

**Staff Analysis of a COA for an ATM and deposit box in the storefront of the Littleton Mixed Use Building, 2679 W. Main Street – Excerpt from the staff report to the historical preservation board concerning the COA application, December 17, 2018**

**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, and*

*Applicant Response:*  
*Not applicable.*

Staff Analysis:  
This criterion is not applicable because the property was brought into the district as a vacant lot.

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

*Applicant Response:*  
*Not applicable.*

Staff Analysis:  
The Littleton Mixed Use building is subject to the Downtown Littleton Design Standards. There are no standards for non-architectural elements such as ATMs or deposit boxes. This criterion appears to be met.

- 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.*

Staff Analysis:  
The criterion is not applicable because the building is not a historic structure.

- 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:*  
*The proposed locations of the ATM and deposit box have been chosen to minimize the visual and aesthetic impacts to the site and building. The ATM shall be located on the front of the building*

*facing Main Street, and next to the bank entrance, to provide convenient and safe access. The deposit box will be placed on the west elevation to not only minimize the visual and aesthetic impacts to the site and building; but to work with the interior arrangement of the bank business. Placing of the ATM inside the bank is not a feasible alternative. The ATM and deposit box shall each have a tinted window deal to shield the back of the equipment within the building from view. The equipment itself is of a smaller economy size to minimize any visual impacts, and the color is a dark grey/dark bronze matte finish which is compatible with the building materials. This ATM has an integrated and shielded light to illuminate the keypad and money distraction slot. Thus, minimizing light glare and spill.*

**Staff Analysis:**

The ATM's proposed location on the front façade of the building will be visible to pedestrians in close proximity to the ATM in both in daytime and nighttime, due to the backlit touch monitor and other lighted features. The fascia of the exterior of the ATM will be a dark grey/dark bronze matte finish and is compatible with the metal storefront frame. The ATM work space with its various user functions and lighted elements are not characteristic of the district, but will have an insignificant impact on the historic character of the district, because of the recessed work space and visibility of the space with the district.

The deposit box is tucked into the second storefront bay off of Main Street. It has no lighted elements and will be minimally visible from Main Street.

This criterion appears to be met.

**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: N/A*

**Staff Analysis:**

There is no demolition involved in the project as the building is currently under construction. This criterion is not applicable.

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.*”