

Historical Preservation Board Resolution 02-2018

Van Schaak Building Exterior Modifications
2409 W. Main Street
COA18-0003

Historical Preservation Board Public Hearing: May 21, 2018

Andrea Mimnaugh, Historic Preservation Planner



Requested Board Action

- Proposing modifications to the Van Schaak and Company Building at 2409 W. Main Street

Process

The approval process for the project includes the following two planning applications:

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

Sketch Plan
(administrative review)

Site Location



Aerial View of Downtown Littleton

Site Location



Map of Main Street Historic District

Site Location



Street View
Van Schaak and Co. Building
2409 W. Main Street

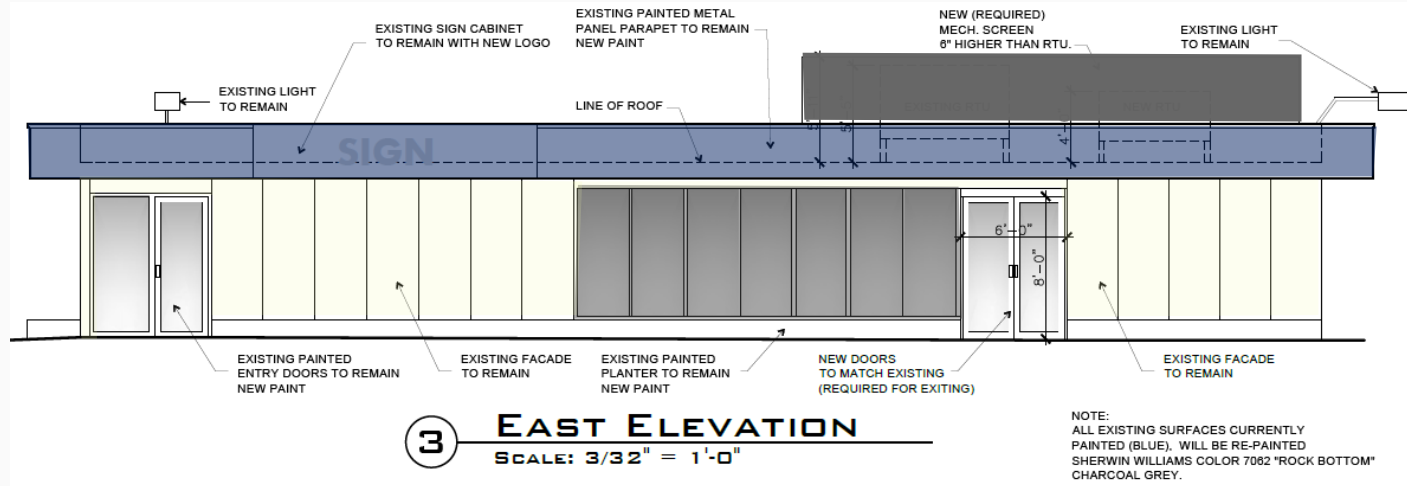
Background

- *The Van Schaak and Company Building is a non-contributing building in the Main Street Historic District*
- *Estimated date of construction is 1960*
- *The Historic Building Survey of 1998 indicates minor alterations to the building*



Proposed Modifications

- *Add a second entrance*
- *Remove portion of planter in front of the new entrance*
- *Add a second roof-top HVAC unit / screening of both units*



Criteria and Staff Analysis

§4-6-14(B), #1 of the City's Historic Preservation Code Certificate of Historic Appropriateness section requires that:

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

Criteria and Staff Analysis

- The Van Schaak Building is designated as a non-contributing building in the Main Street Historic District.
- No Architectural features that were identified at the time of designation that are intended for preservation.
- This criterion is not applicable to the application

Criteria and Staff Analysis

§4-6-14(B), #2 of the City's Historic Preservation Code Certificate of Historic Appropriateness section requires that:

The proposed work is otherwise in conformance with any applicable adopted design guidelines.

- Downtown Design Standards and Guidelines, Subarea #5

5.3.5.s1: Roof-top design and mechanical equipment and screening

Criteria and Staff Analysis

- The rooftop unit is to be located on the western portion of the roof where it is least visible from the street.
- Screening of HVAC equipment will be painted metal to blend in with the building
- The screening will be 6 inches taller than the equipment, to meet design standard requirement.

Criteria and Staff Analysis

§4-6-14(B), #3 of the City's Historic Preservation Code section requires that:

The proposed work is visually compatible with designated historic structures in terms of design, finish, materials, scale, mass and height.

Criteria and Staff Analysis

- Glass doors will be installed within the bank of existing windows, which is an appropriate location in that it will minimize the impact to the original design of the building
- The roof-top HVAC unit will be placed on the roof where it will be least visible from the street. The unit will be screened in accordance with the Downtown Design Standards and Guidelines
- The proposed modifications will have minimum impact on the existing building.

Criteria and Staff Analysis

§4-6-14(B), #4 of the City's Historic Preservation Code Certificate of Appropriateness section requires that:

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.

Criteria and Staff Analysis

- The proposed glass doors and removal of the planter represent a minor alteration to the original design of the building
- The proposed work will not negatively impact the character of the building nor that of the district. The character will be maintained.

Staff Recommendation

Staff finds that the application meets the criteria for approval,
Staff, therefore, recommends of HPB Resolution 02-2018

Historical Preservation Board Resolution 02-2018

Van Schaak Building Exterior Modifications
2409 W. Main Street
COA18-0003

HPB Public Hearing: May 21, 2018

