



Staff Report

Meeting Date: May 21, 2018

Planner: Andrea Mimnaugh, Historic Preservation Planner

APPLICATION SUMMARY:

Project Name:	Van Schaak Building Exterior Modifications
Case Number:	COA18-0003
Historic Name:	Van Schaak and Co. Building
Application Type:	Certificate of Historic Appropriateness (COA)
Location:	2409 W. Main Street
Applicable Design Guidelines:	Littleton Downtown Design Standards and Guidelines
Applicant:	Jeff Bennett, Jackass Hill Brewery, LLC
Owner:	Kal Murib
Applicant Request:	Add a second building entrance on the east façade of the building and install a rooftop mechanical unit

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.

Staff and HPB ("board") review are the only two steps in the review process. If the board approves the COA application and the applicant meets all other city requirements, then the applicant can be issued a building permit for the project. If the board attaches condition(s) to the approval, a building permit will not be issued unless the condition(s) has been met. If the board denies the COA application, a building permit will not be issued for the project.

LOCATION:

The site is located at 2409 W. Main Street, located at the northwest corner of South Main Street and South Prince Street. Pictures of the property are shown in figures 1-3, below.



Figures 1, 2 and 3
The Van Schaak and Co. Building from various angles



Figure 4.
Location of 2409 W. Main Street identified within
The Main Street Historic District

BACKGROUND:

The Van Schaak & Company Building located on the northwest corner of W. Main Street and S. Prince Street was designed by an unknown architect in the Formalist Style. The estimated date of construction is 1960. It is a one-story rectangular building capped by a thick cantilevered roof on the east, south and north walls. The existing entrance to the building wraps the building's southeast corner. The exterior walls are clad in vertical slabs of white travertine. Granite planters flank the south and east sides of the building. A series of floor to ceiling vertical windows are on the building's east side, facing the onsite parking lot.

The Historic Building Survey of 1998 indicates minor alterations to the building. At the time of the survey, the building was not yet 40 years of age, the minimum age for eligibility for landmark status under the historic preservation code. At the time the building was included in the Main Street Historic District in 2014, the building was designated as a non-contributor to the district.

As a non-contributing structure in the Main Street Historic District, as depicted in Figure 4, the historic preservation code requires that the property obtain a certificate of historic appropriateness (COA) for exterior modifications to the building and comply with the standards in the Littleton Downtown Design Standards and Guidelines.

Timeline

1960	Approximate date of building construction
1960-63	Approximate dates of occupation by Van Schaak and Company
1963-2016	Approximate dates of occupation by Colorado Business Bank
2016-present	Vacant

Date of Inclusion in the Main Street Historic District

April, 2014

APPLICATION DETAILS:

The applicant proposes the following modifications to the exterior of the building:

- Add a glass double door within the existing storefront window configuration on the east elevation.
- Remove a portion of an existing planter that runs along the exterior of the storefront windows to accommodate entrance through the new doors, also on the east elevation.
- New HVAC unit installation on the rooftop in addition to existing HVAC unit.
- Screening of both rooftop HVAC units.

The applicant also proposes to modify the site. These modifications are shown in gray on the site plan sheet of the COA plan set and are not reviewed as part of a COA application. The site elements will be reviewed administratively through a sketch plan application, to ensure compliance with the city's zoning code.

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: 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.

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.

Staff Analysis: The building is designated as a non-contributing building in the Main Street Historic District. There are no architectural or landscape features on the property that were identified at the time of designation intended for preservation. As such, this criterion is not applicable to the application.

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

Applicant Response:

Current and proposed HVAC unit will be screened by a painted metal panel. Screening will be at least 6 inches higher than all portions of the equipment.

Staff Analysis:

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.

The proposed rooftop HVAC unit is to be located on the western portion of the roof in proximity of the existing unit. Each unit is 5.5 feet in height. The visibility of the units is minimized in this location as it is away from street view. The proposed material for the screening of both units is a painted, corrugated metal, as shown on Sheet 6 of 7 of the COA plan set. It shall be six inches taller than the height of the units. A note has been added to the plan that if the new HVAC unit and the required screening exceeds the height as shown on the COA plan set, then a new COA application shall be submitted for review and approval by the city.

Note that there are no applicable design standards for the new glass doors and partial removal of the existing ground-level planter.

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:

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.

Material: Door material will be consistent with existing front entry doors and window glass

Scale: No change

Mass: No change

Height: No change

Staff Analysis:

The glass doors will be installed within the bank of windows on the east façade, an appropriate location in that it will minimize the impact to the original design of the building by maintaining the original openings and the travertine slabs. Although two of the windows will be eliminated, the

door design will maintain proportions of the windows, in terms of height, width.

The new rooftop HVAC unit will be placed on the west side of the roof, thus minimizing its visual impact on the view of the building. The proposed use of painted corrugated metal will be compatible with the design of the building in that it will not be shiny, excessive in size and should be minimally noticeable.

- 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.***

Applicant Response:

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.

Staff Analysis:

The Van Schaak Building is one of two Modern style buildings in the historic district. The district derives its character in part by the variety of architectural styles and materials that are encompassed within its boundaries. The proposed glass doors and removal of the planter represent a minor alteration to the original design of the building, thus maintaining the character of the building and that of the district.

- 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:

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.

Staff Analysis:

The partial demolition of the granite planter on the eastern side of the building to accommodate the new door, is the least amount of demolition required to meet the requirements of the new door.

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.”

PUBLIC NOTICE:

Public notice of the certificate of historic appropriateness proposal was mailed to all property owners adjacent to the project site. Notice of a public hearing was posted on the subject property and at city locations 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 proposed Certificate of Historic Appropriateness for the Van Schaak Building, 2409 W. Main Street, meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution #02-2018, approving the Certificate of Historic Appropriateness.