

Meeting Date: February 28, 2018

Planner: Andrea Mimnaugh, Principal Planner

APPLICATION SUMMARY:

Project Name:	Littleton Mixed Use – Modifications to COA17-0001
Case Number:	COA18-0001
Historic Name:	N/A (new structure)
Application Type:	Certificate of Historic Appropriateness (COA)
Location:	2679 W. Main Street
Applicable Design Guidelines:	Littleton Downtown Design Standards and Guidelines
Applicant:	Jon Benallo, 2679 Main Street Partners, LLC
Owner:	2679 Main Street Partners, LLC
Applicant Request:	Modification to the approved design of exterior doors and windows approved with COA17-0001

PROCESS:

Per Section 4-6-14(A)l(a), A COA shall be obtained from the Historical Preservation Board (HPB), 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 designated historic district.

The COA is the first of two planning approvals necessary in the overall approval process for the project. The approval steps are as follows:

- Certificate of Historic Appropriateness (COA)
(review by HPB)

- Amendment to Site Development Plan (SDP)
(administrative review)

HPB (“board”) and administrative review are the two steps in the review process. If the board approves the COA application and the application meets all other city requirements, then the

modifications can be reflected on the building permit. If the board attaches condition(s) to the approval, the building permit plan set will not be issued until the condition(s) has been met. If the board denies the COA application, the building permit plan set may not be modified

LOCATION:

The site is located at 2679 W. Main Street and is in the Main Street Historic District. Figures 1-2 provide maps depicting the vicinity of the property its location within the Main Street Historic District. Figure 3 provides a street view of the property as it existed recently, before construction on the site commenced.



Figure 1.
Vicinity Map



Figure 2.
Map of Main Street Historic District



Figure 3.
Street View from Main Street, looking northeast
(Littleton Mixed Use Building is currently under construction)

BACKGROUND:

The applicant, Jon Benallo, of 2679 Main Street Partners, LLC, has submitted an application for a COA to modify COA17-0001, approved February 22, 2017, for a 3-story structure for retail and office uses known as Littleton Mixed Use at the subject property. The proposed modifications include an alternative design to the third-story fenestration and to the number of entrances to the retail units at street level.

The project received required city planning approvals and was issued a building permit on December 12, 2017. The structure is currently under construction with an estimated completion date

of September, 2018. A copy of the staff report for COA17-0001, which provides a full analysis on how the project meets applicable criteria, including conformance with the Littleton Downtown Design Standards and Guidelines, is attached for reference. All city approvals for the project are listed below.

City Approvals to Date for Littleton Mixed Use Project

August 22, 2016	Approval of planned development overlay (PDO)
February 22, 2017	Approval of certificate of historic appropriateness (COA)
November 2, 2017	Approval of preliminary plat
November 27, 2017	Approval of final plat
December 5, 2017	Approval of site development plan (SDP)
December 12, 2017	Issuance of building permit

APPLICATION DETAILS:

The request is for two modifications as follows:

1. Third-story windows: include a second window design as an alternative design to the one approved with COA17-0001. The alternative design is for additional windows to be added to the groupings of windows on the west, north and east elevations on the third story.

Staff note: adding an alternative design option, if approved, would give the applicant the ability to choose which of two approved façade designs to build out.

2. Street-level doors: eliminate two sets of double doors on the west and north facades at the building's street level.

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1. Add windows to the existing groupings of double-hung windows on the west, north and east elevations at the third story of the building.
 2. Eliminate two sets of double doors on the west and north facades at the building's street level

The modifications regarding the windows and double-doors are shown on sheets 4-7 of the attached plan set.

The plan set also includes modifications to the site plan on Sheet 8. The modifications reflect what was approved with the SDP application and are included on the COA plan set for the board's information.

CRITERIA & STAFF ANALYSIS:

Per Section 4-6-14(C), the Historical Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

1. *The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.*

Applicant Response: No buildings exist that could be negatively affected.

Staff Analysis: This criterion is not applicable as the site was vacant upon its historic designation.

2. *Is otherwise in conformance with any applicable adopted design guidelines.*

Applicant Response: The modifications conform with the Littleton Downtown Design Standards and Guidelines. See explanation below.

Staff Analysis: The project appears to conform with the Littleton Downtown Design Standards and Guidelines. The staff analysis is provided in the following section.

3. *The board must find the proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.*

Applicant Response: Not applicable as there are no historic structures located on the property.

Staff Analysis: This criterion is not applicable to the application as there are no designated historic structures on the property.

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

Section 4-6-14(C) concludes that “*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.*”

Applicant Response: We worked closely with staff to develop a final plan with elevations that complement the downtown district. The proposed changes to the building do not alter the overall character of the approved building from the previous COA application which consists of a traditional design on the 1st / 2nd floors transitioning to a contemporary design on the 3rd level that creates the look of a modern addition to a historic building on Main Street.

Staff Analysis:

- 1) The applicant requests that a second window design for the third story be approved as an alternative design to the one approved with COA17-0001. If approved by HPB, the applicant would have two buildout options for the third-story window design.

The additional windows are consistent with the original design concept in that they will be added to the existing window groupings. The requested modification is minor in nature and will not have a significant impact on the design of the building and its compatibility with adjacent buildings in the district.

Design alternatives are acceptable with a COA approval provided each design meets applicable COA criteria. Conditions of approval are included in the suggested staff motion to require that the alternative design be limited to a period of one year from the date of the COA approval. The alternative design must be built as shown on the COA approval within one year, otherwise, the alternative design approval will expire and the original window design shall be the required design for the third-story windows.

- 2) Street-level entrances: The 2017 COA approval includes six double-door entrances at street level. The entrances were designed to provide access to retail spaces and to offices above. The elimination of two sets of doors, one on Main Street, and the other on the west elevation, will have minimal design impact in that the storefront window design will be extended to fill the void. Storefront windows without entrances is common design within the Main Street Historic District and thus the proposed design is in sync with storefront design on adjacent properties, as shown below in figures 4 and 5.



Figures 4 and 5

The Lilley and Batschelet Buildings located at 2569 and 2579, respectively, are examples of storefront windows without entrances.

5. *In the case of partial demolitions, the board must find that the:*

- a. *Partial demolition is required for the renovation, restoration or rehabilitation of the structure and*
- b. *Impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.*

Applicant Response: Not applicable.

Staff Analysis: This criterion is not applicable as the building is currently under construction.

Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street

The applicable adopted design guidelines for this property are the Littleton Downtown Design Standards and Guidelines (DDSG's), Subarea #5, Main Street. Per section 4-6-14(C) of the historic preservation code, a COA shall be "obtained in conformance with any applicable adopted design guidelines."

Previous Analysis of the DDSG's as addressed in COA17-0001

With the approval of COA17-0001, the HPB found that the standards in the Downtown Design Standards and Guidelines for urban design/site plan and architecture were met, as reflected in HPB

Resolution #01-2017 (attached). The staff communication for COA17-0001, which includes the complete analysis, is attached for reference.

Analysis of the Current Application's Conformance with the DDSG's

The following design character statements and standards are applicable to the current COA application and are addressed below:

5.1 General Subarea Character Statements:

5.1.2 Desired Character

The character of the new architecture should complement the existing early twentieth century buildings without trying to recreate that era

Applicant Response: The proposed changes to the building do not alter the overall character of the approved building from the previous COA application which consists of a traditional design on the 1st / 2nd floors transitioning to a contemporary design on the 3rd level that creates the look of a modern addition to a historic building on Main Street.

Staff Analysis: The desired character appears to be met.

5.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.

5.2.1.s3 Facades that face Main Street shall be designed to be the primary façade. Including such components as:

- **High quality materials;**
- **Large windows and entries;**
- **Highest level of design and details.**

Applicant response: Ground floor building frontages are occupied entirely by the following active pedestrian uses: retail space, office/bank space, and office lobby space. Building frontage is located on the street right of way. The building façade facing Main Street include large windows and entries, a high level of detailing, and high quality materials such as brick, precast stone panels, metal shingle siding, true-heart cedar canopy.

Staff Analysis: This standard appears to be met.

PUBLIC NOTICE:

The city mailed public notice of the COA proposal to all property owners adjacent to the project site on February 9, 2018. Notice of a public hearing was posted on the subject property on February 15, 2018 and at city locations on January 30, 2018 in advance of tonight's board meeting in compliance with the city's public notice requirements.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the Certificated of Historic Appropriateness for 2679 W. Main Street meets the criteria for approval, with the following conditions:

1. The alternative third-story window design for the west, north and east elevations must be incorporated into the building permit plans to be consistent with the approval of this COA.
2. A note is required to be added to the COA plan set that “the alternative window design is approved for a period of one year following the date of COA approval. Upon expiration, the alternative design approval will expire and the original window design, as approved in COA17-0001, shall be the required design for the third-story windows for the west, north and east elevations.