



Legislation Details (With Text)

File #: HPB Reso01-2018
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On agenda: 2/28/2018
Final action: 2/28/2018
Title: Littleton Mixed Use-Modifications to COA17-0001

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. PowerPoint Presentation, 3. Code and Criteria Reference Links, 4. Draft HPB Resolution #01-2018, 5. COA application, 6. Letter of Intent, 7. Plan Set, 8. Architectural Materials & Spec Cut Sheets, 9. COA17-0001 Staff Report For Reference, 10. COA17-0001 Plan Set For Reference, 11. HPB Reso #4-2017 For Reference, 12. Site Development Plan SDP16-0007 For Reference

Date	Ver.	Action By	Action	Result
2/28/2018	1	Historical Preservation Commission	approved with conditions	Pass

Agenda Date: 02/28/18

Subject:

Littleton Mixed Use-Modifications to COA17-0001

Presented By: Andrea Mimnaugh, Principal Planner

APPLICANT REQUEST:

The applicant proposes to modify the approved certificate of historic appropriateness for the Littleton Mixed Use project to add an alternative design for additional windows to the west, north and east elevations on the third story and eliminate two sets of double-door entrances at street level.

PRIOR ACTIONS OR DISCUSSIONS:

City Approvals to Date for Littleton Mixed Use Project

August 22, 2016	Approval of planned development overlay (PDO)
February 22, 2017	Approval of certificate of historic appropriateness (COA)
November 2, 2017	Approval of preliminary plat
November 27, 2017	Approval of final plat
December 5, 2017	Approval of site development plan (SDP)
December 12, 2017	Issuance of building permit

Process

There are two planning approvals required for this project prior to issuance of a building permit:

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

Amendment to Site Development Plan (SDP)
(administrative review)

CRITERIA & STAFF ANALYSIS: *(just a summary of findings, details go in staff report)*

Please reference the following attachments regarding this application:

1. Staff Report
2. PowerPoint Presentation
3. Code and Criteria Reference Links
4. Draft HPB Resolution #01-2018
5. Application
6. Letter of Intent
7. Plan Set
8. Architectural Details & Manufacturers Cut Sheets
9. Reference Documents:
 - a. COA17-0001 Staff Report
 - b. COA17-0001 Plan Set
 - c. HPB Resolution #01-2017
 - d. SDP16-0007

OPTIONS/ALTERNATIVES:

The historical preservation board may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option along with suggested findings.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed Certificate of Historic Appropriateness for 2679 W. Main Street meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution #01-2018, approving the Certificate of Historic Appropriateness for 2679 W. Main Street with the following conditions:

1. The alternative third-story window design for the west, north and east elevations must be incorporated into the building permit plans to be consistent with the approval of this COA.
2. A note is required to be added to the COA plan set that “the alternative window design is approved for a period of one year following the date of COA approval. Upon expiration, the alternative design approval will expire and the original window design, as approved in COA17-0001, shall be the required design for the third-story windows for the west, north and east elevations.

PROPOSED MOTION:

Motion to Approve and/if necessary, with Conditions

I move to approve HPB Resolution #01-2018, approving the Certificate of Historic Appropriateness for 2679 W. Main Street, Littleton Mixed Use, *with the following condition(s)*:

- 1.
- 2.

Motion to Continue to a Date Certain

I move to continue the public hearing on HPB Resolution #01-2018, concerning the certificate of historic appropriateness for 2679 W. Main Street, Littleton Mixed Use, to _____ (insert date) in order to _____.

Motion to Deny

I move to deny HPB Resolution #01-2018, concerning the certificate of historic appropriateness for 2679 W. Main Street, Littleton Mixed Use. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

1. **DOES** / DOES NOT detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
2. **IS NOT** / IS in conformance with the Littleton Downtown Design Standards and Guidelines;
3. **IS NOT** / IS visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and
4. **IS NOT** / IS visually compatible with the development on adjacent properties.