



Staff Report

Meeting Date: December 17, 2018

Planner: Andrea Mimnaugh, Historic Preservation Planner

APPLICATION SUMMARY:

Project Name:	ATM & Deposit Box for the Littleton Mixed Use Building
Case Number:	COA18-0005
Building Name:	Littleton Mixed Use
Application Type:	Certificate of Historic Appropriateness
Location:	2679 W. Main Street
Applicable Design Guidelines:	Littleton Downtown Design Standards
Applicant:	Jon Benallo, 2679 W. Main Street Partners, LLC
Owner:	2679 Main Street Partners, LLC
Applicant Request:	Installation of an ATM and Deposit Box

PROCESS:

Per Section 4-6-14(A)l, 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.

LOCATION:

The site is located at 2679 W. Main Street and is in the Main Street Historic District. The maps in Figures 1 and 2 depict the vicinity of the property and its location within the Main Street Historic District. Figure 3 provides a current street view of the property, under construction.



Figure 1.
Vicinity Map



Figure 2.
Map of Main Street Historic District

BACKGROUND:

The applicant, Jon Benallo, of 2679 Main Street Partners, LLC, has submitted an application requesting to install an ATM and a deposit box in the storefront of the Littleton Mixed Use building.

A building directory sign and a mural are also included on the COA plan set. These items were previously shown as illustrative (see COA17-0001, attached). All signs are required to obtain city approval through the sign permitting process. Neither of these items requires COA approval and therefore, they are not included in the application details or analysis of this report. All new elements, the ATM, the deposit box, the directory sign and the mural are shown in red on the COA plan set (attached).

The Littleton Mixed Use has received required planning approvals and was issued a building permit on December 12, 2017. A timeline of city approvals for the project are listed below.

City Approvals to Date for the Littleton Mixed Use Building:

August 22, 2016	Approval of planned development overlay (PDO)
February 22, 2017	Approval of certificate of historic appropriateness (COA)
December 5, 2017	Approval of site development plan (SDP)
December 12, 2017	Issuance of building permit
February 28, 2018	Approval of COA amending original windows and doors
December 17, 2018	Denial of COA for ATM and deposit box

APPLICATION DETAILS:

The proposed ATM and deposit box are described below.

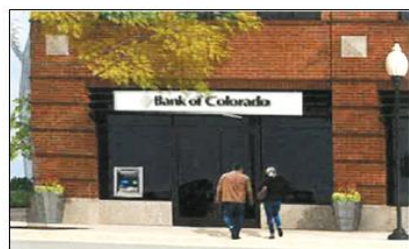
ATM

Installation of an ATM in the street-facing storefront as shown below. The face of the machine as it sits in the window is 28" x 33". The fascia will be flush with the storefront glass and the work space is recessed into the building. The machine includes backlit areas for the touch monitor and other features. Information on ATM's, including bank logos, is not considered signage regulated under the city sign code.



Littleton Mixed Use
View of the West and South Elevations

ATM Location



Storefront Rendering with ATM



Proposed ATM model

Excerpt from Sheet 23 of the
attached plan set

Deposit Box

Installation of a deposit box in the west-facing storefront as shown below. Like the ATM, the deposit box sits in the window. The dimensions at the window are 2' x 2'-4" and there is no exterior illuminated element.

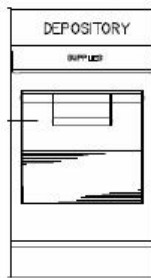
Deposit Box Location



**Littleton Mixed Use
View of the West and South Elevations**



**Storefront Rendering
With Deposit Box**



**Deposit Box
Detail**

Excerpt from Sheet 23 of
the COA plan set

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.*”

PUBLIC NOTICE:

City staff mailed public notice of the COA appeal 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 HPB 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 2679 W. Main Street meets the criteria for approval. Staff, therefore, recommends approval of Resolution 08-2018 approving the Certificate of Historic Appropriateness for 2679 W. Main Street.