

A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT

CASE NO. COA18-0002

1	COVER SHEET
2	SITE PLAN
3	BUILDING FLOOR PLAN / DEMOLITION PLAN
4	BUILDING EXTERIOR ELEVATIONS
5	BUILDING EXTERIOR ELEVATIONS
6	SITE DETAILS

S. 70 FT. OF LOTS 4-5, HILLS RESUB.,
PART OF BLK. 2, LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

ALSO KNOWN AS;

2875 W. ALAMO AVENUE
LITTLETON, COLORADO

PROJECT SITE

W. BOWLES AVE.

W. NEAR ST.

W. ALAMO AVE.

S. SANTA FE DR.

S. RAMP ST.

S. CURFEW ST.

1" = 400'-0" (APPROX.)

THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE AN EXISTING OUTDATED ADDITION AT THE REAR OF THE MAIN HISTORIC BUILDING AND REPLACE IT WITH A NEW ADDITION. THE PROPOSED ADDITION WILL PROVIDE A NEW RESTROOM - AS WELL AS ADDITIONAL STORAGE SPACE. THE NEW STRUCTURE WILL BE (APPROXIMATELY) 285 SQ. FT. IN SIZE AND WILL BE CONSTRUCTED ON A PROPERLY ENGINEERED AND CONSTRUCTED CRAWL SPACE FOUNDATION. AN ADDITIONAL EGRESS DOOR WILL BE PROVIDED (AS THE CURRENT FACILITY ONLY HAS ONE DOOR AT THE FRONT WALL).

1. APPROVAL OF A SKETCH PLAN (SP) SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. CARE WILL BE TAKEN DURING THE DEMOLITION AND CONSTRUCTION ACTIVITIES TO INSURE THAT THE EXISTING MAIN BUILDING IS NOT DAMAGED. EXISTING EXTERIOR FINISHES WILL BE REPLACED AS MAY BE REQUIRED DUE TO THE CONSTRUCTION ACTIVITIES.
3. ALL NEW MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES.

DOWNTOWN LITTLETON HISTORIC PRESERVATION DESIGN GUIDELINES
SECTIONS:
SOLUTIONS FOR ADDITIONS TO HISTORIC BUILDINGS - 3.52 - 3.54
SOLUTIONS FOR NEW MATERIALS ON HISTORIC BUILDINGS - 3.43

DOWNTOWN LITTLETON DESIGN STANDARDS AND GUIDELINES
SUBAREA #7
11.7.3. ARCHITECTURE

PROPERTY OWNER:
JENNIFER TEMPAS
2675 LLC
4 PAR CIRCLE
LITTLETON, CO 80123
V: 303-668-9567
E: jenny@tempasrealty.com

ARCHITECT: LAWRENCE ARCHITECTURE, INC.
2970 W. LONG DR., UNIT 8
LITTLETON, COLORADO 80120
V: 303-794-8798
E: rick@lawarch.com

SURVEYOR: BELL SURVEYING COMPANY
500 KALAMATH STREET
DENVER, COLORADO 80204
V: 303-629-0165
E: dean@bellsurveying.com

CONTRACTOR: MIKE AUDISS
EAGLE CUSTOM BUILDERS
P.O. BOX 650
LITTLETON, COLORADO 80160
V: 303-989-3100
E: maudiss@eaglecbr.com

CASE NO. COA 18 -0002

I, JENNIFER TEMPA, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED IN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO THE INTERIOR AND EXTERIOR OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL BE REQUIRED TO TAKE THE NECESSARY CORRECTIVE ACTION. SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY PENALTIES AS SPECIFIED IN SECTION 4.8-B OF THE HISTORIC PRESERVATION CODE.

Jennifer Thompson
SIGNATURE OF OWNER

SUBSCRIBED AND SWORN TO BEFORE ME *Mark Moore*

ON THIS 14th DAY OF May, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6/12/21

NOTARY PUBLIC

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THIS

DAY OF 44, 20

DIRECTOR OF COMMUNITY DEVELOPMENT

SHEET TITLE CERTIFICATE OF HISTORIC APPROPRIATENESS COVER SHEET		PROJECT THE CREAMERY BUILDING A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT 2875 W. ALAMO AVENUE LITTLETON, COLORADO		SCALE AS NOTED		DATE 01/31/2016		LARCH PROJECT NO. 17069		SHEET 1	
		PRODUCT THE CREAMERY BUILDING A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT				SERIAL		 LAWRENCE ARCHITECTURE INC.		lawarch.com	
								REVISIONS By Date Description 8/30/15 PRELIMINARY SUBMITTAL 8/24/15 REVISION #1 8/24/15 2ND REVISION #2 9/08/15 3RD REVISION #3		2875 W. ALAMO DRIVE, UNIT B LITTLETON, COLORADO 80120 PH: 303.799.4378 FX: 303.799.4388 FAX: 303.799.4395 INFO: 303.799.4396	

CERTIFICATE OF HISTORIC APPROPRIATENESS
THE CREAMERY BUILDING

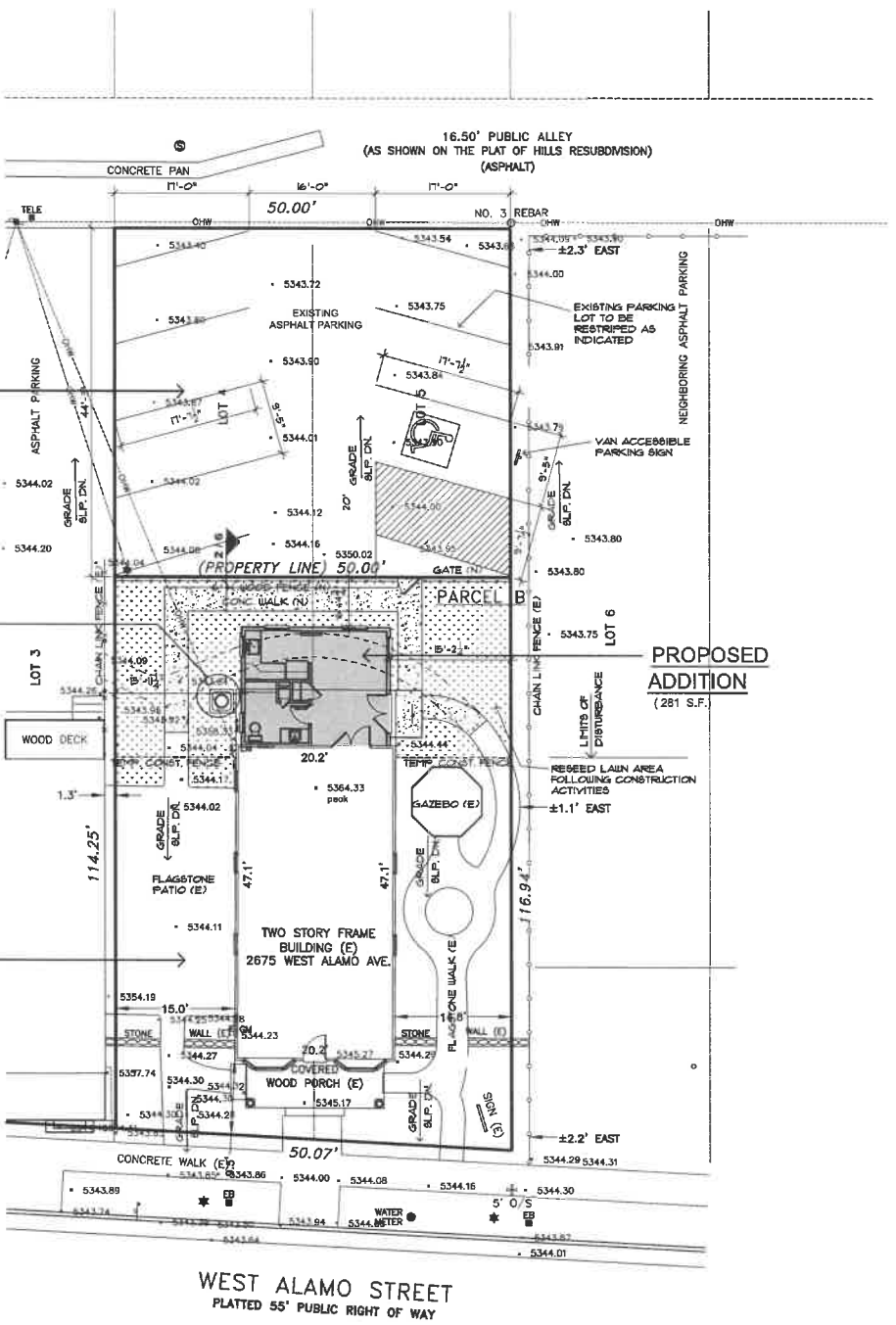
A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT

2675 W. ALAMO AVENUE
LITTLETON, COLORADO
CASE NO. COA18-0002

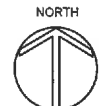
PARTS OF LOTS 4 & 5,
HILLS RESUBDIVISION,
PART OF BLK. 2, LITTLETON,
ARAPAHOE COUNTY, COLORADO

GROUND MOUNTED
HVAC UNIT - PROVIDE
SCREENING
(RE: DETAIL 4 /SHT. 6)

SOUTH 70' OF LOTS 4 & 5,
HILLS RESUBDIVISION,
PART OF BLK. 2, LITTLETON,
ARAPAHOE COUNTY, COLORADO



1 SITE PLAN
2 1" = 10'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1	01/31/18	PRELIMINARY SUBMITTAL
2	02/28/18	REVISIONS
3	03/08/18	FINAL SUBMITTAL

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LAWRENCE
ARCHITECTURE INC.

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PROJECT

THE CREAMERY BUILDING
A REHABILITATION OF A CONTRIBUTING BUILDING
IN THE MAIN STREET HISTORIC DISTRICT

2675 W. ALAMO AVENUE
LITTLETON, COLORADO

SHEET TITLE:

CERTIFICATE OF HISTORIC APPROPRIATENESS
SITE PLAN

LAWARCH PROJECT NO.

17059

SCALE

AS NOTED

DATE

01/31/2018

SHEET

2

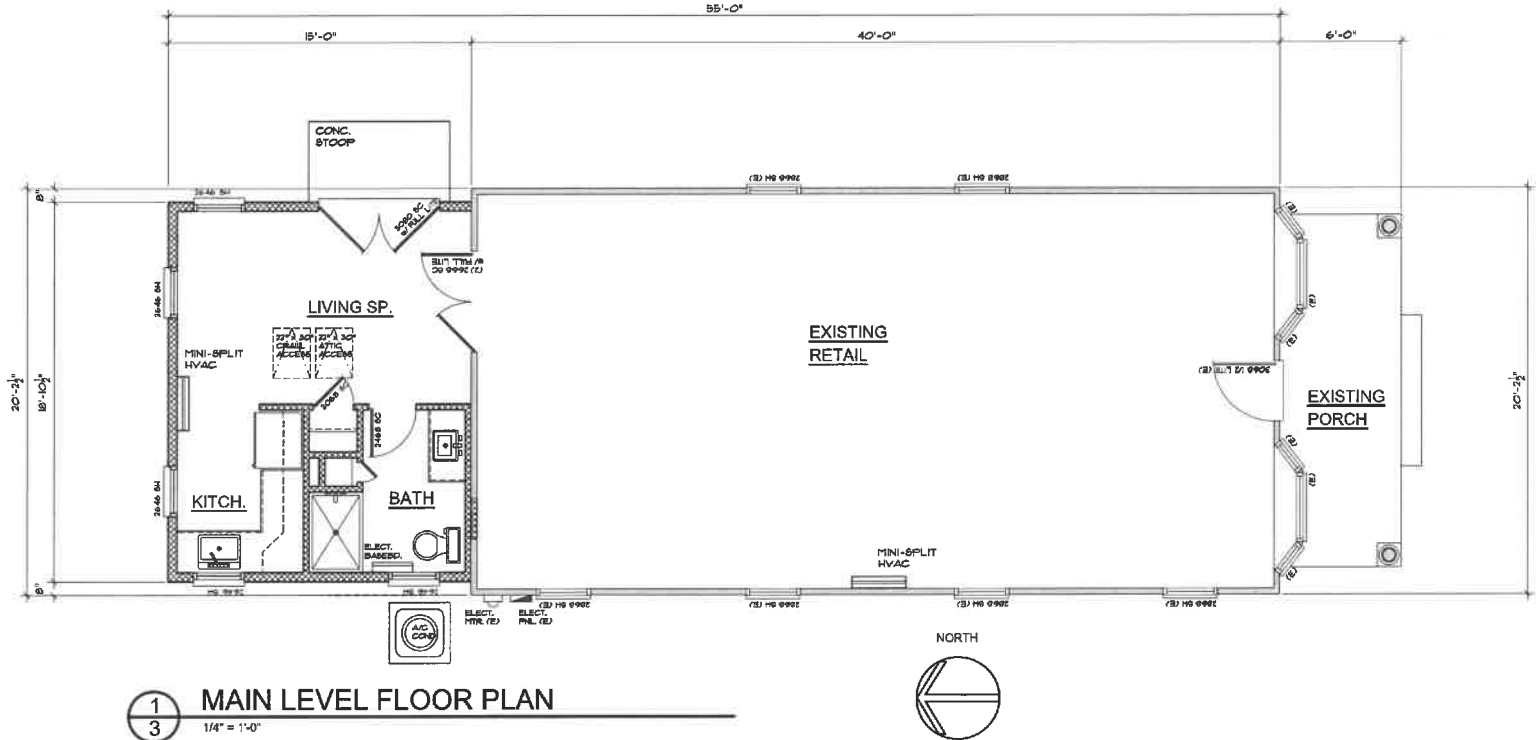
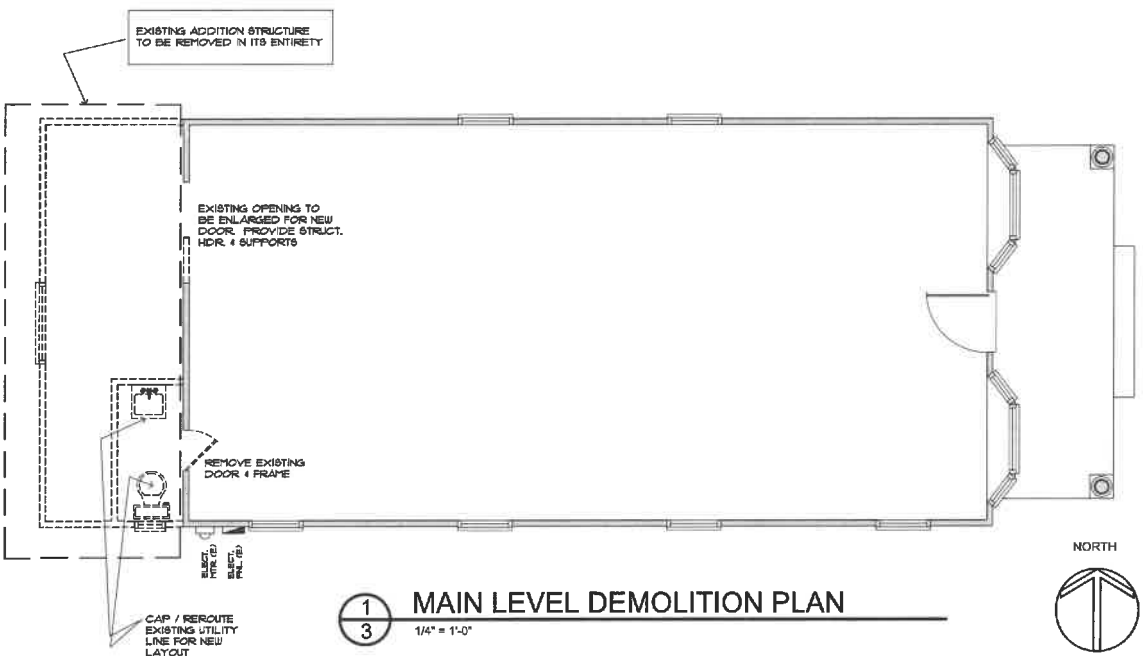
OF 6

CERTIFICATE OF HISTORIC APPROPRIATENESS
THE CREAMERY BUILDING

A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT

2675 W. ALAMO AVENUE
LITTLETON, COLORADO

CASE NO. COA18-0002



FLOOR AREA - MAIN LEVEL:

EXISTING BUILDING	808.3 S.F.
PROPOSED ADDITION	283.1 S.F.
TOTAL HABITABLE 1,091.4 S.F.	

WALL LEGEND:

EXISTING WALL	
NEW WALL	

REVISIONS

DATE	DESCRIPTION	PREPARED BY	QUANTITY
01/11/18	PRELIMINARY	000000	1
02/22/18	REVISION	000000	1
03/09/18	REVISION	000000	1
03/09/18	REVISION	000000	1

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LAWRENCE
ARCHITECTURE INC.

PROJECT:

THE CREAMERY BUILDING
A REHABILITATION OF A CONTRIBUTING BUILDING
IN THE MAIN STREET HISTORIC DISTRICT
2675 W. ALAMO AVENUE
LITTLETON, COLORADO

SHEET TITLE:

CERTIFICATE OF HISTORIC APPROPRIATENESS
MAIN LEVEL FLOOR PLAN /
DEMOLITION PLAN

LAWARCH PROJECT NO.

17069

SCALE

AS NOTED

DATE

01/31/2018

SHEET

3

OF

8

SHEET TITLE	CERTIFICATE OF HISTORIC APPROPRIATENESS
LAWARCH PROJECT NO.	17069
SCALE	AS NOTED
DATE	01/31/2016
SHEET	4
OF	6

THE CREAMERY BUILDING
A REHABILITATION OF A CONTRIBUTING BUILDING
IN THE MAIN STREET HISTORIC DISTRICT*

2675 W. ALAMO AVENUE
LITTLETON, COLORADO

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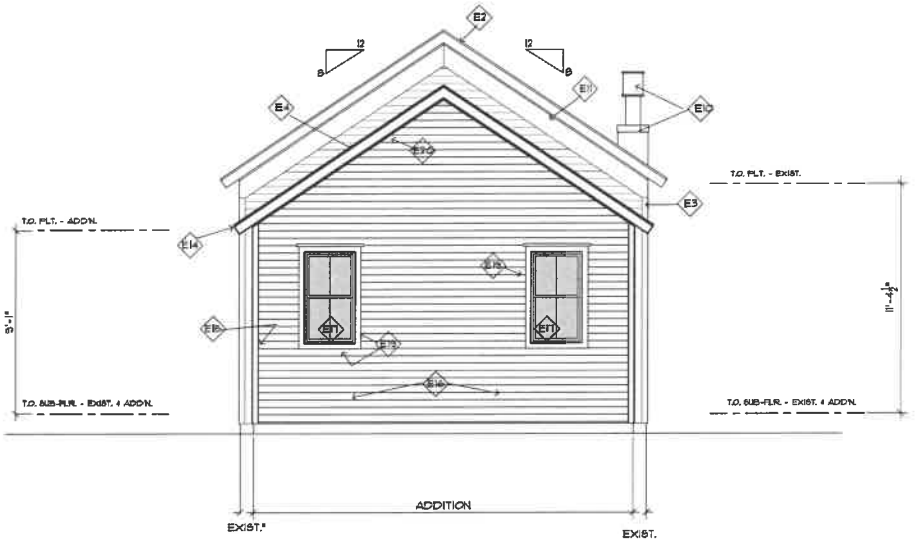
REVISIONS		Description
By	Date	
	03/28/16	PRELIMINARY SUMMITAL
	03/28/16	REGULATORY
	04/23/16	2ND REGULATORY
	05/05/16	3RD REGULATORY

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CERTIFICATE OF HISTORIC APPROPRIATENESS
THE CREAMERY BUILDING

A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT

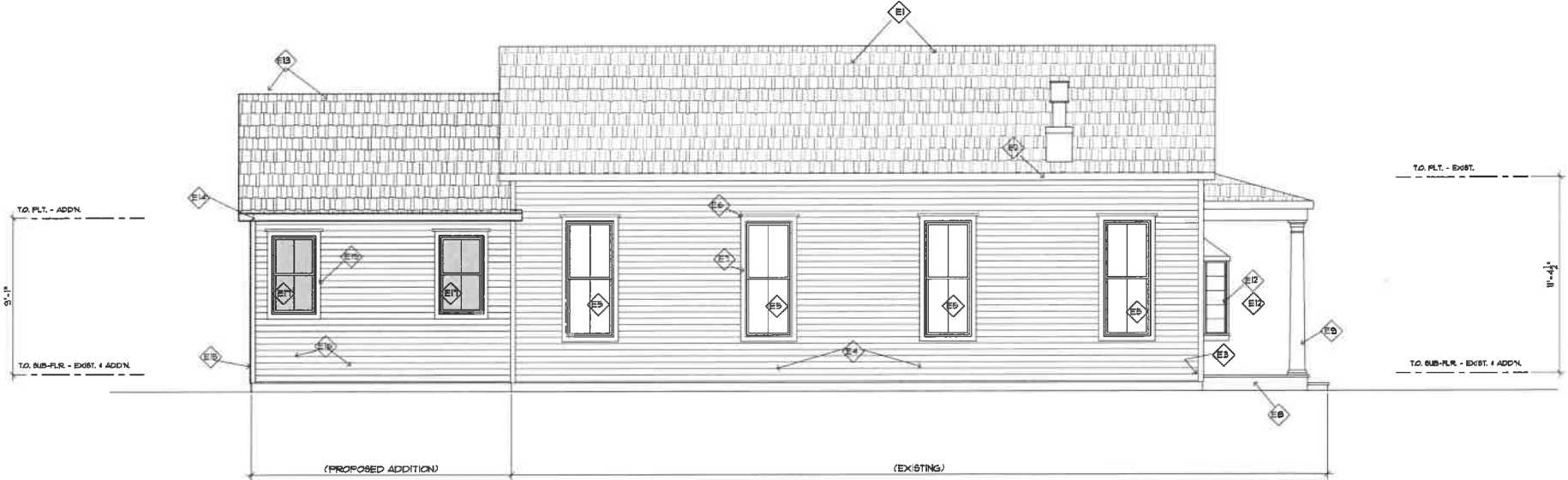
2675 W. ALAMO AVENUE
LITTLETON, COLORADO
CASE NO. COA18-0002



1
5 REAR (NORTH) ELEVATION
1/4" = 1'-0"

BUILDING ELEVATION KEYED NOTES:

- E1 EXISTING COMPOSITION SHINGLE ROOFING
- E2 EXISTING 1 x 6 WOOD FASCIA (PAINTED)
- E3 EXISTING 1 x 4 WOOD CORNER TRIM (PAINTED)
- E4 EXISTING WOOD LAP SIDING (4" REVEAL)
- E5 PAINTED
- E6 EXISTING VINYL WINDOW
- E7 EXISTING 1 x 2 (FLAT) OVER 1 x 4 WOOD HEAD TRIM (PAINTED)
- E8 EXISTING 1 x 4 WOOD TRIM @ JAMBS & SILL
- E9 PAINTED
- E10 EXISTING RAISED WOOD PORCH
- E11 EXISTING DECORATIVE WOOD SUPPORT POST
- E12 EXISTING CHIMNEY AND FLUE - TO REMAIN
- E13 EXISTING 1 x 12 FRIEZE BD. (PAINTED)
- E14 EXISTING BAY WINDOW AND SUPPORTS
- E15 COMPOSITION SHINGLE ROOFING (TO MATCH EXISTING)
- E16 1 x 6 WOOD FASCIA (PAINT)
- E17 1 x 4 WOOD CORNER TRIM (PAINT)
- E18 PREMANUFACTURED LAP SIDING (w/ 4" EXPOSURE TO MATCH EXISTING) - PAINT
- E19 WOOD WINDOW - TO MATCH EXISTING
- E20 SOLID CORE EXTERIOR WOOD DOOR (PAINT)
- E21 1 x 4 W.D. TRIM @ WINDOW JAMBS & SILL w/ 1 x 2 OVER 1 x 6 W.D. TRIM @ HEAD - PAINT
- E22 1 x 2 FRIEZE BOARD (PAINTED)
- E23 DECORATIVE EXTERIOR WALL SCOFF



2
5 LEFT SIDE (WEST) ELEVATION
1/4" = 1'-0"

REVISIONS	By	Date	Description
		01/31/18	PRELIMINARY SUBMITTAL
		02/09/18	RESUBMITTAL
		03/27/18	2ND RESUBMITTAL
		05/09/18	3RD RESUBMITTAL

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LAWRENCE
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SCALE

PROJECT: THE CREAMERY BUILDING
A REHABILITATION OF A CONTRIBUTING BUILDING
IN THE MAIN STREET HISTORIC DISTRICT
2675 W. ALAMO AVENUE
LITTLETON, COLORADO

SHEET TITLE: CERTIFICATE OF HISTORIC APPROPRIATENESS
BUILDING ELEVATIONS

LAWARCH PROJECT NO. 17068

SCALE AS NOTED

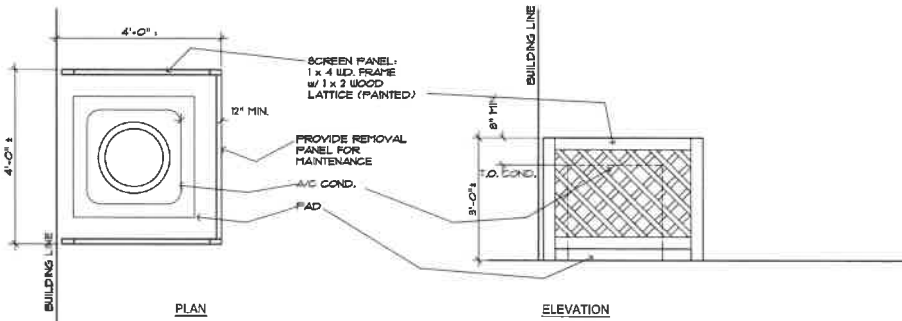
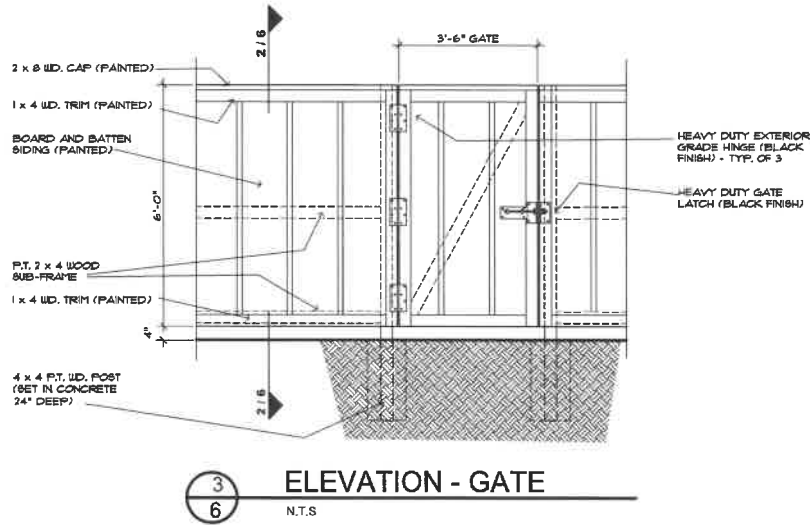
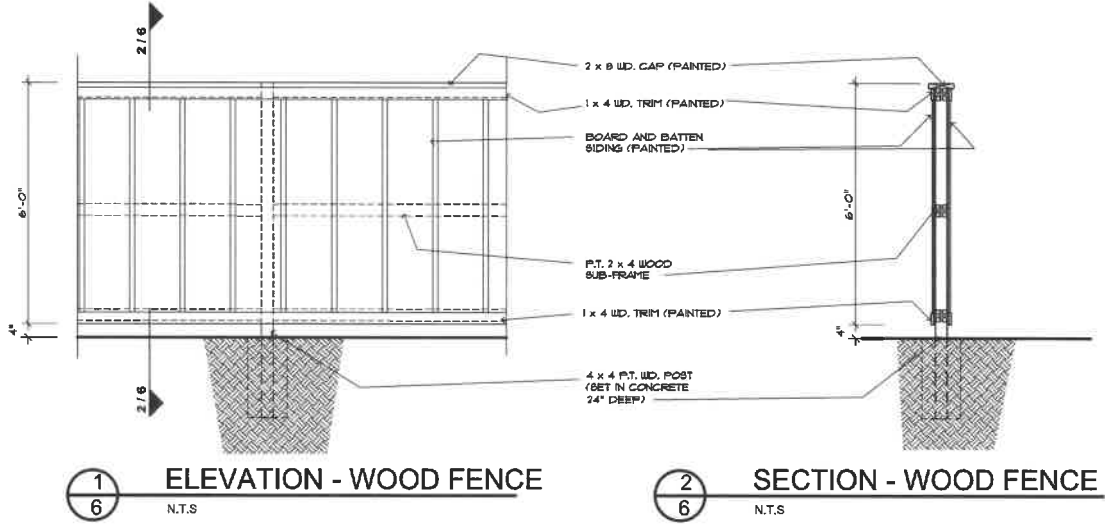
DATE 01/31/2018

SHEET 5 OF 8

CERTIFICATE OF HISTORIC APPROPRIATENESS
THE CREAMERY BUILDING

A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT

2675 W. ALAMO AVENUE
LITTLETON, COLORADO
CASE NO. COA18-0002



REVISIONS	By	Date	Description
		01/31/18	PRELIMINARY SUBMITTAL
		02/08/18	RESUBMITTAL
		04/27/18	2nd PRELIMINARY
PROJECT	THE CREAMERY BUILDING A REHABILITATION OF A CONTRIBUTING BUILDING IN THE MAIN STREET HISTORIC DISTRICT		
	2675 W. ALAMO AVENUE LITTLETON, COLORADO		
	CASE NO. COA18-0002		
	PROJECT NO. 17068		
SHEET TITLE	CERTIFICATE OF HISTORIC APPROPRIATENESS SITE DETAILS		
	SCALE: AS NOTED		
DATE	01/31/2018		
	SHEET NO. 6		

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