



Littleton

Legislation Details (With Text)

**File #:** HPB Reso 02-2018      **Name:**

**Type:** HPC Resolution      **Status:** Public Hearing

**File created:** 5/8/2018      **In control:** Historical Preservation Commission

**On agenda:** 5/21/2018      **Final action:** 5/21/2018

**Title:** Modifications to the Van Schaak and Co. Building located at 2409 West Main Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Code and Criteria Reference Links, 3. Draft HPB Resolution 02-2018, 4. Historic Building Survey, 5. Application, 6. Letter of Intent, 7. COA Plan Set, 8. Powerpoint Presentation

Date	Ver.	Action By	Action	Result
5/21/2018	1	Historical Preservation Commission	approved with conditions	Pass

Agenda Date: 05/21/018

**Subject:**

Modifications to the Van Schaak and Co. Building located at 2409 West Main Street.

Presented By: Andrea Mimnaugh, Historic Preservation Planner

**REQUESTED BOARD ACTION:**

A proposal to modify the exterior of the Van Shaack and Co. Building, 2409 West Main Street, to accommodate a new commercial use in the building.

**PRIOR ACTIONS OR DISCUSSIONS:**

Date of Inclusion in the Main Street Historic District

April, 2014 - The property is in the District and is considered “non-contributing.”

Process

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

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

- Sketch Plan (SP)  
(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. Code and Criteria Reference Links
3. Draft HPB Resolution 02-2018
4. Application
5. Letter of Intent
6. COA Plan Set

**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 the Van Shaack and Co. Building meets the criteria for approval, Staff, therefore, recommends approval of HPB Resolution 02-2018, approving the Certificate of Historic Appropriateness for the Van Shaack and Co. Building, 2409 W. Main Street.

**PROPOSED MOTION:**

***Motion to Approve and/if necessary, with Conditions***

I move to approve HPB Resolution 02-2018, approving the Certificate of Historic Appropriateness for the Van Shaack and Co. Building, 2409 W. Main Street.

***Motion to Continue to a Date Certain***

I move to continue the public hearing on HPB Resolution 02-2018, concerning the certificate of historic appropriateness for the Van Shaack and Co. Building, 2409 W. Main Street, to \_\_\_\_\_ (insert date) in order to \_\_\_\_\_.

***Motion to Deny***

I move to deny HPB Resolution 02-2018, concerning the certificate of historic appropriateness for the Van Shaack and Co. Building, 2409 W. Main Street. 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.