



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Historical Preservation Board

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Wednesday, February 22, 2017

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

*Also Present: Jocelyn Mills, Community Development Director; Brandon Dittman, Acting City Attorney; Lena McClelland, Assistant City Attorney; Andrea Mimnaugh, Principal Planner; Dennis Swain, Senior Planner*

**Present** 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Spratlen, and Board Member Kastner

**Absent** 1 - Board Member Field

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 17-30](#) Certification of the January 18, 2017 regular meeting minutes

**A motion was made by Board Member Clute, seconded by Board Member Price, that the certification of the January 18, 2017 regular meeting minutes be approved. The motion carried unanimously.**

**Aye:** 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Spratlen and Board Member Kastner

**Absent:** 1 - Board Member Field

#### 4. Public Comment

Public Comment for General Business or Non-Agenda Items

*Public Comment - Pam Chadbourne, alternative to parking incentive for inclusion in downtown historic district*

#### 5. General Business

None

#### 6. Public Hearing

- a. [HPB Reso 04-2017](#) Resolution to approve a COA for new development at 2679 W. Main Street

**Attachments:** [HPB Resolution 04-2017](#)

[Application for COA](#)

[COA Plan Set](#)

[Architectural Materials Spec Cut Sheets](#)

[Littleton Downtown Design Guidelines - Subarea 5](#)

*Staff Presentation by Andrea Mimnaugh, Principal Planner*

*Applicant Presentation by Josh Rowland, LAI Design Group*

*Public Comment - Robin Swartzbacker, Against*

*Public Comment - Sherrie Chism, Against*

*Public Comment - Carol Brzeczek, Against*

*Public Comment - Pam Chadbourne, Against*

*7 letters of opposition for the COA were entered into the record from Peter TenEyck, Cloe Wright, Loretta Lohman, Jeanie Erickson, Pam Chadbourne, Pamela Cook, Steve Nelligan*

**A motion is made by Member Clute and seconded by Member Miller to approve HPB Resolution 04-2017, approving the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street with the following condition(s):**

**1. Additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application and future COA's for signage to demonstrate conformance with the following standards of the Littleton Downtown Design Standards and Guidelines:**

**5.2.2 Driveway Standards**

**5.2.3 Utility Appurtenance Standards**

**5.3.4 Building Lighting Standards**

**5.3.5 Roof-top Design and mechanical equipment screening**

**5.4.2 Parking Areas**

**5.4.3 Site Distance Triangles**

**5.4.4 Existing Landscaping**

**5.4.5 Screening, Walls and Fencing Standards**

**5.4.6 Private Open Space**

**5.4.7 Site Lighting/Parking Lot Lighting**

**5.4.8 Paving Materials**

**5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance**

**The foregoing approval is based on the findings that, with the above conditions, the proposed work:**

**(2) is in conformance with the Littleton Downtown Design Standards and Guidelines;**

**(4) is visually compatible with the development on adjacent properties.**

The vote is 4-3 and the motion carries.

**Aye:** 4 - Board Member Miller, Board Member Clute, Board Member Leighty and Board Member Spratlen

**Nay:** 3 - Chairman Grove, Board Member Price and Board Member Kastner

**Absent:** 1 - Board Member Field

## **7. Staff/Board Updates**

*Staff Updates from Dennis Swain, Senior Planner*

## **8. Adjourn**

MISSION STATEMENT: The Historical Preservation Board works to preserve the built environment that gives a unique sense of place and identity to our community. Further, the Historical Preservation Board encourages reinvestment and compatible growth which enhances Littleton's economic vitality.

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Historical Preservation Board, for February 22, 2017. The video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

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Denise Ciernia, Recording Secretary