

Meeting Date: December 17, 2018

Planner: Andrea Mimnaugh, Historical Preservation Planner

SUMMARY OF GRANT APPLICATIONS RECEIVED:

Number of Grant

Applications Received: 1

Case #HGRT18-0004: Van Schaak & Company Building
2409 W. Main Street
Project: Façade improvements
Request for \$8,000 (42% of total project cost)

Funding for 2018: \$50,000

**Amount available for
2nd round grants:** \$8,210

Funds requested: \$8,000

Staff Recommendation: Approval for \$8,210

PROCESS:

§4-6-12(E) of the city code establishes the Main Street Historic District Grant Fund:

“There is hereby created a special fund to be known as the Main Street historic district grant fund. Monies in this fund shall be established by city council. The funds may be granted to property owners or tenants of properties within the Main Street historic district or designated historic landmarks in downtown Littleton used for commercial purposes. As used in this subsection, “downtown Littleton” means the area bounded by Santa Fe Drive on the west, the railroad depression on the east, W. Church Avenue on the south and W. Crestline Avenue on the north. Grant funds shall be used for architectural design assistance, facade work, removal of graffiti, maintenance, for signage or other improvements to new tenants. Application for such funds shall be made to the historic preservation board and granted to the applicant upon approval by the board.”

Grant funds are paid following completion and staff inspection of the project for consistency with the requirements of the grant. The city will reimburse the grantee following submission of proof of

payment of the contractor.

LOCATION:

The vicinity map below shows the location of the application.



Vicinity Map
Van Schaak & Company Building – 2409 W. Main Street

BACKGROUND:

The Main Street Historic District Fund was allocated \$50,000 for 2018. For the first grant round, two applications were accepted by the city and approved for a total of \$41,790 by HPB on June 18, 2018. The remaining amount in the fund for the second round is \$8,210.

GRANT APPLICATION:**Van Schaak & Company Building**
2409 W. Main StreetHistorical Background:

The Van Schaak & Company Building located on the northwest corner of W. Main Street and S. Prince Street was designed by an unknown architect in the Formalist Style. The estimated date of construction is 1960. It is a one-story rectangular building capped by a thick cantilevered roof on the east, south and north walls. The existing entrance to the building wraps the building's southeast corner. The exterior walls are clad in vertical slabs of white travertine. Granite planters flank the south and east sides of the building. A series of floor to ceiling vertical windows are on the building's east side, facing the onsite parking lot.



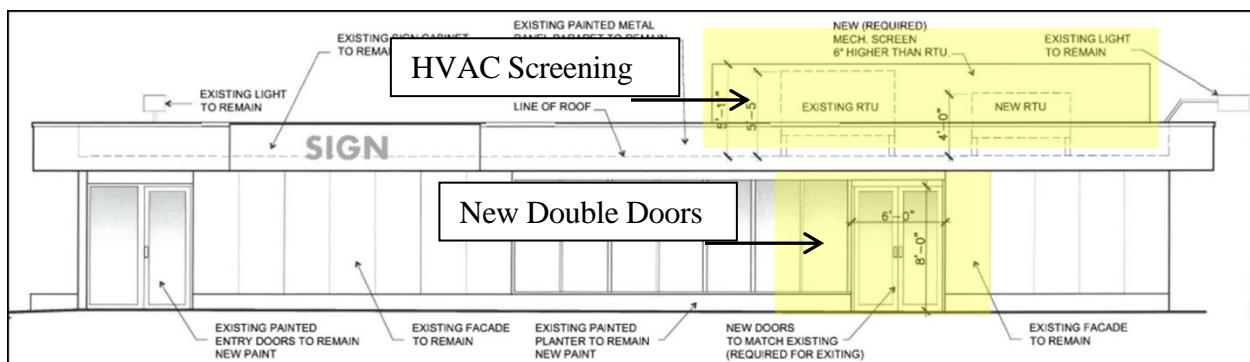
The Van Schaak & Company Building

Project Background and Description:

The application for façade improvements to the Van Schaak & Company Building, located at 2409 W. Main Street, was submitted on October 2, 2018 for the second grant round.

Prior to submittal of the grant application, the applicant applied for and received a certificate of historic appropriateness COA18-0003 from HPB on May 21, 2018 (COA18-0003 is attached for reference). Following approval of the COA, the applicant applied for and received a building permit. Construction is currently underway.

The façade work approved under COA18-0003 is shown below in Sheet 3 of the approved plan set. The work items requested for reimbursement are highlighted in yellow. COA18-0003 is attached to this staff report for reference in attachment #7.



The cost of the work items highlighted above are shown in the table below.

Work Item	Cost	Amount Requested	Percentage
Add double door within the existing storefront window configuration on the east elevation.	\$12,375	\$4,000	32%
Screening of both existing and new rooftop HVAC units.	\$6,850	\$4,000	58%
TOTAL	\$19,225	\$8,000	42%

STAFF ANALYSIS:

The city code establishes the eligibility requirements for the Main Street Historic District grants and the HPB establishes the discretionary criteria.

Eligibility Criteria, as established in §4-6-12(E) of the city code:

Criterion 1: *To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.*

Staff comment: The property meets this criterion. The Van Schaak & Company Building is located at 2409 W. Main Street and is in the Main Street Historic District.

Criterion 2: *The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) new signage, (e) graffiti removal, or (f) other improvements to new tenants.*

Staff comment: The project meets this criterion. The proposed work for new double doors on the west elevation and screening of the rooftop HVACs is considered façade work.

Discretionary Criteria, as established by the historical preservation board and stated in the 2018 Main Street Historic District Grant Program brochure is below. A project need not meet all criteria in order to be eligible for a grant. The importance of the criteria is generally in descending order.

Criterion 1: *The project is well designed and will have a significant positive visual impact on the historic character of the district.*

Staff comment: The addition of double doors on the west façade, located within the original storefront window configuration and the screening of the roof top HVACs were approved by HPB under COA18-003. Note that approval of a COA requires compatibility with the property in terms of design, finish, material, scale, mass and height. (COA18-0003 is attached for reference).

Criterion 2: *The project includes restoration of the architectural details and materials on a historic building façade.*

Staff comment: The project does not include building restoration.

Criterion 3: *The project will provide permanent, rather than removable elements. Examples of removable elements include signs, canopies and fixtures.*

Staff comment: The addition of double doors and HVAC screening are intended to be permanent.

Criterion 4: *The project includes architectural design assistance.*

Staff comment: The project is for façade improvements and there is no requested architectural design assistance requested as part of the grant.

Criterion 5: *The property has not previously received grant funding or the project is part of an ongoing phased, set of improvements.*

Staff comment: The property received a grant in 2014 for façade work. The project never moved forward, so the grant funds were not distributed. The property ownership changed and the new owner's tenant is the applicant.

Criterion 6: *The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved project completion timeframe. Applicants in those cases will be asked to assure the board that the proposed project will be completed during the required timeframe.*

Staff comment: The applicant for this grant is a new tenant who is rehabilitating the building for a new use as a brewery. This applicant has not previously applied for a grant under this program.

Criterion 7: *The project improves the health, safety, welfare of the community.*

Staff comment: The installation of new double doors on the west façade is required by building code for the new use of the building as a brewery, thus it is a safety improvement. The screening of the HVACs will contribute to the welfare of the community.

STAFF RECOMMENDATION:

Staff finds that the grant application for the Van Schaak & Company Building meets the intent of the standard and discretionary criteria and recommends approval of the application in the amount of \$8,210. The amount exceeds the applicant's request for \$8,000. The additional amount recommended by staff is the remaining \$210 available funds for 2018.