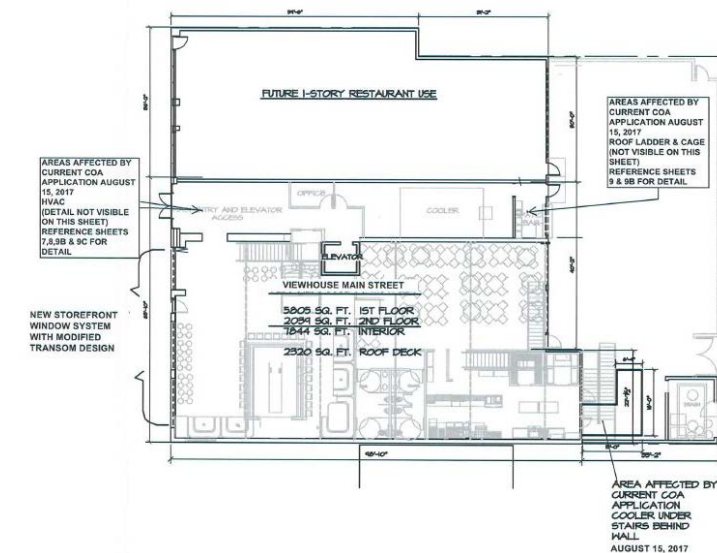


PROJECT DESCRIPTION

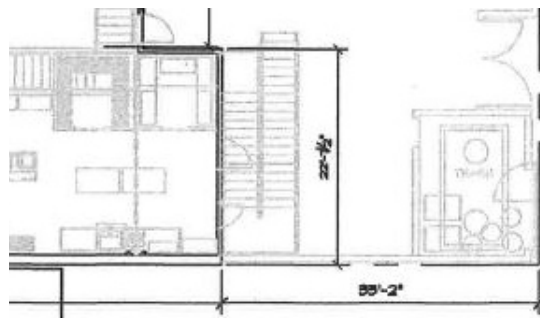
Property owner Francois Safieddine completed a construction project on the Blue Ribbon Stables Building and the Bussard Building and opened ViewHouse Littleton for business in June, 2017. The properties are located in the Main Street Historic District and an approved COA was in place for the work. However, there are four issues that require resolution in order to comply with the historic preservation code. The proposed COA addresses the four issues and if approved, would supersede the current COA that is in place. The issues are as follows:

1) COOLER

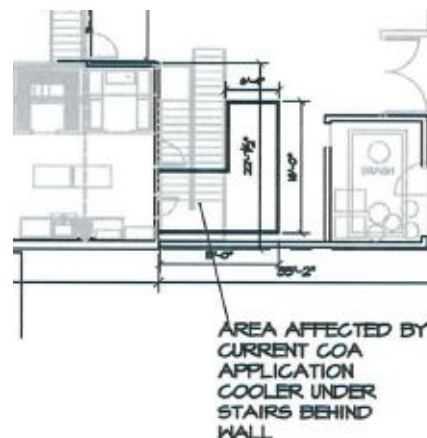
During construction, an I-shaped walk-in cooler was installed at the back of the Bussard Building underneath an exterior staircase to a second-story deck. It is attached to and accessed from the ViewHouse kitchen. The cooler and its screening were not shown on the approved COA. The proposed COA seeks approval for this addition.



← The cooler is located on the west end of the rear patio, between the trash enclosure and the building. See the detail below and *Design Sheet 6*.



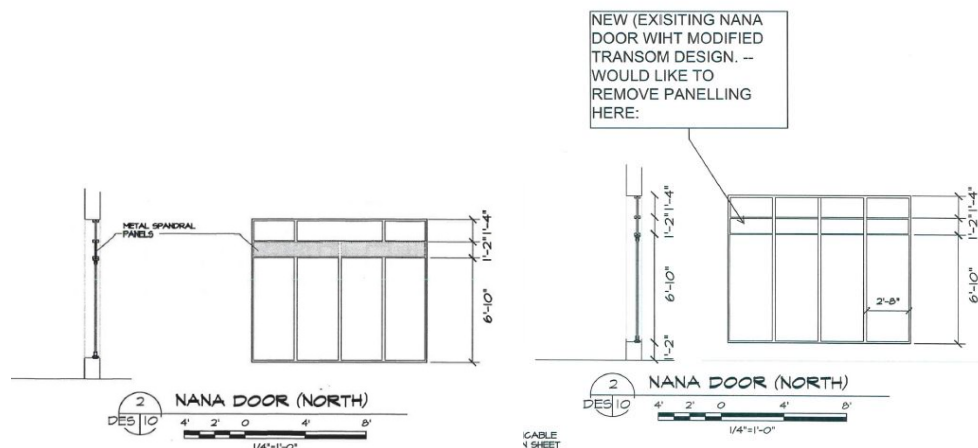
2016_approved COA with no outsider cooler shown



2017 COA application with outside cooler shown

2) TRANSOM

The design and construction of the Nana windows at the front of the Bussard building were modified during construction in response to issues with the original design, as it was approved by the 2016 COA. The original design was to have the lower windows open and the upper windows be fixed. The two sets of window would be separated by a structural transom. The window fabricator determined that the transom element would not be strong enough to support the Nana windows below. As a result, each vertical division of windows is now a single vertical element that is supported from the top of the window frame. The other result of the shift was to line up the muntions. The applicant is seeking approval of the modification with the current COA application.



On the left are the Nano doors approved and installed per the 2014 COA. The 2014 windows had three fixed transom windows above, a continuous transom between the upper and lower windows, and four Nano windows below. Because the window fabricator was concerned that the lower windows would not be well supported by the continuous transom, the windows were redesigned to be single windows that extend from the top of the window frame to the bottom of the frame. As a result, there are now four divisions across the top and four across the bottom. The perceptible form of the new windows is intended to be transom windows on top, a continuous transom between, and separate windows below. The middle windows were fabricated with both glass and metal inserts. The 2017 CIA application asks which of the two options is more consistent with the COA criteria.



The Nana windows are currently installed without the metal “transom” inserts.

The applicant prefers to leave the panels off the transom windows to provide more light to the interior.

Staff believes that the metal transom panels are necessary for the windows to best meet the design guidelines, which call for the new design to “Preserve the character-defining elements of a traditional storefront.” With the metal transom panel inserts, the form of the upper windows bears a much stronger resemblance to the traditional transom windows.

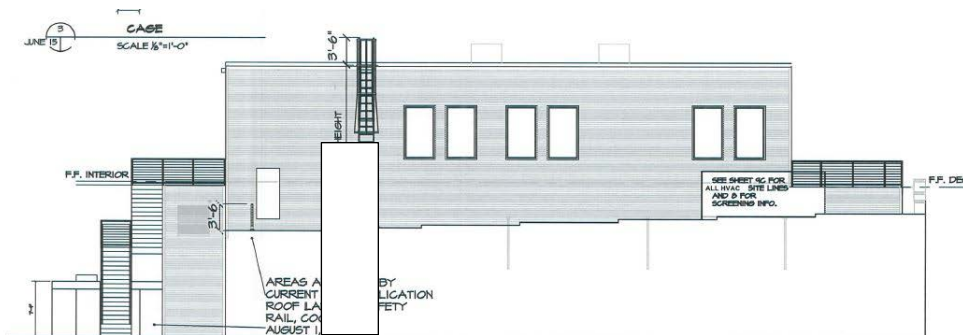


The original windows had three fixed transom windows above two larger fixed panels

*Photo taken in 1955 by Edwin Bemis
Courtesy of the Littleton Museum*

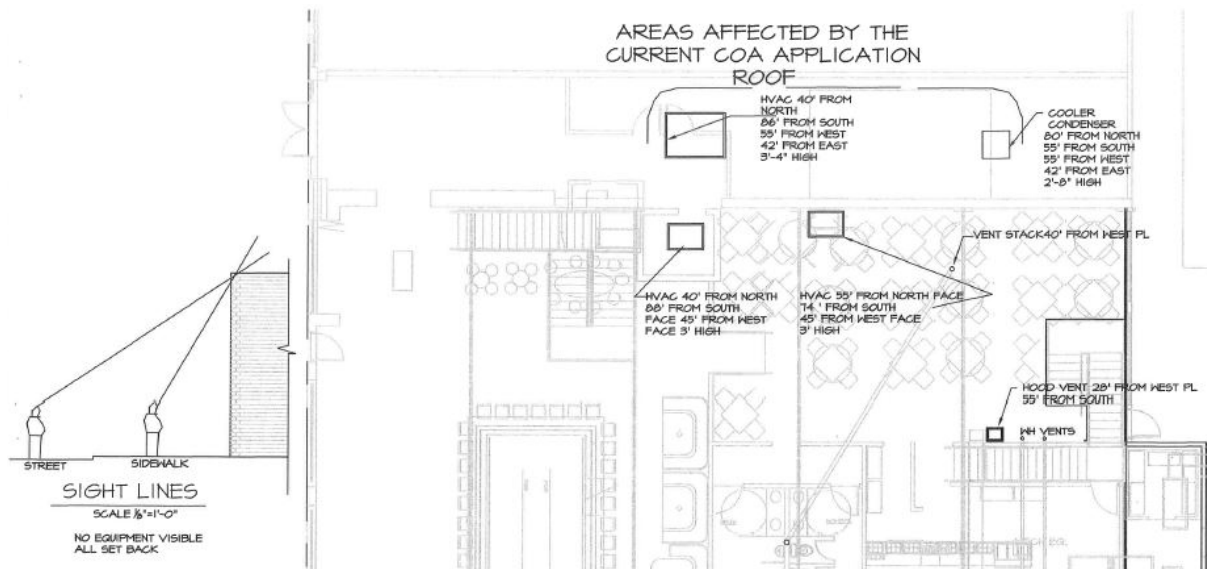
3) FIRE ACCESS LADDER AND SAFETY RAIL

The city fire code has mandated that the contractor install an access ladder to the roof of the second floor. The ladder was not anticipated in the 2016 COA and was not included in the building permit plans. The ladder is proposed to be located on the east wall and will provide access to the roof of the second floor addition from the roof of the first floor.

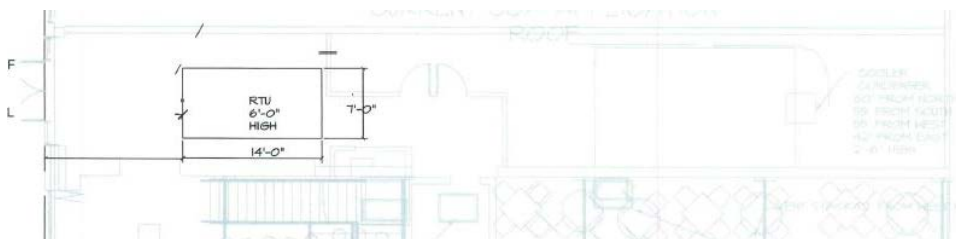


4) HVAC SCREENING (ALSO LABELLED AS RTU ON THE PLAN SET)

The approved COA plan set showed the HVAC unit to be 40 feet from the north face of the building. At this setback, it was demonstrated to be out of site from the sidewalk across Main Street, meeting the standard in the Downtown Design Guidelines and Standards. However, the plan set submitted with the building permit application was approved with a 13-foot setback from the north face. As such, the location of the HVAC has been approved. In order to be in compliance with the historic preservation code, however, it must be screened or an acceptable alternative must be approved, per applicable design guidelines.



The approved 2016 COA showed the northernmost HVAC unit as 40' from the north wall and 3-4' high.



The current location of the HVAC unit, as shown on the 2017 COA application

Engineering discoveries during construction resulted in the largest HVAC unit being placed 13' from the north wall, rather than 40' as approved in the 2016 COA. The HVAC unit is also 6' tall, rather than 3-4' tall, as indicated on the approved 2016



IMPACT OF OUTSTANDING ISSUES - With these four outstanding issues needing resolution through the COA process, the city could not issue a permanent Certificate of Occupancy (CO) to the View House. However, because the issues do not impact the safety of the building, the View House was allowed to open for business with a temporary certificate of occupancy (TCO). The TCO will be converted to a permanent Certificate of Occupancy (CO) once the COA issues have been resolved. If the historical preservation board approves the COA application as presented, the TCO can be converted to a CO at that time. If the board adds conditions to the COA approval, then those conditions must be resolved before the city can issue a permanent Certificate of Occupancy (CO). Generally, construction loans cannot be closed out until a project receives a permanent Certificate of Occupancy (CO).