

Meeting Date: May 20, 2019

Planner: Andrea Mimnaugh, Senior Planner

SUMMARY OF GRANT APPLICATIONS RECEIVED:

The following table provides a summary of the three applications submitted for the 1st grant round of the Main Street Historic District Grant Program:

Table 1.
Summary of Grant Applications Submitted for 2019 Grant Program—1st Round

Building Name Address & Case #	Description of Work	Completion Date	Requested Amount
The Creamery 2675 W. Alamo Ave. HGRT19-0001	1) Paint exterior of addition 2) Electrical 3) Flatwork for ADA ramp 4) Paint exterior of historic portion of. bldg. 5) Repair of front porch	May 31, 2019 (for work to the addition currently under construction). Summer, 2019 for work to the historic portion	\$25,530.40
JD Hill General Store 5728-32 S. Rapp Street HGRT19-0002	1) Signage repair 2) Design assistance with ADA ramp 3) Paint for building exterior	Fall, 2019	\$8,277.14
Thomas Block 2400 W. Main Street HGRT19-0003	1) New roof 2) Replacement awnings	Summer, 2019	\$36,155

BACKGROUND:

Main Street Historic District Grant Fund:

§4-6-12(E) of the city code establishes the Main Street Historic District Grant Fund:

“There is hereby created a special fund to be known as the Main Street historic district grant fund. Monies in this fund shall be established by city council. The funds may be granted to property owners or tenants of properties within the Main Street historic district or designated historic landmarks in downtown Littleton used for commercial purposes. As used in this subsection, “downtown Littleton” means the area bounded by Santa Fe Drive on the west, the railroad depression on the east, W. Church Avenue on the south and W. Crestline Avenue on the north. Grant funds shall be used for architectural design assistance, facade work, removal of graffiti, maintenance, for signage or other improvements to new tenants. Application for such funds shall be made to the historic preservation board and granted to the applicant upon approval by the board.”

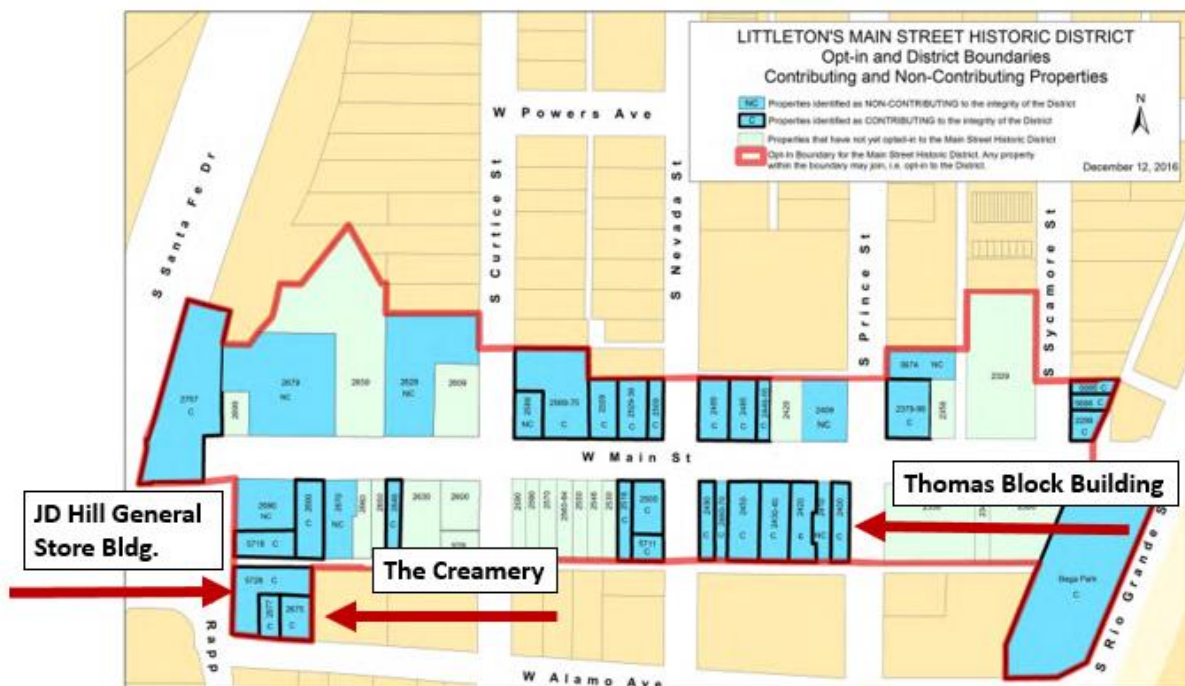
Grant funds are paid following completion and staff inspection of the project for consistency with the requirements of the grant. The city will reimburse the grantee following submission of proof of payment of the contractor.

FUNDS AVAILABLE IN 2019:

The Historical Preservation Board (HPB) has awarded funds from the Main Street Historic District Grant program per section 4-6-12(E) of the city code since 2006. The program received funding for \$50,000 for 2019. An additional \$2,410 is available this year from 2018 unused funds. The total amount available in 2019 is \$52,410.

LOCATION:

The vicinity map below shows the location of the subject property for each of the three applications.



Vicinity Map

PROJECT BACKGROUND AND DESCRIPTION FOR THE CREAMERY BUILDING:

The Creamery Building
2675 W. Alamo Ave
HGRT19-0001

Historical Background:

The Creamery Building was constructed in 1884. Farmers would bring their milk to The Creamery be processed and shipped to Denver as either cream or butter. The vernacular agricultural industry building is a frame structure with wood clapboards and has a gabled roof. The original building had shed additions that have been removed. In the front gable, a small window remains. Other changes include the addition of the hipped front porch and bay windows. The building was included in the

initial local designation of 20 buildings on Main Street to establish the Main Street Historic District in 2005.

The following pictures include a historic photograph, a current picture of the front of the building, and a current picture of the addition at the rear of the building.



Historical Photograph



Current



Current—Addition

In 2017, Ms. Tempas received a grant from the Main Street Historic District Grant Fund for \$31,280 to remove an older, non-historic shed and construct an addition at the rear of the building (COA18-003 is attached). The estimated cost of the addition at the time of application was \$125,000. Due to unexpected and necessary additional costs, including electrical work upgrade and flatwork an ADA ramp, the cost of the addition exceeded the original budget. The cost of the addition is now \$153,344 (final contractor bill is attached for reference). For the current application, Ms. Tempas is requesting funds for the new addition and the historic portion of the building.

The following table provides a list of projects, estimated cost (or actual cost, for completed work), and the requested amount of funds from the grant fund.

Table 2.
Projects included in The Creamery Grant Application

Project	Type of Work per Grant Program	Costs/Estimates	Amount Requested	Percentage of Costs/Estimate
Building Addition (under construction, nearing completion)				
Paint exterior of the addition	Component of 2017 Grant: Enlargement needed to comply with bldg. codes	\$1,875 (work completed)	\$1,500	80%
Electrical upgrade work	Component of 2017 Grant: Enlargement needed to comply with bldg. codes	\$16,530 (work completed)	\$13,224	80%
Flatwork for new ADA ramp	Component of 2017 Grant: Enlargement needed to comply with bldg. codes	\$3,750 (work completed)	\$3,000	80%
TOTAL		\$22,155	\$17,774	
Historic Portion of Building (restoration work)				
Paint/repair exterior of original building	Maintenance	Bid #1 \$8,530 Bid #2 \$5,548 Bid #3 \$4,785 Bid #4 \$3,442	\$3,918	71%
Paint/repair front porch	Maintenance	Bid #1 \$4,860	\$3,888	80%
TOTAL		\$9,758	\$7,806	80%
Total of Costs for Building Addition and Historic Portion of the building				
TOTAL requested funds for all 5 projects		\$31,913	\$25,530	80%

CRITERIA ANALYSIS:

Eligibility Criteria:

As established in §4-6-12(E) of the city code, projects are eligible for funds from the Grant program if the following criteria are met:

Criterion 1: *To qualify for a grant, a property must be within the Main Street Historic District*

or be an individual landmark that has a commercial use and is within downtown, as defined by the code.

Staff comment: The property meets this criterion. The Creamery Building is located at 2675 W. Main Street and is in the Main Street Historic District.

Criterion 2: *The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) enlargements to meet bldg. codes (e) new signage, (f) graffiti removal, and (f) retroactive funding for the above categories*

Staff comment: For the work on the new addition, the costs are related to the category “enlargement needed to comply with building codes.” The work on the historic portion of the building is maintenance.

HPB Board Considerations:

As established by the historical preservation board and stated in the 2019 Main Street Historic District Grant Program brochure, a project need not meet all considerations in order to be eligible for a grant. HPB has discretion when allocating funds. The importance of the considerations is generally in descending order.

Criterion 1: *The project will have a positive visual impact on the historic character of the district.*

Staff comment: The addition at the rear of The Creamery necessitated the removal of an older, but non-historic addition. The new addition is compatible with the original historic structure, as determined in the approval of COA18-0003. The addition is primarily visible from the alley, located behind the property, and will provide interest to pedestrians and motorists who use the alley.

Criterion 2: *The project includes restoration of the architectural details and materials on a historic building façade.*

Staff comment: Two of the work items, the painting of the historic portion of the building, and the repair of the porch are restoration projects and will assist in preserving the districts historic character.

Criterion 3: *The project will provide permanent, rather than removable elements. Examples of removable elements include signs, canopies and fixtures.*

Staff comment: Per Table 1, above, all work proposed is permanent.

Criterion 4: *The project includes architectural design assistance.*

Staff comment: There is no requested architectural design assistance requested as part of the grant.

Criterion 5: *The property has not previously received grant funding or the project is part of an ongoing phased, set of improvements.*

Staff comment: The property received a grant in 2017 for \$31,280 for the addition.

Criterion 6: *The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved project completion*

timeframe. Applicants in those cases will be asked to assure the board that the proposed project will be completed during the required timeframe.

Staff comment: The applicant received an extension on the deadline to complete the project. Due to circumstances, including the difficulty in securing a contractor to complete the work, staff granted the extension. The completion date is set at June 30, 2019.

Criterion 7: *The project improves the health, safety, welfare of the community.*

Staff comment: The five projects identified in the grant application should have a positive impact on the welfare of the district and its historic character. Further, several of the projects will provide a safer environment for those who work or shop in the building.

Staff recommendation:

Staff finds that the grant application for The Creamery appears to meet the criteria of the application.

Note that there are not enough funds available to fully fund all three projects at the applicants' requested amount.

PROJECT BACKGROUND AND DESCRIPTION FOR THE JD HILL GENERAL STORE:

**JD Hill General Store
5728-32 S. Rapp Street
HGRT19-0002**

This vernacular wood-frame building was constructed in 1872. It is associated with the business, governmental, and social history of Littleton as the community's first general store and post office. In addition, the building contained one of the first meeting halls in the community, which was used by early fraternal lodges, churches, and the town government. The J.D. Hill building is the oldest building in Littleton still in its original location as was rehabilitated in 1965. The building was included in the initial local designation of 20 buildings on Main Street to establish the Main Street Historic District in 2005.



J.D. Hill General Store

The applicant, Karl Pappert, is applying for assistance the costs for three projects, including repair of existing signage at the front of the building, architectural design for a future ADA ramp, and exterior paint.

Mr. Pappert previously applied for and received 7 grants for the property since the program's inception in 2006. All projects, but one, were completed. The most recent grant project was electrical work replacement in 2018 for which the applicant received a grant for \$14,906. The work was completed within the deadline.

The following table provides a list of work items, estimates, and the requested amount of funds from the grant fund.

Table 3.
Projects included in the JD Hill General Store Grant Application

Project	Type of Work per Grant Program	Costs/Estimates	Amount Requested	Percentage of Costs/Estimate
Repair signs (including electrical work)	Signage	\$3,366	\$2,692	80%
Design of ADA ramp	Architectural Design Assistance	\$500	\$400	80%
Paint	Maintenance	\$6,480	\$5,184	80%
TOTAL		\$10,346.42	\$8,277	80%

STAFF ANALYSIS:

Eligibility Criteria:

As established in §4-6-12(E) of the city code, projects are eligible for funds from the Grant program if the following criteria are met:

Criterion 1: *To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.*

Staff comment: The property meets this criterion. The JD Hill General Store Building is located at 5728-32 S. Rapp Street and is in the Main Street Historic District (refer to vicinity map).

Criterion 2: *The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) enlargements to meet bldg. codes (e) new signage, (f) graffiti removal, and (f) retroactive funding for the above categories*

Staff comment: As shown in Table 2, the types of work included in the application include signage, architectural design assistance and maintenance. All projects are consistent with the 2019 grant program.

HPB Board Considerations:

As established by the historical preservation board and stated in the 2019 Main Street Historic District Grant Program brochure, a project need not meet all considerations in order to be eligible for a grant. HPB has discretion when allocating funds. The importance of the considerations is generally in descending order.

Consideration 1: *The project will have a positive visual impact on the historic character of the district.*

Staff comment: Repair of signage and paint will have a significant visual impact on the district, because the property is in a very visible corner within the district, and the paint and signage are visibly in disrepair. Design assistance for the ADA ramp will assist with finding a solution to technical issues associated with the ADA ramp due to drainage issues and proximity to a parking area. Further, the design assistance may help minimize the impact of a newly-introduced non-historic element.

Consideration 2: *The project includes restoration of the architectural details and materials on a historic building façade.*

Staff comment: Two of the work items, the painting of the historic portion of the building, and the repair of the porch are restoration projects and will assist in preserving the districts historic character.

Consideration 3: *The project will provide permanent, rather than removable elements. Examples of removable elements include signs, canopies and fixtures.*

Staff comment: Per Table 2, above, all work proposed is permanent.

Consideration 4: *The project includes architectural design assistance.*

Staff comment: The applicant is requesting funds for design assistance for the ADA ramp.

Consideration 5: *The property has not previously received grant funding or the project is part*

of an ongoing phased, set of improvements.

Staff comment: The applicant has received 7 grants previously.

Consideration 6: *The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved project completion timeframe. Applicants in those cases will be asked to assure the board that the proposed project will be completed during the required timeframe.*

Staff comment: Of the applicant's 7 grant projects, 6 were completed on time, including a 2018 grant project for electrical work. The applicant has stated that the expected date for completion is fall, 2019, which is within the 12-month time frame for the grant program.

Consideration 7: *The project improves the health, safety, welfare of the community.*

Staff comment: The three projects included in this application will enhance the character of the district, which promotes a walkable, thus healthy, neighborhood.

Staff recommendation:

Staff finds that the grant application for the JD Hill General Store appears to meet the criteria and recommends approval of the application.

Note that there are not enough funds available to fully fund all three projects at the applicants' requested amount.

PROJECT BACKGROUND AND DESCRIPTION FOR THE CREAMERY BUILDING:

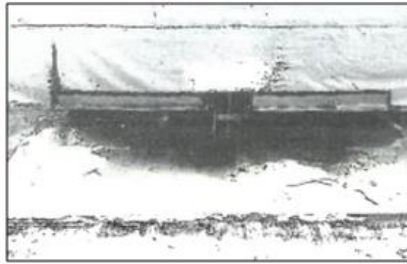
**The Thomas Block
2400 W. Main Street
HGRT19-0003**

Historical Background:

The Thomas Block was constructed in 1954. Records indicate the building served as a real estate office for a short period of time, but several years later housed a stationary and printing business through 1965. The building is a one-story rectangular corner commercial building with a flat roof, clad with Roman brick. The building was included in the initial local designation of 20 buildings on Main Street to establish the Main Street Historic District in 2005.



Current



Roof Pictures

The applicant, Rick Acres, is requesting assistance with two projects for his building. He notes that the most pressing need of the two projects is to replace a leaking roof. The applicant received a Main Street Historic District grant in 2008 for \$10,000 to replace the roof on the Thomas Block, but unfortunately, the roof has not held up well. The applicant proposes to use an upgraded roofing material for the new roof, as explained in his letter of intent.

The following table provides a list of projects, estimated cost and the request amount of funds from the grant fund.

Table 4.
Projects included in the Thomas Block Grant Application

Project	Type of Work per Grant Program	Estimates	Amount Requested	Percentage of Costs/Estimate
Replacement roof	Maintenance	Bid #1 \$38,200 Bid #2 \$14,230 Bid #3 \$44,100 Bid #4 \$53,031 Bid #5 \$42,000	\$30,560 Bid #1	80%
Replacement awnings	Facade work	Bid #1 \$6,994 Bid #2 \$5,200 Bid #3 \$8,497	\$4,160 Bid #2	80%
TOTAL		\$45,194	\$36,155	80%

		Based on roofing Bid #1 and Awning Bid #1		
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STAFF ANALYSIS:**Eligibility Criteria:**

As established in §4-6-12(E) of the city code, projects are eligible for funds from the Grant program if the following criteria are met:

Criterion 1: *To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.*

Staff comment: The property meets this criterion. The Thomas Block is located at 2400 W. Main Street and is in the Main Street Historic District (refer to vicinity map).

Criterion 2: *The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) enlargements to meet bldg. codes (e) new signage, (f) graffiti removal, and (f) retroactive funding for the above categories*

Staff comment: As shown in Table 3, the types of work included in the application include maintenance and façade work. Both projects are consistent with the 2019 grant program.

HPB Board Considerations:

As established by the historical preservation board and stated in the 2019 Main Street Historic District Grant Program brochure, a project need not meet all considerations in order to be eligible for a grant. HPB has discretion when allocating funds. The importance of the considerations is generally in descending order.

Consideration 1: *The project will have a positive visual impact on the historic character of the district.*

Staff comment: The replacement awnings will be very visible due to location of the building on a visible corner within the district. The replacement roof will not be visible from the street as the building has a flat roof and parapet.

Consideration 2: *The project includes restoration of the architectural details and materials on a historic building façade.*

Staff comment: There is no restoration proposed with this application.

Consideration 3: *The project will provide permanent, rather than removable elements. Examples of removable elements include signs, canopies and fixtures.*

Staff comment: The awnings are not permanent; the roof is permanent.

Consideration 4: *The project includes architectural design assistance.*

Staff comment: The application includes no request for design assistance.

Consideration 5: *The property has not previously received grant funding or the project is part of an ongoing phased, set of improvements.*

Staff comment: The applicant has previously received a grant for the roof and a grant for painting. The grants were awarded 9 and 10 years ago.

Consideration 6: *The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved project completion timeframe. Applicants in those cases will be asked to assure the board that the proposed project will be completed during the required timeframe.*

Staff comment: All projects funded for the applicant have been completed within the set time frame per the grant rules.

Consideration 7: *The project improves the health, safety, welfare of the community.*

Staff comment: The awning project included in this application will enhance the character of the district, which promotes a walkable, thus healthy, neighborhood.

Staff recommendation:

Staff finds that the grant application for the Thomas Block appears to meet the criteria and recommends approval of the application.