of the awning. The awning will not increase the height of the existing building.

- 4. When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties.**

Applicant Response:

The materials will be in line with the existing building, which ensures the highest level of design and best quality materials.

Staff Analysis:

As defined in the Historic Preservation Code, the term “compatible” means consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles.

The staff analysis for the 2014 COA regarding storefront modifications and second story addition addressed this criterion by noting that there are a wide variety of buildings on the 2600 block of Main Street in terms of height (one- and two-story buildings) building materials, architectural style, and that the addition will enhance the surrounding structures’ mixture of styles. The proposed awning is an extension of the previously established design in of the second story in that metal of the same color is utilized. In terms of the impact to the scale of the building, the awning will be setback from the front façade by 15.9 feet, which will minimize its visual impact from Main Street. The proposed awning does not increase the height or footprint of the building.

A copy of the 2014 COA staff report is attached for reference.

- 5. In the case of partial demolitions, the board must find that the:**
- a. Partial demolition is required for the renovation, restoration or rehabilitation of the structure and**
 - b. Impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.**

There is no partial demolition proposed with this application, so this criterion is not applicable.

PUBLIC NOTICE:

Public notice of the certificate of historic appropriateness application was mailed to all property owners adjacent to the subject property. Notice of a public hearing was posted on the subject property and at city locations in advance of tonight's board meeting in compliance with the city's public notice requirements.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed Certificate of Historic Appropriateness for the Blue Ribbon and Bussard Building, located at 2670-80 W. Main Street, meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution #05-2018, approving the Certificate of Historic Appropriateness.