



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Historical Preservation Board

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Monday, December 17, 2018

6:30 PM

Council Chamber

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#### Regular Meeting & Study Session

#### 1. Roll Call

*Also present: Denise Ciernia, Recording Secretary; Lena McClelland, Assistant City Attorney; Andrea Mimnaugh, Historic Preservation Planner*

*Board Member Field arrived following the approval of the minutes.*

**Present** 7 - Chairman Grove, Vice Chair Price, Board Member Field, Board Member Kastner, Board Member Hill, Board Member Gabriel, and Board Member Fischer

**Absent** 1 - Board Member Spratlen

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 18-394](#) Certification of the September 17, 2018 Regular Meeting Minutes

**Attachments:** [HPB Minutes 091718](#)

**A motion was made by Vice Chair Price, seconded by Board Member Gabriel, that the minutes from September 17, 2018 be approved. The motion carried unanimously.**

**Aye:** 6 - Chairman Grove, Vice Chair Price, Board Member Kastner, Board Member Hill, Board Member Gabriel and Board Member Fischer

**Absent:** 2 - Board Member Field and Board Member Spratlen

- b. [ID# 18-447](#) Certification of the November 19, 2018 Regular Meeting Minutes

**Attachments:** [HPB Minutes 111918](#)

**A motion was made by Board Member Gabriel, seconded by Board Member Fischer, that the minutes from November 19, 2018 be approved. The motion carried unanimously.**

**Aye:** 6 - Chairman Grove, Vice Chair Price, Board Member Kastner, Board Member Hill, Board Member Gabriel and Board Member Fischer

**Absent:** 2 - Board Member Field and Board Member Spratlen

#### 4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

*Public Comment: Pam Chadbourne - Littleton Boulevard high level overview*

## **5. General Business**

- a. [HPB Reso 06-2018](#) Resolution to Allocate 2018 Main Street Historic District Grant Funds

**Attachments:** [Staff Report](#)

[HPB Resolution 06-2018](#)

[Van Schaak Survey Form](#)

[Presentation](#)

[Application and Attachments](#)

[Code and Criteria Links](#)

[COA18-0003 Van Schaak & Co Building](#)

*Staff presentation by Andrea Mimnaugh, Historic Preservation Planner*

*Applicant questions answered by Darcy Coghill, General Manager of Jackass Hill Brewery*

**A motion was made by Board Member Gabriel, seconded by Board Member Kastner, to approve HPB Resolution 06-2018, approving Main Street Grant Application for 2409 W Main Street for \$8,210. The vote is unanimous and the motion carries unanimously.**

**Aye:** 7 - Chairman Grove, Vice Chair Price, Board Member Field, Board Member Kastner, Board Member Hill, Board Member Gabriel and Board Member Fischer

**Absent:** 1 - Board Member Spratlen

## **6. Public Hearing**

- a. [HPB Reso 08-2018](#) A resolution of the Historical Preservation Board concerning a Certificate of Historic Appropriateness for Littleton Mixed Use, 2679 W. Main Street

**Attachments:** [Staff Report](#)

[Code and Criteria Links](#)

[Draft HPB Resolution 08-2018](#)

[Public Notice](#)

[Application Materials](#)

[COA Plan Set](#)

[Reference Document: COA17-0001](#)

[Presentation](#)

*Staff presentation by Andrea Mimnaugh, Historic Preservation Planner*

*Applicant presentation by Jennifer Carpenter, LAI Design Group; Vic Calonder, Bank of Colorado; and Joe Gaughan, Design Studio Architects, Inc.*

*Public Comment - Pam Chadbourne, Against*

*Additional applicant comment from Joe Gaughan, Design Studio Architects, Inc.*

*Close Public Hearing*

**A motion was made by Board Member Price, seconded by Board Member Hill, to approve HPB Resolution 08-2018, concerning the Certificate of Historic Appropriateness for 2679 W Main Street, The Littleton Mixed Use Building.**

**The vote on the motion fails 6-1, with Board Member Hill voting in favor.**

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**A motion was made by Board Member Kastner, seconded by Board Member Fischer, to deny HPB Resolution 08-2018, concerning the Certificate of Historic Appropriateness for 2679 W Main Street, The Littleton Mixed Use Building.**

**The foregoing denial is based on the findings that the proposed work:**

- 1) Does not detrimentally alter destroy or adversely affect the architectural or landscape features that contribute to the original historic designation;**
- 2) is in conformance with Littleton design standards and guidelines which do not address ATMs;**
- 3) Number/Criterion 3 does not apply;**
- 4) Is not visually compatible with development on adjacent properties for the following reasons:**
  - a. Previous HPB decision did not allow an ATM on the front facade of Main Street;**
  - b. There is concern over making the front windows on Main Street opaque;**
  - c. Concern over the lighting on the ATM.**

**The vote on the motion is 6-1 with Board Member Hill against, and the motion to deny carries.**

**Aye:** 6 - Chairman Grove, Vice Chair Price, Board Member Field, Board Member Kastner, Board Member Gabriel and Board Member Fischer

**Nay:** 1 - Board Member Hill

**Absent:** 1 - Board Member Spratlen

## **7. Comments/Reports**

- a. Community Development Director/Staff

*No January public hearing for HPB; January and February HPB meetings will be on alternate Wednesday due to city holidays*

- b. Chair/Members

## **8. Adjourn to Study Session**

Study Session continues in the Community Room

### Study Session Topics

- a. [ID# 18-472](#) Update on Littleton Boulevard outreach on modernism survey
- b. [ID# 18-405](#) 2019 Work plan

**Attachments:** [HPB Workplan 2019](#)

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

MISSION STATEMENT: The Historical Preservation Board works to preserve the built environment that gives a unique sense of place and identity to our community. Further, the Historical Preservation Board encourages reinvestment and compatible growth which enhances Littleton's economic vitality.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the December 17, 2108, regular meeting of the Littleton Historical Preservation Board. I have also reviewed the video recording for the December 17, 2018 regular meeting of the Littleton Historical Preservation Board and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



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Denise Ciernia, Recording Secretary