



Resolution 07-2019

December 16, 2019

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**COA FOR WINDOW REPLACEMENT  
QUINNEY RESIDENCE – 5736 S. BEMIS  
STREET**

# Requested Board Action

- Approval of a certificate of historic appropriateness (COA)
  - Approval will allow replacement windows on a Littleton Historic Landmark

# Overview

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

# Process

- Pre-application meeting with staff
- COA application review
- **Historical preservation board review**
  - decision



# Application Details

- 5736 S. Bemis Street
- Littleton Historic Landmark





# Application Details

- Late Victorian style house
- Built 1908
- Proposal to:
  - ❖ Replace “older” windows
  - ❖ Replace non-historic windows
  - ❖ Located on North and South Elevations



# Analysis

- No applicable design guidelines
- Not in a historic district
- Application subject to COA criteria  
In historic preservation code

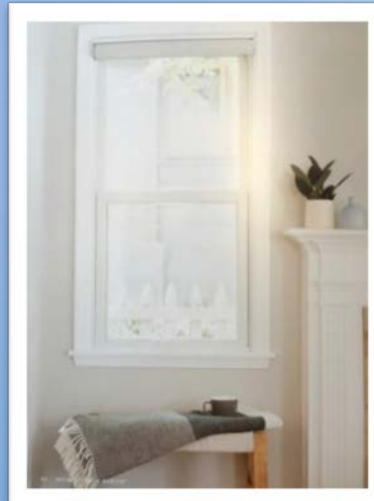
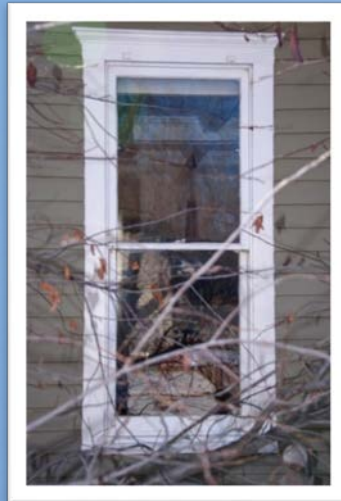




# Analysis

## Board Considerations in determining whether to issue a COA:

- Unknown if “older” windows are original to house
- Proposed fiberglass windows will not detract from historic character of the house
- Existing windows are not in working condition
- Replacement windows – not as visible to public, because located on the side of the house

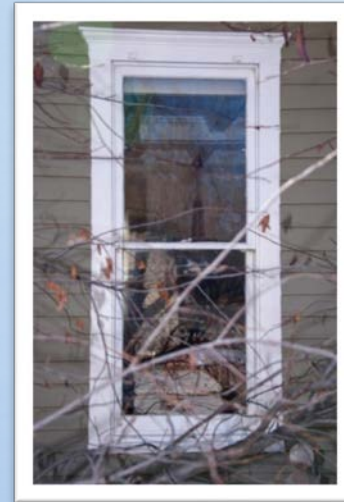




# Analysis

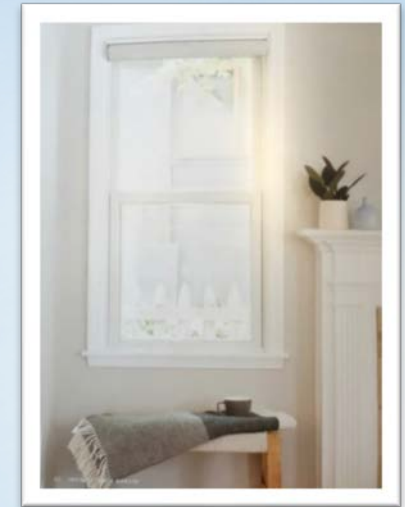
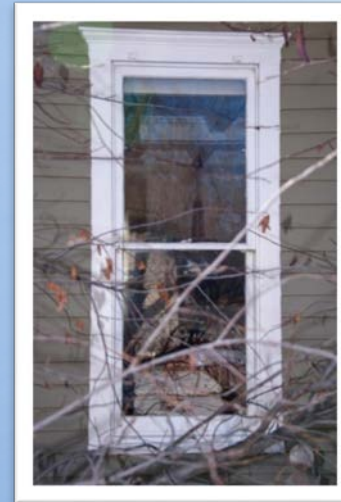
## COA Standards:

- Preserve distinctive features
- Deteriorated historic features shall be repaired rather than replaced.
- Historic character of a property shall be preserved



# Analysis

- The windows are not distinctive in that they are a common, double-hung style of window that can be easily replicated.
- The windows are located on the sides of the house where they are less visible to the public



# **Recommendation**

**Staff Recommends Approval**



# HPB Action

Applicant is requesting recommendation of approval of an amendment to the Carnegie Library conservation easement.

## Options:

- Approve HPB Reso 07-2019, which approves the COA application
- Approve HPB Reso 07-2019 with conditions
- Deny HPB Reso 07-2019
- Continue the public hearing to a date certain