

Criteria for Certificates of Historic Appropriateness			
For Contributing Properties in the Main Street Historic District			
Project:	Resolution Adopting a COA for Changes to the Culp Block, 2420 West Main Street		
Dates:	<b>Review Due:</b> <b>03/30/2017</b>	Date Submitted:	03/14/2017
Criterion #	Applicability <b>Yes</b>	TEXT / STAFF COMMENTS <b>Applicant comments added to line below applicable statement</b>	
Per Section 4-6-14 (C) of the Littleton City Code, the Historic Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following five criteria are met:			
1	<b>Yes</b>	The work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation	
<b>APPLICANT COMMENTS:</b> The proposed addition is intended to be placed on the rear of the building, only visible from the alley side of the structure. The addition is intended to stand separate from the existing structure, therefore not altering the existing structure at all. The 'landscape' at the rear is currently an asphalt paved parking lot.			
2	<b>Yes</b>	The work is otherwise in conformance with any applicable adopted design guidelines. NOTE: Complete the Checklist for Design Guidelines and summarize below.	
<b>APPLICANT COMMENTS:</b> The proposed addition is located and designed to have minimal effect on the historic structure. The addition will be compatible with the primary structure and not detract from one's ability to interpret its historic character.			
3	<b>Yes</b>	The work is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass, and height.	
<b>APPLICANT COMMENTS:</b> The proposed addition is to be constructed by using shipping container construction. The scale / mass / height is consistent with the existing building and existing structures in the alley, as it does not extend above 2 stories if the roof deck is pursued by the property owner. The area context has 1, 2, and 3 story building typical. We are hoping there is some flexibility on the design rigor that is required on the Main Street side of the structure.			
4	<b>Yes</b>	The work is visually compatible with the development on adjacent properties.  <i>NOTE: 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</i>	
<b>APPLICANT COMMENTS:</b> The proposed addition is consistent with structures and elements in the alley. As opposed to trash dumpsters and enclosures and random fences in the alley, this structure will be a purposeful design element, with windows and screening around any mechanical units and ventilation.			