



Historical Preservation Board Resolution 05-2018

Rooftop Awning for Blue Ribbon and Bussard Building
2670-80 W. Main Street (COA18-0004)

Historical Preservation Board Public Hearing: September 17, 2018

Applicant Request

- The applicant proposes to install an awning over the rooftop seating area of the Blue Ribbon and Bussard Buildings located at 2670-80 W. Main Street.

Process

- The approval process for the project includes one application:
- Certificate of Historic Appropriateness
(review by HPB)

Site Location

- The Blue Ribbon and Bussard Building is located in the Main Street Historic District at 2670-80 W. Main Street.



Location within Main Street Historic District



Existing Street View

2670-80 W. Main Street

Location of Proposed Awning



Background



Blue Ribbon Building
1907



Bussard Building
1921

- Both buildings are associated with auto-related uses
- The buildings were connected many years ago and are now considered one building
- The buildings were included in the Main Street Historic District in 2011
- The Bussard Building is a contributing building within the District

Application Details

The Applicant Proposes:

- Permanent awning for rooftop seating area
- PVC retractable material on a wooden frame
- 1,510 Square feet in size
- Setback from the front facade



Littleton

Colorado



Proposed Awning

Criteria and Staff Analysis

§4-6-14(B), #1 of the City's Historic Preservation Code Certificate of Historic Appropriateness section requires that:

The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.

Staff Analysis: The proposed awning will not impact the historic portion of the building. The awning will be attached to the recent addition only.

§4-6-14(B), #2 of the City's Historic Preservation Code Certificate of Historic Appropriateness section requires that:

The proposed work 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.

Staff analysis: the proposed awning is retractable and will provide sun and shade as needed.

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

Staff analysis: the metal frame of the awning is consistent with the metal elements and the second story addition. The 15.9 setback from the front of the building will have a minimal impact upon the historic, street level façade.

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

Staff analysis: the awning will cover a substantial portion of the rooftop seating area. From a visual standpoint, it will have a minimal impact on the view of the historic façade.

Public Notice

Notice of the certificate of historic appropriateness application:

- Mailed to all property owners adjacent to the subject property.
- Posted on the subject property

Staff Recommendation

Staff finds that the application meets the criteria for approval.
Staff, therefore, recommends approval of HPB Resolution 05-2018



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