

**Received Opposition
Letters for
HPB Reso 04-2017**

February 22, 2017

**COA for Littleton Mixed Use
at 2679 West Main Street**



Dennis Swain <dswain@littletongov.org>

For Hist Pres Board: Strong objection to Mixed Use plan for 2679 W. Main Street

2 messages

Peter TenEyck <PeterT@blueonionmedia.com>

Tue, Feb 21, 2017 at 10:31 AM

To: "cdjm@littletongov.org" <cdjm@littletongov.org>, "cddjc@littletongov.org" <cddjc@littletongov.org>, "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>, "cdds@littletongov.org" <cdds@littletongov.org>
Cc: "teen10eyck@aol.com" <teen10eyck@aol.com>, "pbutterfield@hmbrown.com" <pbutterfield@hmbrown.com>

To Jocelyn Mills, Denise Ciernia, Andrea Mimnaugh and Dennis Swain,

Hello and thank you for taking time to review this email.

I appreciate the job you have been tasked with and on an even greater scale, appreciate your proven willingness to listen to the publics' concerns as they relate to this ill-advised project but mostly for your actions taken to this point.

I would also like to thank and acknowledge the property owners and the developer for what is clearly a very serious investment in time and money to come up with both the initial concept and the latest modifications as well. This latest rendition while falling way short of what is appropriate for downtown Littleton, none the less shows a significant response to the concerns brought forward by the Historical Preservation Board and that is appreciated.

This project is still **massively inappropriate for Historic downtown Littleton.**

This project does not conform with Code 4-6-14(C):

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

...

- For the purposes of this section, **the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.**
- The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visually-defining corner and gateway.
- It is glaringly obvious that the size, mass, unbroken and uncharacteristic length, depth and height of **Littleton Mixed Use, is not compatible, consistent or harmonious with, and does not enhance the architecture or the character of the surrounding historic and defining structures.**
- In my view, this project **does not adhere with the goals and objectives in the Downtown Design Standards and Guidelines.**
- **It does not enhance the "small scale town center character of the downtown area" (5.1.1) "**
- The third story facade, the 5-bay unbroken street frontage, and the atypically long and 3-story-high sides are definitely **not architecturally interrelated to the other corner buildings** at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. **(II 5.2.1.s4).**
- **52 parking spaces equate to a traffic impact for 112 spaces** - based on the proposed use for the building uses
- Furthermore, access to the street via a driveway over the sidewalk, **detracts from the walkability of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1).**
- The length and height and depth of **the building is not "human-scale"**, especially when compared to the other buildings on Main Street **(5.3.1.o1) (5.3.1.s1).**
- The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements attack and **degrades the "architectural dominance" of the Carnegie Library building (5.3.1.o8).**
- The Littleton Mixed Use building does not moderate scale differences between adjacent buildings and itself. **This project is simply too massive**, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. **It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings** on either side or across the street (i.e. Carnegie Library, Masonic Hall), **especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7).**
- **This project does not keep the scale of the existing historic building "width modules found along Main Street".** This is another design guideline intended to

vertically break up long facades into smaller-scale human-scale frontages that better match the historic 1870-1940 time period of Main Street. **(5.3.1.g3).**

- **Even in this latest modification, the project provides only 50% of the parking that would be required for the proposed uses**, due to their inclusion in the Main St Historic District by the Community Development Director in December.
- Open Space is reduced from 20% to 12%, and Open Space along the street frontage is reduced from 10% to less than 3%.

At the end of the day, Littleton deserves development that is both Code-compliant and of high quality. Please vote no on the COA.

Sincerely,

Peter TenEyck

5771 S. Spotswood Street

Littleton, CO 80120



Dennis Swain <dswain@littletongov.org>

Historic Pres Board - Deny COA for "Littleton Mixed Use"

1 message

CLOE <cloeee@msn.com>

Wed, Feb 22, 2017 at 11:24 AM

To: "cdjm@littletongov.org" <cdjm@littletongov.org>, "cddjc@littletongov.org" <cddjc@littletongov.org>, "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>, "cdds@littletongov.org" <cdds@littletongov.org>

The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visual corner and gateway to downtown Littleton. The size, the mass, the unbroken and length and depth and height of this Littleton "Mixed Use" are not compatible with, not consistent with, not harmonious with and do not enhance the architecture of the character of the surrounding historic structures.

I think this project does not conform with a number of the standards, goals and objectives in the Downtown Design Standards and Guidelines:

- It violates, instead of enhances, the "small scale town center character of the downtown area" (5.1.1)
- The three story façade, the five-bay street frontage, and the long and three-story-high sides are definitely not architecturally interrelated to the other corner building at this intersection, specifically the Carnegie Library and Masonic Hall (II 5.2.1.s4)
- The 52 parking spaces (only 50% of the parking required) access the street with a driveway over the sidewalk which detracts from walkability of Main Street and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)
- The length and height and depth of the building is not "human-scale", when compared to the other building on Main Street (5.3.1.o1) (5.3.1.s1)
- The height, the excessive size, the lack of setbacks, the third story and the modern treatment of the long side visible from all directions attack and degrade the "architectural dominance" of the Carnegie Library building (5.3.1.o8)

- The Littleton Mixed Use building does not moderate scale differences between adjacent buildings and itself. The project is massive - three times the size of surrounding buildings and the depth is unusually long and unbroken. It does not modulate its scale to fit with the surrounding historic buildings on either side or across the street. (5.3.1.o3) (5.3.1.o7)
- The project does not keep the scale of the existing historic building "width modules found along Main Street". This is a design guideline intended to vertically break up long facades into smaller-scale human-scale frontages that better match the historic 1870-1940 time period of Main Street (5.3.1.g3)
- Open space is reduced from 20% to 12%, and open space along the street frontage is reduced from 10% to less than 3%.

I believe Littleton deserves development that is code compliant – that is why we have codes/guidelines right????

Cloe Wright

7743 South Nevada Drive



Jocelyn Mills <jmills@littletongov.org>

Monthly thoughts from a historian to the Historic Preservation Board about Downtown Littleton

1 message

Loretta Lohman <lorettalohman@gmail.com>

Tue, Feb 21, 2017 at 3:24 PM

To: Dennis Swain <cdds@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>

Cc: Peggy Cole <pcole@littletongov.org>

My previous emails are included below. I'd actually hoped to attend the meeting this time but am, unfortunately, ill.

I see nothing in the latest version of the plans for this development that makes it fit into the Downtown Littleton Historic District. Further, whilst shopping downtown last week I did not encounter any one who supported the relatively massive development. In fact the under construction roof garden across the street from the proposed building is already of very serious concern. I do wonder how that escaped your purview.

To summarize: nothing has changed vis-à-vis the lack of historic suitability of the proposal; nothing has changed to address the mundane but very real matters of air and water pollution; and nothing has changed to protect the view.

I urge you to deny the certificate one more time.

Loretta Lohman, PhD

On 1/18/2017 11:50 AM, Loretta Lohman wrote:

I am sending, again, my email of December 19, 2016, to refresh your memories. That is below.

As far as I can discern from the various drawings of the proposed development on the west end of Main Street, NONE of my concerns have been addressed. Adding trees to an architect's drawing does not obscure the reality that this proposal remains out of scale for downtown Littleton. If you can visualizing driving WEST on Littleton Boulevard from Woodlawn, try to imagine the right side of your view of the mountains obstructed by a tall building.

If that doesn't help I hope you drove west on Main Street even yesterday late morning. It was not exactly clear driving even a day following the end of snow. And we simply will not mention walking in the area. And that is the fallout from two-story building. Imagine a four-story buildings effect on streets and sidewalks.

Now, there is yet another issue beyond that of road and sidewalk safety, appropriateness for the area, and whether Littleton wants a historic main street or not. That is the issue of yet more significant impervious surfaces and the west end of main street. Adding even more building and fully paved area will increase stormwater runoff in the streets and polluted inflow to the river. In fact, there is probably a case to be made to stop this on water quality grounds UNLESS known successful methods of remediation are incorporated into the plans. I am sure the Public Works folks can direct you to the stormwater permit that may affect this.

To sum up, I see nothing that makes this project eligible for a certificate of approval within the Historic Downtown district. Please reject it.

Loretta Lohman, PhD



Loretta Lohman, PhD
Lohman and Associates
3375 W Aqueduct Ave
Littleton, CO 80123-2903
303-549-3063
lorettalohman@gmail.com

On 12/19/2016 12:23 PM, Loretta Lohman wrote:

Unfortunately I will NOT be able to attend your meeting this evening but I wish to share a few thoughts as a historian and as a 60-year Littleton resident.

First, Littleton is promoting itself as a rich small town with a unique historic downtown area. That particular promotion is shaky at best as there are no shops in downtown that support local interests—no grocer, no drugstore, no place to get a spool of thread or other types of small necessities. It appears that the "tourist" type shops are succeeding but without very much support from the city. The two local shops that do provide necessary items, Savory Spice and Evoo are increasingly difficult for someone like me, who cannot walk long distances, to reach. It turns out that even 11 a.m. on a Sunday morning is not good as there is some sort of large church meeting directly across the street and NEXT to the proposed four-story development.

Your job is to decide if a tall building, with little addition to the sales tax base, is appropriate to an entirely two-story down town area. Is it appropriate in overshadowing the truly historic Carnegie Library building? Is it appropriate to allow only half of the required parking spaces when there is already sufficient parking and too few merchants are providing assistance with parking.

Additionally, you might check with Littleton road maintenance. Four stories at the bottom of main street will, in winter, shade all of the street leading into an already hazardous curve.

If you want to preserve a "historic" downtown this proposal is out of scale and adds unneeded office space to a congested area that is increasingly designed for pleasure seekers and visitors. If you want to preserve a historic district, four stories is not appropriate. If you want to preserve citizen safety while driving and walking, four stories will have a negative effect.

Personally I understand and accept change. But it is always easier to support change that is appropriate to the neighborhood and the needs of that neighborhood. Downtown needs to keep it historic perspective if it is to remain a historic district. And what it really needs is parking and useful retail, not high-end apartments and more bars. It also needs greater consideration to issues like stormwater and other types of pollution, something I would be happy to discuss at another time.

Sincerely,

Loretta Lohman, PhD



Loretta Lohman, PhD
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Dennis Swain <dswain@littletongov.org>

Littleton Mixed Use Project (The Old Valley Feed Store)

1 message

dxolive@netscape.net <dxolive@netscape.net>

Tue, Feb 21, 2017 at 8:20 PM

To: hpbmc@littletongov.org, hpbkf@littletongov.org, hpbpg@littletongov.org, hpbcl@littletongov.org, hpbpk@littletongov.org, hpbdm@littletongov.org, hpbmp@littletongov.org, hpbds@littletongov.org, cdds@littletongov.org, amimnaugh@littletongov.org, cdjm@littletongov.org

Dear Historic Preservation Board,

I am writing to ask you to deny the Certificate of Appropriateness for the "Littleton Mixed Use Project" in our BEAUTIFUL HISTORIC- SMALL TOWN CHARACTER Littleton. This building is still too massive for our Historic Downtown and it does not match the surrounding buildings. Approving something this massive will be setting a precedence for the future of our precious downtown. I do not believe this is what the majority of the citizens of Littleton want for our Historic Downtown. I do not want it to look like downtown Denver. What we allow to be built in downtown does make a difference to those of us who live and enjoy visiting Historic Downtown. The reason it is in front of HPB is because the Planning Commission approved the plan only if HPB would approve the parking exemption. I also do not think that a parking exemption should be considered because Downtown Littleton already has a parking problem and giving a new project an exemption does not make any sense whatsoever.

Please do not approve this building that is much too massive and does not match the existing buildings or feel of our Historic Downtown Littleton.

Thank you for your service to the citizens of Littleton. Thank you for the time that you donate to our fair City. It is much appreciated and I know that you don't hear this enough.

Sincerely,

Jeanie Erickson
District 1



Dennis Swain <dswain@littletongov.org>

Littleton Mixed Use: still not compliant

1 message

Pam Chadbourne <ChadboLittCO@aol.com>

Wed, Feb 22, 2017 at 2:01 AM

To: Pamela Grove <hpbpg@littletongov.org>, Dan Miller <hpbdm@littletongov.org>, Margi Clute <hpbmc@littletongov.org>, Edward Leighty <hpbel@littletongov.org>, Paul Kastner <hpbpk@littletongov.org>, Michael Price <hpbmp@littletongov.org>, David Spratlen <hpbds@littletongov.org>, Kimberly Field <hpbkf@littletongov.org>
Cc: Pam Chadbourne <ChadboLittCO@aol.com>, Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Hello, members of the Littleton Historical Preservation Board (LHPB),

I was pleased to see the significant changes the Applicant made to the "Littleton Mixed Use" project plan, in response to the Board's findings of fact on January 18. This Applicant has treated the Board and the City with respect. They seem to be sincere investors in Littleton with professional competence who could be great partners in City redevelopment. This project, original or revised, would be great on Littleton Blvd or on Broadway.

However, in spite of the improvements, to me, the revised "Littleton Mixed Use" **still does not conform** to the *Downtown Design Standards and Guidelines* and City Code. If I were on Historical Preservation Board, from what I see now, I would feel **obliged per City Code to vote against the Certificate of Appropriateness (COA)**.

It seems to me that "Littleton Mixed Use" is still too massive and monolithic to fit Main Street's "small-scale town-center character"; and the Main Street facade, and its long high sides and upper floor are too big and too modern, considering the project would share this western gateway corner with the iconic Carnegie Library and the historic Masonic Hall.

It is vital for Littleton's Historical Preservation Board to establish and maintain both the **precedent** of fair, consistent and complete **enforcement** of our City Codes and regulations; and the **physical integrity** of Main Street. If HPB does not enforce our Title 4 Code this time (and it is the Board's, and only the Board's, authority per Code to do so), then the character of Main Street will be changed by this project, and this precedent, forever.

View from east, still high and massive, filling lot without vertical breaks. Still essentially urban, not small-scale town-center character.



I think this project unfortunately still **does not conform with Code 4-6-14(C)**:

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

For the purposes of this section, **the term "compatible" shall mean consistent** with, **harmonious** with, and/or **enhances** the mixture of **complementary** architectural styles

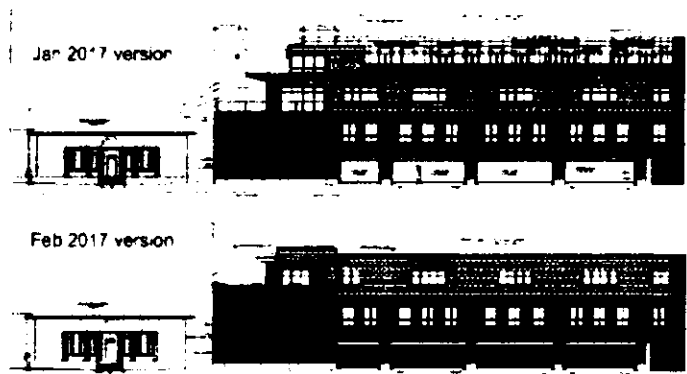
either of **the architecture of an individual structure or the character of the surrounding structures**.

The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visually-defining corner and gateway to the Historic District. The size, the mass, the sheer unbroken and uncharacteristic length and depth and height of Littleton Mixed Use, are **not compatible** with, **not consistent** with, **not harmonious** with, and **do not enhance** the architecture or the character of the surrounding historic and defining structures - especially the essential Carnegie Library and Masonic Hall.

According to the *Historic Downtown Design Standards and Guidelines* (approved July 6, 2011):

Down the street, the **historic Carnegie Library stands apart**, as many civic and institutional buildings have done traditionally. It relates to the district, in terms of masonry materials and overall scale and use of details, but it is **meant to be perceived "in the round,"** with all sides conveying a level of detail that is less frequently seen on the sides or rear elevations of traditional commercial storefronts.

Littleton Mixed Use is so big and uninterrupted, that the tall and long sides are visible from east and west, and also north and south. The 3rd floor facade and the sides are contemporary. The design and mass and style are not harmonious or compatible with viewing the Carnegie Library as it was meant to be viewed, "in the round".



To approve a Certificate of Appropriateness, the Historical Preservation Board has to find that the project, as a "non-conforming" member of the Main Street Historic District, complies with the ***Downtown Design Standards and Guidelines***.

The staff analysis uses only Standards from the Design Standards, and they show compliance with only some of them. I find the interpretation of some of the compliance references unconvincing.

I'm not lawyer, but it's my claim that the Historical Preservation Board must assure that the project complies with the Downtown Design Standards and Guidelines **in their entirety**.

If the project only complies partially, and other portions do not conform, then the Historical Preservation Board may/shall find that the project **does not qualify** for a Certificate of Appropriateness.

For your consideration, here are some **citations** that reflect **non-conformances** with the **Downtown Design Standards and Guidelines**. (the references are provided for many, or at the bottom of this e-mail.)

* Littleton Mixed Use disrupts and mars, instead of enhances, the "**small scale town center character of the downtown area**" (5.1.1)

*Main Street establishes the **small scale town center character of the downtown area**. This character is composed of the following attributes:*

- * **One to two story high buildings;***
- * **Buildings defined by smaller lots***
(approximately 50 to 100 feet wide);
- * **Building frontages defined by smaller structural modules;***

* This project exceeds **2-stories**; it does not **maintain the existing scale** of predominantly 1-2 story frontages along Main Street. In fact it obviously violates that 2-story scale from pretty much **any view point** in the entire area, including approaching from across the river valley a half-mile or more to the west; and from either direction on Santa Fe; and approaching from the hill to the east by the Courthouse; and from both the north and south sides with residential and business users and visitors. (5.1.1) (5.3.1.o3)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.o3 To maintain the existing scale of predominantly one to two story building frontages found along Main Street.

* to maintain small-scale character, the Main Street frontage should be defined by **smaller structural** modules (5.1.1);

* these non-conformances undermine and destroy the **integrity** of the Main Street Historic District (5.1.1)

*Main Street is the location of the Main Street Historic District. It has a simple but powerful urban design form: a straight street **lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains beyond** and a view to the east of the old*

*landmarked Arapahoe County Courthouse (City of Littleton Municipal Courthouse.) **The Main Street Historic District** draws its *integrity* from these *important design elements*.*

* the **form** of the project **obstructs the view** of the Carnegie library and of the mountains from significant portions of the sidewalks and venues on Main Street. (II 5.2.1)

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

...

5.2.1.o4 *To coordinate the forms and orientation of buildings to frame views of the old Carnegie Library and the mountains beyond to the west and the old Arapahoe County Courthouse to the east.*

Note: Italic text indicates statements unique to this subarea.

* The third story itself, the third story contemporary facade, and the 5-bay continuous street frontage (as well as the atypically long and 3-story-high modern sides) are definitely not **architecturally interrelated** to the other corner buildings at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. (II 5.2.1.s4).

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

5.2.1.s4 For corner buildings at the intersection of two or more streets, all street-facing facades shall be designed to be primary facades and to be **architecturally interrelated**.

* the east side proximity to the property line precludes opportunities for privacy or **access to sunlight/daylight** (5.2.5.o2)

* the 58 parking spaces (which actually might experience traffic for 120 spaces based on the building uses), access the street with a driveway over the sidewalk, which unquestionably **detracts from the walkability** of Main Street, and introduces hazards for pedestrians. The 20-feet added to the 2-story street frontage adds a 5th 'bay' on what was previously open parking area, further reducing pedestrian visibility from the sidewalk. (5.2.2.s2) (5.4.3.s1)

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind.

* the length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1);

I 5.3 Architecture**5.3.1 Building scale, form, massing and character**

5.3.1.o1 To create buildings that provide **human scale**, interest and variation.

5.3.1.s1 Buildings shall be designed to provide **human scale**, interest and variety while maintaining an overall **sense of relationship with** adjoining or **nearby buildings**.

* both the height and the unbroken mass **obstruct the sun and sky exposure** to the public street and the open spaces (5.3.1.o6)

II 5.3 Architecture**5.3.1 Building scale, form, massing and character**

5.3.1.o6 To promote sun and sky exposure to public streets and open spaces.

* The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)

5.3.1.o8 **To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)**

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.o3 *To maintain the existing scale of*

predominantly one to two story building

frontages found along Main

Street.

5.3.1.o7 *To moderate scale changes between*

adjacent buildings.

* This building has a **long facade** for Main Street: it should create "human-scaled skylines". This project might be urban-scaled; it is not **human-scaled** based on the human-scale of the rest of Main Street (5.3.1.g1)

5.3.1.g1 *For long building facades, the building*

design should create varied roof parapet

and cornice lines in order to create

interesting and human scaled skylines.

* This project does not **keep the scale of the existing historic building "width modules found along Main Street"**. This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.g3 *The existing historic building width*

modules found along Main Street

should be maintained in any

restoration, or used to scale and

modulate the Main Street façade of any

new construction.

* This project is actually to some extent a wrapped or disguised parking structure. This structure does not **respect the form or details** of the nearby historic Carnegie Library or the Masonic Lodge; neither **careful emulation** nor **appropriate contrast** are expressed in form, because the huge bulk and height of the structure certainly does not emulate either historic building, and it's certainly a contrast but not an appropriate one. (5.3.3.o6)

5.3.3 Parking structures

Objectives

5.3.3.o6 *Where near designated historic buildings , or within the Main Street Historic District, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.*

* Traffic, bicycle and pedestrian **safety is compromised** by the way this anomalously large, 58-space parking lot accesses Main Street over the sidewalk; and now, by the added 5th bay on former open parking area, which blocks pedestrian views of vehicles driving behind the new structure. (5.4.3.s1)

5.4.3 Site distance triangles [sic]

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape Manual.



May 2016 version



Jan 2017 version



Feb 2017: view not moved
higher; looks bigger
because it's 20' longer

I think it's unfortunate that Historical Preservation Board, and the Applicant, are in this position. But I think LHPB has an obligation to apply the Code and the *Downtown Design Standards and Guidelines* straightforwardly, for the sake of fairness to all applicants, and to preserve the character of our historic and unique Main Street.

Thanks for your consideration of these thoughts. And thank you for your service on the Historical Preservation Board. Best wishes for your deliberations and decision on this matter.

Pam Chadbourne
downtown Littleton resident and homeowner

At 5:56 PM 1/18/17, Pam Chadbourne wrote:

Dear members of the Littleton Historical Preservation Board (LHPB),

Tonight you hold the future of Littleton's Main Street Historic District, in your heads, your hands, and your hearts.

I believe the current design of the Littleton Mixed Use project, if built, would destroy the historic authenticity of Littleton's downtown Main Street District. I believe that construction of the current "Littleton Mixed Use" project would lead to the erasure of the efforts of generations to preserve the economic and cultural and community value of our historic downtown area.

And, I maintain that the current Littleton Mixed Use project design:

- **does not comply** with the Downtown Design Standards and Guidelines, and;
- that the project is required to comply with that document **in its entirety** in order to receive a Certificate of Appropriateness.

For these reasons, I ask you to **deny the Certificate of Appropriateness COA for the "Littleton Mixed Use" application.**

I believe you have
the **authority**,
and the **legal right**,
and the **duty/obligation**
to **deny this COA**, under Littleton's regulations.

If I sat on the the Historical Preservation Board, I **would vote against the COA** for "Littleton Mixed Use". I have satisfied myself that denial is the legal and appropriate action for the Historical Preservation Board to take. I'll share the basis for that conclusion, below.

I don't have a reckless disregard for the **legal implications** of this decision. But I don't think the future possibilities should affect your taking the appropriate vote to deny, tonight.

- The applicant has the **right to appeal** your decision to the City Council. Their interests are protected by our process.

- From the LHPB discussion on December 18, I think you have some concerns about whether a **City Council vote on Appeal** would **agree** with yours. But I would not let that influence my vote, and I hope it does not influence yours. To me, the LHPB's **responsibility to deny the COA is clear**, and the process will continue in its own way, after your duty is discharged. Please do not let the external potential concept of a City Council Appeal, and whether they agree or not, influence your vote tonight; I don't believe there is a serious problem whether their vote agrees with yours or not, should it even happen.

Here are specific references that show that denial of the COA is your legal right, your responsibility, and the right choice for Littleton. I hope you agree with my assessment, and vote to deny the COA for "littleton mixed use".

I. LHPB authority

http://www.sterlingcodifiers.com/codebook/index.php?book_id=504

Title 2 BOARDS AND COMMISSIONS; Chapter 11: HISTORICAL PRESERVATION BOARD

2-11-1: POWERS AND DUTIES: The historical preservation board, hereinafter in this chapter referred to as the "board", shall have such powers and duties as conferred to them pursuant to title 4, chapter 6 of this code and any regulations adopted pursuant thereto. (Ord. 15, Series of 1997)

Title 4 Building Regulations; Chapter 6 Historic Preservation Code

4-6-6 4-6-6: POWERS AND DUTIES OF THE HISTORICAL PRESERVATION BOARD:

(C) Review and issue a **certificate of historic appropriateness**, a certificate of economic hardship, and/or a certificate of demolition, when appropriate, on any **application for alterations**, moving or demolishing a designated historic landmark or contributing property or **noncontributing property in a historic district**.

4-6-14: CERTIFICATE OF HISTORIC APPROPRIATENESS:

(A) When Required: A certificate of historic appropriateness shall be obtained **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 historic district.**

(C) Criteria For Certificate Of Historic Appropriateness:

The board shall issue a certificate of historic appropriateness for any proposed work on a historic landmark or **any property in a historic district when** the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation **and is otherwise in conformance with any applicable adopted design guidelines.** The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.

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

In the case of partial demolitions, the board must also find that the partial demolition is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.

For the purposes of this section, the term "**compatible**" shall mean **consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles** either of the architecture of an individual structure or the character of the surrounding structures.

4-6-18: APPEALS:

The applicant or property owner may appeal any decision of, or designation by, the director to the board within thirty (30) days of notice of such decision or designation. **The applicant or property owner may appeal any decision of, or designation by, the board to the city council** within thirty (30) days of such decision or designation. After notice as provided in section 4-6-22 of this chapter, the city council shall hold a public hearing to consider the appeal, and council review shall be limited to whether the board has abused its discretion. The decision of city council shall be a final order subject to appeal in accordance with section 2-2-5, "Appeals From Boards And Commissions", of this code. (Ord. 18, Series of 2012)

II. Applicability of regulations

As in 4-6-14 (C), above, the Board shall issue a COA

- for any proposed work on any property in a historic district
- when the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation

[this work isn't designated historic, so not applicable]

- AND **is otherwise in conformance with any applicable adopted design guidelines.**

The Downtown Design Standards and Guidelines were **adopted by the Planning Commission and the Historical Preservation Board on March 13, 2006.**

Also note that the City is required to assure that a development is "compatible" with design guidelines adopted by the Planning Board, before approving a Site Development Plan. So City Code intends and specifies that **both Historical Preservation Board and the City Staff apply the Downtown Design Standards and Guidelines**, in this case.

Title 7 Zoning Regulations; Chapter 7 Site Development Plan

10-7-3: APPROVAL CRITERIA:

(H) Design Guidelines Compatibility: The development **shall be compatible with any design guidelines adopted by the planning board** which affect the property to be developed under the proposed plan.
(Ord. 20, Series of 2012)

Downtown Design Standards and Guidelines apply, because this is a non-contributing property to the Downtown Main Street Historic District.

reference

[sorry, ran out of time to fill this in. Believe this is not a matter of disagreement or dispute.]

III. Violations leading to Denial of COA

The Littleton Mixed Use application, as it appears in the meeting documentation for the Historical Preservation Board meeting on January 18, 2017, does not meet the requirements in the Downtown Design Standards and Guidelines, either specifically, or **in its entirety.**

The project must comply with Goals, Objectives and Standards. If the applicant claims it doesn't have to comply with Goals and Objectives, I believe that the City has a legal right to demand that they do. Please see above.

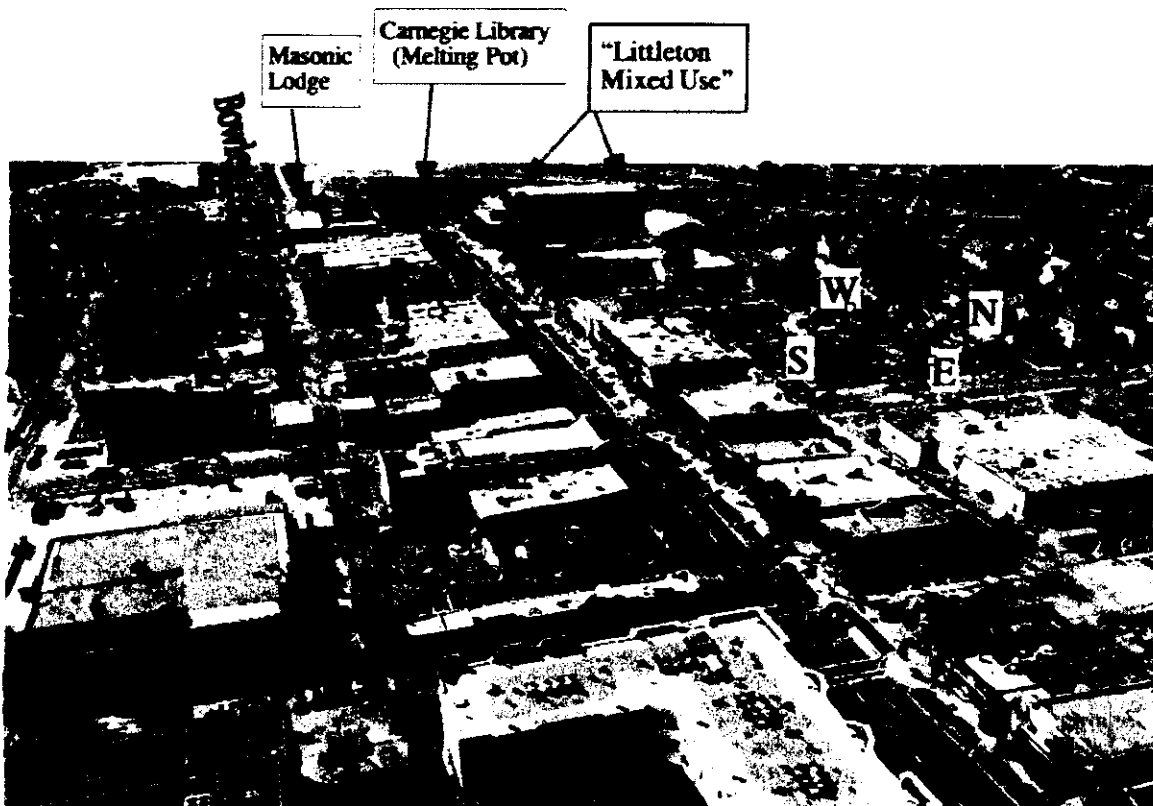
Therefore, the Littleton Historical Preservation Board must deny the Certificate of Appropriateness for this specific application.

Here are some specific citations of violations.

The project violates the Downtown Standards and Guidelines because:

* it violates, instead of enhances, the **"small scale town center character of the downtown area"** (5.1.1)

* it is not **1- to 2-stories high**; it does not **maintain the existing scale** of predominantly 1-2 story frontages along Main Street. In fact it obviously violates that 2-story scale from pretty much **any view point** in the entire area, including approaching from across the river valley a half-mile or more to the west; and from either direction on Santa Fe; and approaching from the hill to the east by the Courthouse; and from both the north and south sides with residential and business users and visitors. (5.1.1) (5.3.1.o3)



* all of these violations listed undermine and destroy the **integrity** of the Main Street Historic District (5.1.1)

* the form of the project **obstructs the view** of the Carnegie library and of the mountains from significant portions of the sidewalks and venues on Main Street. (II 5.2.1)

* the third and fourth story facades are definitely not **architecturally interrelated** to the other corner buildings at this intersection (II 5.2.1.s4)

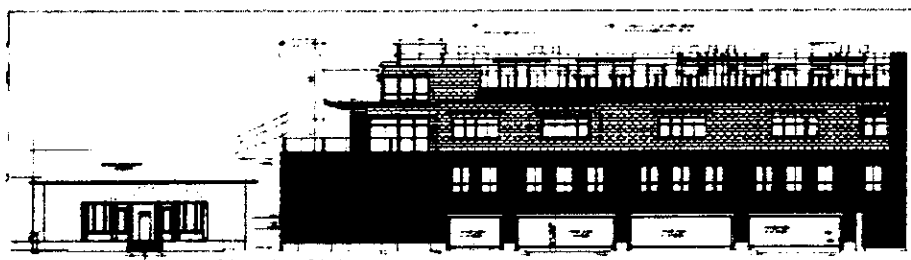
* the east side proximity to the property line precludes opportunities for privacy or **access to sunlight/daylight** (5.2.5.o2)

* the 64 parking spaces (which actually might experience traffic for 120 spaces based on the building uses), access the street with a driveway over the sidewalk, which unquestionably **detracts from the walkability** of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)

* the length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1);

* both the height and the unbroken mass **obstruct the sun and sky exposure** to the public street and the open spaces (5.3.1.o6)

* the height, the excessive size, the lack of setbacks, the 3rd and 4th stories and the elevator shaft, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)



Littleton Mixed Use dwarfs the Carnegie Library, which is required to be respected and architecturally dominant. (Littleton Mixed Use is many times the depth of the Library/Melting Pot, too.) Which one looks "architecturally dominant" to you?

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is huge, monolithic, 4 stories with an elevator. It does not gracefully modulate its scale to fit with the adjacent or truly historic nearby buildings on either side or across the street. (5.3.1.o3) (5.3.1.o7)

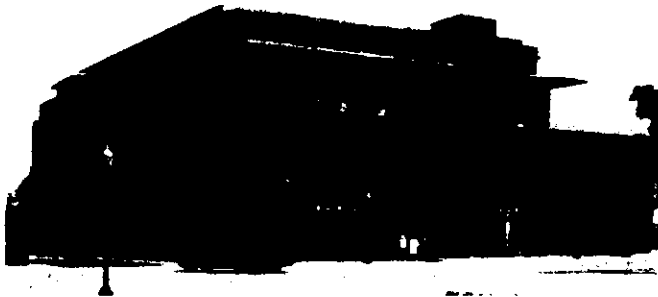
* This building has a **long facade** for Main Street: it should create "human-scaled skylines". This project might be urban-scaled; it is not **human-scaled** based on the human-scale of the rest of Main Street (5.3.1.g1)

* This design does not provide **vertical emphasis at significant architectural points** along the facade, which is intended to break up the "base", "middle" and "top" articulations in a long facade. (5.3.1.g2)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

* This project is actually to some extent a wrapped or disguised parking structure. This structure does not **respect the form or details** of the nearby historic Carnegie Library or the Masonic Lodge; neither **careful emulation** nor **appropriate contrast** are expressed in form, because the huge size and height of the structure certainly does not emulate either historic building, and it's certainly a contrast but not an appropriate one. (5.3.3.o6)

* Traffic, bicycle and pedestrian **safety is compromised** by the way this anomalously large, 64-space parking lot accesses Main Street over the sidewalk. (5.4.3.s1)



IV. Legal speculation

(I'm not a lawyer, but here's my opinion...)

- I appreciate that the applicant has expended time, money and effort on this application.

- When the applicant approached the City, possibly around latter 2015 or early 2016, Michael Penny had been City Manager since late 2011. In 2014 and 2015, under Penny's management, some (IMO) questionable and objectionable City actions occurred, including rushed passage of 4 excessively-large Urban Renewal Plans (3 of which have been repealed), and illegal administrative approval of the 5-story apartment complex across from the historic Courthouse above Main Street, when it should have gone through a public rezoning process (as the similar Broadstone application was required to do in 2013).

- When the former City Manager Michael Penny was dismissed by City Council on June 14, 2016, this applicant could have modified their "Littleton Mixed Use" design to comply more closely with City requirements. To proceed with this 4-story massive urban half-modern design in the Historic District after Michael Penny was dismissed on June 14 2016, seems to me **a risk that the applicant chose to take**.

- I'm not a lawyer, but I believe that Historical Preservation Board has **the legal authority to deny** this Certificate of Appropriateness, per City Charter, and based on the **entire and complete** Downtown Design Standards and Guidelines. The applicant is subject to the City Charter and Code.

V. Other Comments

I do not see much of the desired big economic return to Littleton, from this office/parking project on this particular site. But I do see the future destruction of Historic Main Street and the character of downtown Littleton.

Valley Feed has already been demolished. If the Certificate of Appropriateness is denied, it is uncertain what might happen; the owners could appeal to City Council; if the denial was upheld, they could design a project that fits better, or sell the property. These seem **reasonable**, and the **owners are not harmed**.

And, if the Certificate of Appropriateness is denied, we send the **vital message** that Littleton will enforce the historic character of Main Street, by not allowing projects of excessive scale and mass and height, compared to the existing 1870-1940 form and small-scale town character; and that we will respect the historic design principles and views of the historic buildings on Main Street, and preserve them for the future; specifically that we respect the Carnegie Library, which deserves and is required to receive protection and status.

https://en.wikipedia.org/wiki/Carnegie_library

VI. Conclusion

Considering the above, I request that Historical Preservation **deny the requested Certificate of Appropriateness** for the current (Jan 5 2017) "Littleton Mixed Use" proposal.

I request this, because I'm satisfied that it is legal, appropriate, and required for the Historical Preservation Board to deny a COA for this non-compliant project application. Denial is how I would vote, if I were on the Board.

Thank you for your consideration of this request.

Pam Chadbourne

Downtown Littleton homeowner and resident.

--

some References, against the requested Certificate of Appropriateness:

I. Littleton Downtown Design Standards and Guidelines (ADOPTED 3-13-06)

<http://www.littletongov.org/building-development/historic-preservation>

Subarea 5 - Main Street

*Note: Italic text indicates statements **unique** to this subarea.*

II 5.1 General Subarea Character Statements: Existing and Desired

5.1.1 Existing character

*Main Street establishes the **small scale town center***

***character of the downtown area.** This character is composed of the following attributes:*

** **One to two story high buildings;***

** Buildings defined by smaller lots (approximately 50 to 100 feet wide);*

** Building frontages defined by **smaller***

structural modules;

** Generally storefront buildings with large display windows;*

** Smaller scaled materials such as brick, storefront windows with base panels, block and stone;*

** Variety in building size, character, material and color, consistent with individual choices;*

** Except for public buildings, the use of simple, straight-forward and unassuming building architecture and materials;*

** Limited and defined commercial center. (p 5-1)*

Main Street is the location of the Main Street Historic District. It has a simple but powerful urban

*design form: a straight street **lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains***

***beyond** and a view to the east of the old*

landmarked Arapahoe County Courthouse (City of

*Littleton Municipal Courthouse.) **The Main Street***

Historic District** draws its **integrity** from these **important design elements.

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

...

5.2.1.04 To coordinate the forms and orientation of buildings to frame views

of the old Carnegie Library and the mountains beyond to the west and the

old Arapahoe County Courthouse to

the east.

Note: Italic text indicates statements unique to this subarea.

Standards

5.2.1.s1 The ground floors of building frontages

shall be primarily occupied by pedestrian active uses.

5.2.1.s2 Building frontages shall be located on

the street right-of-way or aligned with

the face of an existing historic building.

Note: Italic text indicates statements unique to this subarea.

5.2.1.s4 For corner buildings at the intersection of two or more streets, all street-facing facades shall be designed to be primary

facades and to be **architecturally interrelated.**

5.2.2 Pedestrian and vehicular access

Objectives

5.2.2.o2 **To minimize conflicts between automobiles, trucks and pedestrians.**

Standards

5.2.2.s2 Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support Main Street as a walkable street.

Note: Italic text indicates statements unique to this subarea.

Guidelines

5.2.2.g1 **For mixed-use buildings with residential units, residential entrances that face the street or are directly connected to the street are encouraged.**

5.2.2.g2 Each multi-story building should have one clearly identifiable "front door" that faces the street.

5.2.2.g3 Each block face should have multiple building entries.

5.2.5 On-site open space provision and location**Objectives**

5.2.5.01 To create usable open spaces suitable for the uses on the property.

5.2.5.02 To create areas and spaces on the property, where appropriate, for the purpose of

maintaining privacy between adjoining uses and exposure to sunlight and/or daylight.

II 5.3 Architecture**5.3.1 Building scale, form, massing and character****Objectives**

5.3.1.01 To create buildings that provide **human scale**, interest and variation.

5.3.1.03 *To maintain the existing scale of predominantly one to two story building frontages found along Main Street.*

5.3.1.06 To promote sun and sky exposure to public streets and open spaces.

5.3.1.07 To moderate scale changes between adjacent buildings.

5.3.1.08 To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe

County Courthouse)

5.3.1.o10 Where **near designated historic buildings** or contributing buildings, or within an historic district, to **respect the form**, detail, materials and colors **of historic buildings** through either **careful emulation**, or **appropriate** contrast in the design of new buildings.

Standards

5.3.1.s1 Buildings shall be designed to provide **human scale**, interest and variety while maintaining an overall **sense of relationship** **with** adjoining or **nearby buildings**.

5.3.1.s3 ***New buildings and additions shall possess an architectural character that***

respects the traditional design principles of historic buildings along

Main Street. Such principles are:

** The building facade should generally have three vertical divisions: 'bases', 'middles' and 'tops'. In buildings of two stories or less in height, the 'top' may be comprised of an architectural 'cap' or cornice rather than the articulation of an entire floor of habitable space. No 'middle' occurs*

in one-story buildings.

Guidelines

5.3.1.g1 For **long building facades**, the building design should create varied roof parapet and cornice lines in order to create interesting and human scaled skylines.

5.3.1.g2 Distinctive corner, entry treatments and other architectural features designed to interact with contextual features may be designed differently than the 'base', 'middle' and 'top'. This difference would

allow the addition of **vertical emphasis** at significant architectural points along the building facade.

5.3.1.g3 *The existing historic building width modules found along Main Street*

should be maintained in any

restoration, or used to scale and modulate the Main Street façade of any new construction.

5.3.3 Parking structures

Objectives

5.3.3.o6 *Where near designated historic buildings , or within the Main Street*

Historic District, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.

5.4.2 Parking areas

Standards

5.4.2.s4 **Parking Lot Screening:** Where a parking lot adjoins a street, the screening of cars is

required using such methods as:

- * A landscape zone at least 8 feet wide

5.4.3 Site distance triangles [sic]

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape Manual.

To Protect the Carnegie Library :

Historic Downtown Design Standards and Guidelines, July 6, 2011:
<http://www.littletongov.org/building-development/historic-preservation>

Why Have Design Guidelines ?

The primary purpose of the guidelines, and the **review process** through which they are administered, is to promote preservation of the historic, cultural and architectural heritage of Downtown Littleton. The design guidelines provide

a basis for making **consistent decisions** about the treatment of historic resources. An **essential idea is to protect historic**

resources in the downtown from alteration or demolition that might damage the unique fabric of the core of the city. (pg iii)

This combination of one and two story facades creates a relatively low scale street edge, but with variations in height;

this is a **key feature** of the area. (pg 2)

The Historic Character of Downtown Littleton

...

Down the street, the **historic Carnegie Library**

stands apart, as many civic and institutional buildings have done traditionally. It relates to the district, in terms of masonry materials and overall scale and use of details, but it is

meant to be perceived "in the round," with all sides conveying a level of detail that is less frequently seen on the sides or rear elevations of traditional commercial storefronts. (pg 2)

What Does Preservation Mean?

Preservation means keeping properties and places of historic and cultural value in active use. This includes accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as historic resources. Preservation also means keeping historic resources for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources will be available

for others to enjoy in the future. Historic preservation is

also an integral component of initiatives in neighborhood livability, sustainability, economic development and culture. (pg 16)

In contrast to this, a Period of Focus is a more limited time frame, typically lying within a more limited portion of the period of significance, representing the time during which the majority of development which reflects the character of the area took place. Downtown Littleton's period of focus is from 1870 to 1945. This covers the earliest days of settlement up to the end of World War II, and includes most of the buildings that define the historic character of downtown.

The preservation of structures from the period of focus is a high priority. For buildings within this period that have been altered, restoration is usually the preferred treatment

strategy. **Buildings from the period of focus also establish**

the context for the design of new, compatible infill projects. (pg 17)

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage. This has been a fundamental part of the preservation movement in Littleton since its beginning.

When historic buildings occur on a block, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural

features also contribute to a sense of identity. This sense of place reinforces desirable community social patterns

and contributes to a sense of security, which enhances the quality of life for all. Historic properties also provide direct links to the past. They convey information about earlier

ways of life that helps current residents anchor their sense of identity with the community, which is a key ingredient in cultural sustainability. (p20}

Economic Component of Sustainability

Historic buildings represent substantial investment by previous generations. Using these existing assets yields economic benefit and adds value. Other economic benefits occur with actual rehabilitation projects and the income brought in from heritage tourism.

The economic benefits of protecting local historic districts are well documented across the nation. These include higher property values, increased heritage tourism and job creation in rehabilitation industries which often include more

local jobs than new construction industries. (p 23)



Dennis Swain <dswain@littletongov.org>

For Hist Pres Board: DenyCOA for Littleton Mixed Use

2 messages

Pamela Cook <pamela.cook.rd@gmail.com>

Wed, Feb 22, 2017 at 10:14 AM

To: Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Andrea Mimnaugh <amimnaugh@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Dear Board Members,

As a concerned resident of Littleton, I am asking again that you deny the COA for this project. I am unable to attend in person this evening due to my work schedule, so I hope you'll accept my comments and concerns.

While I do appreciate the applicant for the substantial and serious efforts to respond to the January findings of the Board, there remains concern for several code violations.

It is vital for Historical Preservation Board to establish and maintain both the the **precedent** of faithful, consistent and complete **enforcement** of our City Codes and regulations and the **physical integrity** of Main Street. If you do not enforce our Code this time, then the character of Main Street will be changed by this project forever. Below are some violations of our City Codes:

* It violates, instead of enhances, the "**small scale town center character of the downtown area**" (5.1.1)

* The third story facade, the 5-bay unbroken street frontage, and the atypically long and 3-story-high sides are definitely not **architecturally interrelated** to the other corner buildings at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. (II 5.2.1.s4).

* The 52 parking spaces (which actually might experience traffic for 112 spaces based on the building uses), access the street with a driveway over the sidewalk, which **detracts from the walkability** of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)

* The length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1).

* The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

Pamela Cook, RDN, RYT-200
Registered Dietitian Nutritionist
Registered Yoga Teacher
pamela.cook.rd@gmail.com
303.653.8106

Steve Nelli-DA <denverarea@hotmail.com>

Wed, Feb 22, 2017 at 12:14
PM

To: Dennis Swain <cdds@littletongov.org>, Andrea Mimnaugh
<amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia
<cddjc@littletongov.org>
Cc: Steve Nelli-DA <denverarea@hotmail.com>

Dear Board Members,

As a concerned resident of Littleton, I am asking again that you deny the COA for this project. I am unable to attend in person this evening due to my work schedule, so I hope you'll accept my comments and concerns.

there should be 2 parking spaces per unit to avoid residents from taking up the limited parking that now exists along Main Street.

While I do appreciate the applicant for the substantial and serious efforts to respond to the January findings of the Board, there remains concern for several code violations.

It is vital for Historical Preservation Board to establish and maintain both the

the **precedent** of faithful, consistent and complete **enforcement** of our City Codes and regulations and the **physical integrity** of Main Street. If you do not enforce our Code this time, then the character of Main Street will be changed by this project forever. Below are some violations of our City Codes:

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* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

Sincerely,

Steve Nelligan
Resident since 1977