

Downtown Littleton Historic Preservation Design Guidelines			
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
#	Applicability <b>YES</b> NA	TEXT / STAFF COMMENTS <b>Applicant comments added to line below applicable statement</b>	
When planning an addition to an existing building, consider the effect it will have on the structure. An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.			
3.52 Minimize the loss of historically significant features when planning an addition.			
1	<b>YES</b>	An addition should not damage or obscure architecturally important features. For example, avoid altering a historic cornice or parapet line with an addition.	
<b>APPLICANT COMMENTS:</b> Addition does not modify existing structure			
3.53 An addition should be compatible with the main building.			
2	<b>YES</b>	An addition should relate to the building in mass, scale, character and form. It should appear subordinate to the main structure.	
<b>APPLICANT COMMENTS:</b> Addition does not modify existing structure			
3	<b>YES</b>	The materials, window sizes and alignment of trim elements on an addition should be compatible to those of the existing structure.	
<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>NA</b>	An addition to the front of a building is inappropriate.	
5	<b>YES</b>	An addition should be simple in design to prevent it from competing with the primary facade.	
<b>APPLICANT COMMENTS:</b> The addition will be a single material and a simple cube.. the addition and front façade are not visible together.			
6	<b>YES</b>	Greater flexibility of non-visible facades is appropriate. (See Chapter II for more information on applying flexibility in the treatment of historic properties.)	
<b>APPLICANT COMMENTS:</b> This qualifies as a non-visible façade as it is not visible from the front.			
3.54 Minimize the visual impacts of skylights and other rooftop devices.			
7	<b>NA</b>	A skylight that is flush with the roof plane may be considered on the rear and sides of the roof.	
8	<b>NA</b>	The addition of features such as skylights should not interrupt the plane of the historic roof, and should be located below the ridgeline.	
9	<b>NA</b>	Locate electronic data transmission and receiving devices to minimize impacts to the extent feasible.	
<b>APPLICANT COMMENTS:</b> These guidelines are not applicable.			