

April 8, 2018

Andrea Mimnaugh
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80120

Re: Jackass Hill Brewery at 2409 W Main St., Littleton, CO, 80120
Certification of Appropriateness Application

Dear Andrea Mimnaugh,

On behalf, Jackass Hill Brewery, LLC (JAHB), we respectfully submit our application for a Certificate of Appropriateness (COA) to the City of Littleton Historic Preservation Board and Community Development Department for the Brew Pub project located at 2409 W Main St., Littleton, CO, 80120.

2409 W Main Street is the former home of Colorado Business Bank, amongst other previous tenants, and the premises are owned by Katfish, LLC (Kal Murib.)

JAHB will brew their own brands of beer on site and offer alternate brand beer, wine, non-alcoholic beverage selections and meals, in conformance with all local, state, and federal rules and regulations of Brew Pub operations. The business will include a brew house, taproom and beer garden. The seasonal beer garden will be located in the current parking lot on the premises.

Items for requested approval:

- A) Adding a double glass door on Prince Street frontage with partial planter removal**
- B) Adding screening for rooftop HVAC units**

The following is an explanation of how the project addresses Criteria for Certificates of Historic Appropriateness for a subject site that is in the local historic district but is designated as a non-contributive property.

Criteria for Certificates of Historic Appropriateness

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

- A) Addition of double glass entry to Prince Street frontage would ensure secondary emergency & fire exit from taproom. The doors would be installed in the existing north end of the window encasement. Encasement and glass will match existing front entrance doors and windows in style, shape and color. The addition of this exit would require a partial removal of the existing planter in a width that matches the door opening with required clearances. The exposed ends of the planter would be finished to match the existing planter, marble tile top and painted curb.
- B) Screening for rooftop HVAC Units. Currently there is no screen on the existing rooftop. With the possible addition of other rooftop HVAC units, a screen will be needed to conform with Littleton Downtown Design Guidelines. The screen would be 6 inches taller than the HVAC units and made from the same materials and color installed on the Grande Station property at 2299 West Main Street, also owned by Katfish, LLC (Kal Murib.)

2) Is otherwise in conformance with any adopted design guidelines:

Following is an explanation of how the project conforms with the Littleton Downtown Design Standards and Guidelines for Subarea #5 Main Street:

5.3.5 Roof-top design and mechanical equipment screening

5.3.5.s1 All roof mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened or set back from view from a public street.

5.3.5.s2 Unscreened rooftop equipment shall be setback from a front façade so that it is not visible to pedestrian view from the center of the sidewalk directly across the street from the screened equipment.

5.3.5.s3 Mechanical equipment screening material shall be opaque, and be compatible in color, and texture with the building.

5.3.5.s4 Mechanical equipment screening shall be at least 6 inches higher than all portions of the equipment to be screened except an occasional flue or vent.

RESPONSE: Current HVAC unit is not screened. Additional units will be required by building code compliance. Screening will be at least 6 inches higher than all portions of the equipment as outlined by 5.3.5s4. Material and color to be the same as property currently occupied by Rio Grande restaurant. Property owner: Katfish, LLC (Kal Murib.)

3) The board must find the proposed work visually compatible with designated historic structures located on the property in terms of:

- a. Design: Change to exterior as requested needed to comply with Downtown Design Codes and Building Safety Codes
- b. Finish: No changes to existing finishes except for color of painted surfaces. All painted surfaces will be refreshed with new paint in rich earth tone colors.
- c. Material: Door material will be consistent with existing front entry doors and window glass
- d. Scale: No change
- e. Mass: No change
- f. Height: No change

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

As this property has been vacant for a long period of time, the exterior is showing age with peeling paint and non-use. Our project will add freshness to this corner property with new paint in rich earth tones, well maintained planters, new signage, and a seasonal beer garden. The beer garden will be surrounded with a movable black metal fence constructed to match others already installed on Main Street and have attractive tables, chairs and umbrellas.

5) In the case of partial demolitions, the board must also 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**

Partial demolition of the planter on the Prince Street Frontage will be needed to install the new doorway. The demolition will be limited to the required door pathway/width. The planter newly exposed ends will be finished to match existing marble top and painted curb in new paint color.

This submittal includes all items as outlined on the COA checklist.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or email me: 303-489-6932 or rapidproducts@gmail.com.

We look forward to working with you and being part of the Downtown Littleton community.

Sincerely,

Jeffrey R. Bennett _____ Date: _____

Managing Member, Jackass Hill Brewery, LLC

Kal Murib _____ Date: _____

Property Owner, Katfish, LLC

Property location: 2409 W Main St., Littleton, CO, 80120