

Meeting Date: December 16, 2019

Planner: Andrea Mimnaugh, Senior Planner

APPLICATION SUMMARY:

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| Project Name: | Quinney Residence Window Replacement |
| Case Number: | COA19-0003 |
| Building Name: | Quinney House |
| Historic Designation: | Littleton Historic Landmark |
| Application Type: | Certificate of Historic Appropriateness (COA) |
| Address: | 5736 S. Bemis Street |
| Applicable Design Guidelines: | N/A |
| Applicant/Owner: | Paula Quinney |
| Applicant Request: | Window Replacement |

PROCESS:

Per Section 4-6-14(A)l(a), A COA shall be obtained from the Historical Preservation Board (HPB), in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a designated historic district.

The COA is the only approval necessary prior to issuance of a building permit. The approval steps are as follows:

- Certificate of Historic Appropriateness (COA)
(review by HPB)

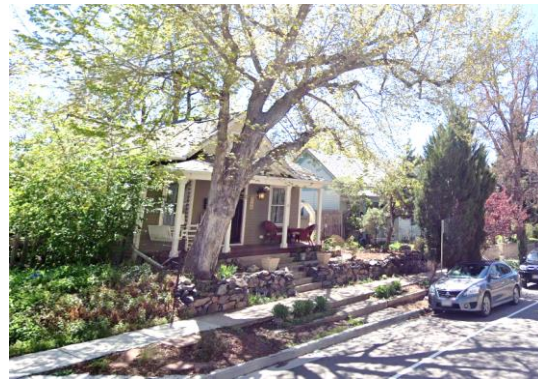
If the board approves the COA application and the application meets all other city requirements, then the work as shown on the COA shall be reflected on the building permit. If the board attaches condition(s) to the approval, the building permit plan set will not be issued until the condition(s) has been met. If the board denies the COA application, the building permit plan set may not be modified

LOCATION:

The Quinney Residence is located at 5736 S. Bemis Street, between W. Littleton Boulevard and Ida Avenue.



Figure 1.
Vicinity Map



Street views of the Quinney Residence

BACKGROUND:

The Quinney Residence was designed a Littleton Historic Landmark in 2016. Located in one of Littleton's oldest residential neighborhoods, the Quinney Residence is a good example of the Late Victorian style. It is a one-and-a-half-story frame dwelling with a hipped roof and intersecting gables. The exterior walls are clad with horizontal lap board siding with corner boards, and a covered porch spans the entire front facade. Over time, the Quinney Residence has undergone change. The most recent work, completed before landmark designation, included the relocation of the front door, and replacement of the door with a new craftsman door. As part of its review for landmark designation, HPB found that the house has retained its historic integrity.

With this application, Ms. Quinney has applied to replace windows on the north and south sides of her house. Per her letter of intent, she is requesting to replace the existing windows, because they are single pane, energy inefficient, inoperable, and hard in poor disrepair.

City Approvals to Date for the Quinney Residence

January 05, 2016

Ordinance 112-2015 passed by city council designating Quinney House a Littleton Historic Landmark

APPLICATION DETAILS:

The application proposes modifications to the north and south elevations of the structure as described below. The proposed replacement windows are fiberglass.

Note that the plan set, referred to in this section may be viewed in Attachment 4 to this report.

North Elevation

- Replace windows 1 ,2, 3 and 5 “older” windows with double-hung windows as shown on Sheet 2 of the plan set. It is unknown if the “older” windows are original or not.
- Replace non-historic window 4 with double-hung window shown on Sheet 2 of the plan set.



South and East Elevations

- Replace non-historic windows 6 and 7 with double-hung windows as on the north façade. The non-historic windows are of various styles. As shown on Sheet 3 of the plan set. The replacement windows will match those on the north elevation and provide a consistent look.
- Replace non-historic window 8, a smaller window, with an awning/fixed window.
- Replace non-historic windows 8 and 9 with glider-style windows as shown on Sheet 2 of the plan set.
- Replace non-historic window 11 at the east (rear) of the house with an awning/fixed window.



CRITERIA & STAFF ANALYSIS:

Per Section 4-6-14(C) and (E) of the historic preservation code, the Historical Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

1. The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.

The ordinance designating the Quinney Residence does not identify specific features to be preserved. It is not known if the “older” windows to be replaced are original. However, the most visible windows will be replaced with double-hung style, likely the style of the original windows, and replicate the existing windows very closely.

2. Is otherwise in conformance with any applicable adopted design guidelines.

There are no design standards guidelines in place for the property.

3. The board must find the proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.

The property includes a detached garage at the rear of the property. It has little visibility from the street, however. The replacement windows will closely resemble the “older” windows on the north façade, and as such, there should be little, if any, impact on the visual compatibility of the 2 structures on the property.

4. When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties.

The property is not in a historic district.

5. In the case of partial demolitions, the board must find that the:

- a. Partial demolition is required for the renovation, restoration or rehabilitation of the structure and**
- b. Impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.**

The removal and replacement of the windows will not require any demolition.

4-6-14 (E) Criteria Standards And Limitations For Alterations Of A Historic Landmark:

1. Board Considerations: In determining whether to issue a certificate of historic appropriateness the board shall consider:

(a) The effect of the proposed change on the general architectural and/or historic character of the structure or district;

As noted above, the “older” windows on the north elevation may or may not be the originals. The replacements will closely match their double-hung design. Note that the meeting rails of the windows have a wider dimension (see Attachment 4 for plan set and Attachment 5 for a window diagram), however, the historic character will be reasonably maintained.

The proposed replacement windows for the sun room are glider-style, which, in the closed position, will appear to have square panes, which is similar to the pane configuration of the current windows.

The remaining windows, 8 and 11, will be replaced with awning/fixed windows. These windows are smaller, and the proposed style is appropriate in that it is keeping within the Victorian architectural style where windows were typically simple in style.

(b) The architectural style, arrangement, textures and materials used on existing and proposed structures and their relation to other structures in the district;

The proposed fiberglass frame windows will be painted to match the existing trim of the house and will not introduce an inappropriate texture in that the texture of fiberglass is similar to that of solid wood.

(c) The uniqueness of the structure and how it ties in with the history of the area;

The structure is an example of the Late Victorian architectural style, of which there are others on S. Bemis Street and within the neighborhood. The house ties into the history of Littleton in that it represents the built environment of Littleton residents in the early years of the city's history.

(d) The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;

There is no proposed modification to the size of the structure and its location.

(e) The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done;

The only change to the exterior of the building will be to the windows themselves.

(f) The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure, area or district;

The replacement windows will create a more consistent look for the house that is consistent with the Late Victorian architectural style.

(g) The use to which such structure or area shall be put;

There is no change in use associated with this project.

(h) The condition of existing improvements and whether they are a hazard to the public health or safety;

The windows are not in good working condition.

(i) The economic viability of maintaining the structure or area as is;

The house is livable and viable as is.

- (j) Whether the property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

There is no change to the use of the house. Historically it was a house and will remain so.

- (k) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

It is not known if the “older” windows are original to the house. The historic character is preserved in that:

- a. the replacement windows will be on the sides of the house; and
- b. the simple, easy to replicate double-hung style of the replacement windows will not have an impact on the historic character of the house.

2. Limitations On Alterations: The following criteria shall apply to all alterations or changes:

- (a) Alterations shall not create a false sense of historic development, such as adding conjectured features or architectural elements from other buildings.**

The replacement windows are designed appropriately to a Late Victorian style house.

- (b) Most properties change over time; those changes that have acquired a historic significance in their right shall be retained and preserved.**

The non-historic windows are not notable in design and do not appear to have special significance to the house that would deem them historically significant.

- (c) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

The windows proposed for replacement are simple in design and construction and do not possess exemplary craftsmanship.

- (d) Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**

The “older” historic windows are deteriorated and do not operate properly. Because the windows are of a simple design and can be easily replicated, their replacement with similar design and quality is acceptable.

- (e) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No chemical or physical treatments are proposed.

- (f) **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Not applicable to this project.

- (g) **New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

No new construction is proposed.

- (h) **New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic landmark and its environment would be unimpaired.**

No new construction is proposed.

- (i) **Alterations, new additions and related new construction shall be in conformance with any applicable adopted design guidelines.**

There are no design standards or guidelines in place for this property.

PUBLIC NOTICE:

The city mailed public notice of the COA application to all property owners adjacent to the project site on December 6, 2019. Notice of a public hearing was posted on the subject property on December 6, 2019 and at city locations on December 6, 2019 in advance of tonight's board meeting in compliance with the city's public notice requirements.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the Certificated of Historic Appropriateness for 2679 W. Main Street meets the criteria for approval.