



Carnegie Library Conservation Easement Amendment

Ordinance 15-2019

May 7, 2019

Andrea Mimnaugh, Senior Planner

Requested Council Action

- Approval of an amendment to the existing conservation easement on the Carnegie Library property
 - Existing: *uninterrupted visual enjoyment* of Carnegie Library building
 - Proposed: except grantor (property owner of Carnegie Library) may affix to the patio on the eastside of the structure, four season Pergola(s)

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- HPB Action

Process

- Staff determination of non-compliance
 - Tents in violation of existing conservation easement
- Staff review of request to amend the easement
 - Recommending denial
- Historical Preservation Board review
 - Resolution 02-2019 recommends denial of amendment
- **City Council review**
 - First reading: April 16, 2019
 - Second reading: May 7, 2019
- If Approved – SDP or Sketch Plan & HPB Approval of pergolas
 - Possible variances through BOA

Application Details

- Carnegie Library Building & Easement
- Western focal point on Main Street
- Downtown Neighborhood Plan - Iconic structure



Application Details

- Constructed in 1917
- Front façade remains nearly untouched
- 1983 Conservation Easement - city owns full and free right to uninterrupted visual enjoyment
- Request by Carnegie tenant to establish permanent pergolas



1920



2015



2018

Proposed Pergolas



Recommendation

HPB Recommendation: **Denial**

- Pergolas will diminish the visual enjoyment of the Carnegie Library building

Staff Recommendation: **Denial**

- May diminish views of the building
- May diminish historic character of Downtown Littleton
- Strict enforcement of existing easement

Council Action

Applicant requests approval of amendment to Carnegie Library view easement

Options:

- Approve
- Approve with conditions
- Deny
- Continue to date certain
- Remand to HPB for additional consideration