

Certificate of Historic Appropriateness

Quinney Residence Window Replacement

5736 S. Bemis Street

Case #COA19-0003

Statement of Intent

- Replace 4 historic and 7 non-historic windows
- Identical match of size, color, style
- Improve window appearance, efficiency, and maintainability
- Improve consistency of window types
- Retain historic integrity



Front Elevation



South Side Elevation

Vicinity Map



North Side Elevation

Notes

1. The property is a City of Littleton Historic Landmark – Ordinance 112-2015.
2. Approval of a certificate of historic appropriateness (COA) shall be required prior to issuance of building permits for exterior work as shown on this plan.
3. Any changes to the approved COA plan must first be approved by the city.

Owner's Certification

I, _____, 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 establish compliance of the development of the property with on-site improvements including, but not limited to, exterior façade 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 take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply penalties as specified in section 4-6-19 of the Historic Preservation Code.

_____(Signature of owner)

Subscribed and sworn to before me by _____ on this _____ day of _____, 20____.

Witness my hand and official seal.

My commission expires _____

Notary Public

HISTORICAL PRESERVATION BOARD

Approved this _____ day of _____, 20____, by the Littleton

Historical Preservation Board.

Chair _____

Attest: Deputy City Clerk _____

Owner Contact Info

Paula Quinney

720-539-6675

paulaquinney76@gmail.com

Legend

- Non-historic
- Historic

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Existing historic window

Existing Historic Windows

- No street-facing windows
- Wood frame
- Signs of decay/rot
- Much of the glass has been replaced
- Non-functional
- Uncertain provenance as original to the house
- Regular maintenance required
- Difficult to clean
- Inefficient insulation
- Moisture/condensation issues
- No significant architectural window components (i.e. pulleys and weights)



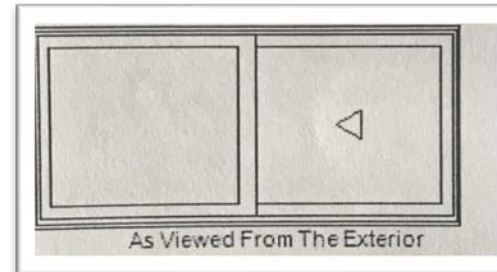
Existing non-historic window

Proposed Windows

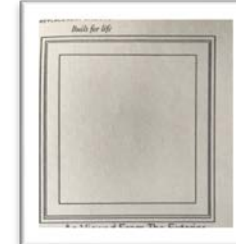


Double hung (#1-7)

- Marvin Infinity Insert
- Ultrex fiberglass composition
- LoE366 w/ Argon
- Warp resistant
- Energy efficient
- Maintenance-free
- Easy tilt-adjustment for cleaning
- Consistency throughout the house (will move from 8 types to 2)
- Historically accurate appearance



Glider (#9-10)



Awning/fixed (#8, 11)



Cut-away



Top view



Color sample

Exterior

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Bemis Street

North Side Windows



1



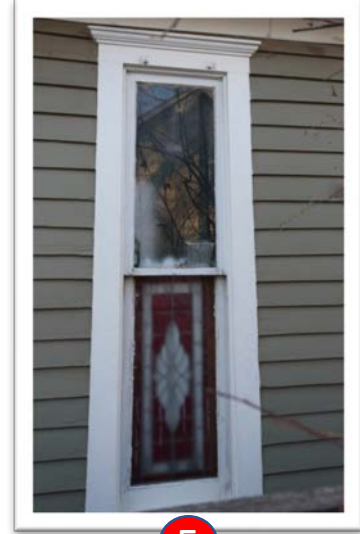
2



3



4



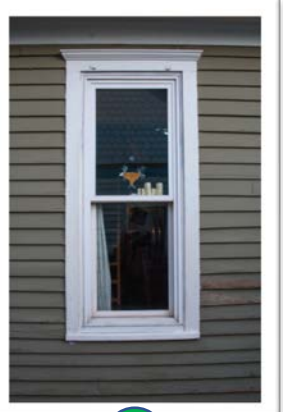
5

Alley

South Side Windows



6



7



8



9



10



11