



Legislation Text

File #: HPB Reso 05-2017, **Version:** 1

Agenda Date: April 17, 2017

Subject:

Resolution to approve a COA for the construction of a free-standing permanent kitchen and other changes related to the new structure, at the rear patio of the Culp Block, 2420 West Main Street

Presented By: Dennis Swain, Senior Planner
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APPLICATION SUMMARY:

Project Name:	Alley Bar
Historic Name:	Culp Block
Application Type:	Board-level Certificate of Historic Appropriateness (COA)
Location:	2420 West Main Street
Applicable Design Guidelines:	Historic Preservation Design Guidelines
Applicant/Owner:	Bristlecone Construction Co. / Zach Smith / Kyle Remley
Project Description:	Addition of a permanent kitchen and related improvements
Staff Recommendation:	APPROVAL

PROCESS:

The applicant is requesting approval of an addition to 2420 West Main Street for installation of a permanent kitchen and related improvements.

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 for: demolition, new construction, addition or modification, including ...windows of or to the front or side façade of any principal structure.

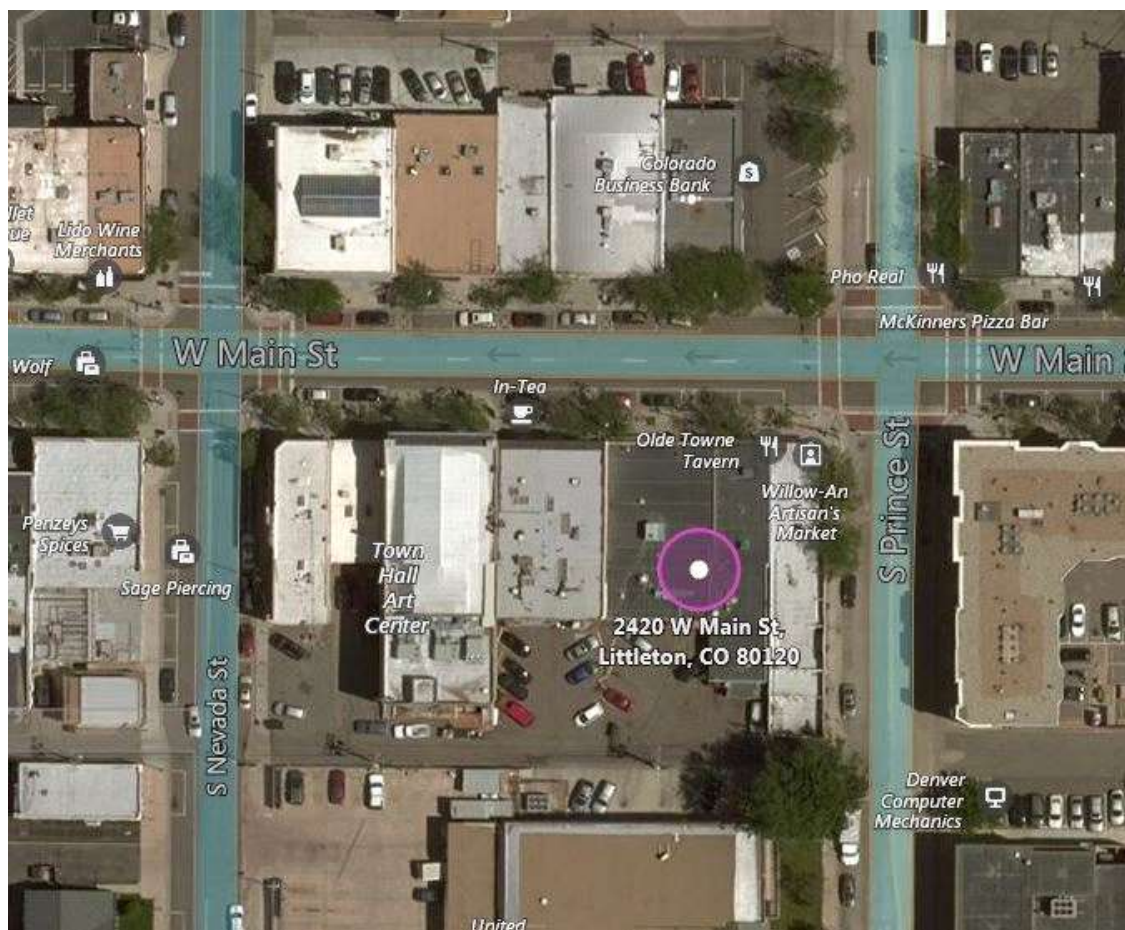
Because the Culp Block is a contributing structure within the Main Street Historic District, the applicable adopted design guidelines are the *Downtown Littleton Historic Preservation Design Guidelines*. Although the permanent kitchen will be a free-standing structure, it can best be described as an addition to a historic building, and it is that section of the design guidelines that are most applicable to the project.

If the board approves the COA application and the applicant meets all other city requirements, then the applicant can be issued a building permit for the approved project. If the board attaches condition(s) to the approval, a building permit will not be issued unless the condition(s) has/have been met. If the board denies the COA application, a building permit will not be issued for the project.

LOCATION:

The Culp Block is located at 2420 West Main Street, on the south side of Main Street, between Prince Street on

the east and Nevada Street on the west, as shown on the vicinity map below.



BACKGROUND:

2420 West Main Street was erected in 1891-1892 by Littleton resident S.T. Culp as part of the larger Culp Block, which extended east to take in what is now the Olde Towne Tavern. In 1892, the Littleton Independent reported that furniture, crockery, carpet, and undertaking establishments would be started on May 1 in the Culp Block by O.M. Hurst. City directories of 1953-55 indicate that this was the Littleton Variety store, while in 1959 through 1965 city directories indicate that this was Coleson's Department Store. Jose's Restaurant, the most recent occupant prior to Bristlecone Construction Co. and the Alley Bar, remodeled the building. That remodeling won first place in a local exterior building improvement competition.

In early 2016, Bristlecone Construction purchased the portion of the Culp Building formerly occupied by Jose's Restaurant and divided the space into two uses, their corporate office and the Alley Bar. Their project included the replacement, reconstruction, and alteration of the front and rear façades and the addition of a small patio in front and a large patio in the back of the building, facing the alley.

Bristlecone Construction opted-in to the Main Street Historic District and designed the renovation to follow the *Downtown Littleton Historic Preservation Design Guidelines* so that the building would qualify as a contributing structure in the District.

On July 18, 2016, the Historical Preservation Board approved a Certificate of Historic Appropriateness (COA) for the replacement, reconstruction, and alteration of the front and rear façades of the portion of the Culp Block formerly occupied by Jose's Restaurant. During construction of the improvements approved as part of the COA, Bristlecone Construction, the owner and contractor for the project, discovered structural and functional issues that would not accommodate several details of the approved design of the front façade. On January 18, 2017, the Historical Preservation Board approved a second COA that included changes addressing these newly discovered structural and functional issues while maintaining the integrity of the approved design and following the adopted design guidelines.

Since its opening, food service at the Alley Bar has been provided by a food truck parked off the alley. Business has exceeded expectations and there have been operational issues with the food truck. The owners wish to replace the food truck with a permanent commercial kitchen on that portion of the site occupied by the food truck. The owner is proposing remodeling one or, possibly, two storage containers, using one as the kitchen and potentially using the second, smaller, storage container as a rooftop seating area. The COA also includes removing a section of the fence that separates the patio from the alley-loaded parking spaces, removing the existing wood doors provided for the food truck to access the patio, adding a stairway to the rooftop seating, and undergrounding the overhead electrical connection.

CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:

To assist staff and the board with their review, the applicant has provided 1) an application with a brief overview of the proposed project, 2) drawings for the project, 3) photos of the existing conditions at the site of the project, 4) comments on the ability of the project to meet the four applicable criteria required for a COA, and 5) comments on the consistency of the project with the relevant design guidelines. These documents are attached to this staff communication, along with the 1997 Historic Building Inventory form.

Per Section 4-6-14 (C), 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 five criteria are met:

CRITERION 1:

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

Staff comment: The proposed addition of a free-standing kitchen will not affect any architectural or landscape feature which contributes to the original historic designation of the Culp Block.

This criterion is met.

CRITERION 2:

Is otherwise in conformance with any applicable adopted design guidelines.

The applicable guidelines for the addition to the Culp Block are the *Downtown Littleton Historic Preservation Design Guidelines*, which was adopted in 2011 and serves as a special supplemental chapter to the *Littleton Downtown Design Standards and Guidelines*, which was adopted in 2006. The *Downtown Littleton Historic Preservation Design Guidelines* applies specifically to properties within the Main Street Historic District designated as "contributors," as well as to buildings outside the district that are individually landmarked. Alternatively, the *Littleton Downtown Design Standards and Guidelines* is used for new buildings and alterations to non-contributing buildings within the Main Street Historic District.

The section of the *Downtown Littleton Historic Preservation Design Guidelines* that is applicable to the addition of a free-standing kitchen at the rear of the Culp Block is:

Solutions for additions to historic buildings

When planning an addition to an existing building, consider the effect it will have on the structure. An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.

3.52 *Minimize the loss of historically significant features when planning an addition.*

An addition should not damage or obscure architecturally important features. For example, avoid altering a historic cornice or parapet line with an addition.

Staff comment: The proposed kitchen would be free-standing and would not impact any historically significant features.

3.53 *An addition should be compatible with the main building.*

An addition should relate to the building in mass, scale, character and form. It should appear subordinate to the main structure.

- *The materials, window sizes and alignment of trim elements on an addition should be compatible to those of the existing structure.*
- *An addition to the front of a building is inappropriate.*
- *An addition should be simple in design to prevent it from competing with the primary façade.*
- *Greater flexibility of non-visible façades is appropriate. (See Chapter II for more information on applying flexibility in the treatment of historic properties.)*

Staff comment: The simple, rectangular form of the proposed kitchen addition relates well to the mass, scale, character and simple form of the rear façade of the Culp Block. Similarly, the materials are compatible with the simple materials used on the rear façade of the building and the fence and are appropriate for the alley location. The addition is separated from and smaller than the primary structure; only the colors of the addition will garner more attention than those of the Culp Block. Although the addition will have a second story, compared to the one-story Culp Block, the second story will not compete with the Culp Block; the second story will be small, will be set back far from the front façade of the Culp Building, and will not be visible from Main Street.

This criterion is met.

CRITERION 3:

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

Staff comment: While the design of the proposed addition would be contemporary, the scale, mass, height, simple design, finish, and materials are compatible with those of the rear façade of the historic Culp Block.

This criterion is met.

CRITERION 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.

Staff comment: Similar to the rear façade of the Culp Block, the rear (alley) façades of the adjacent properties have simpler materials and designs than are found on their front façades. The proposed addition to the Culp Block is visually compatible with the rear façades of the adjacent properties.

This criterion is met.

CRITERION 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.

Staff comment: The proposed addition does not include partial demolition of the Culp Block.

This criterion is not applicable.

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 Culp Block at 2420 West Main Street meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution 05-2017, approving the Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street.

PROPOSED MOTIONS:

The Historical Preservation Board may take any of the following actions on the Resolution: approve; approve with conditions; continue to a date certain; or deny. A sample motion is provided for each option.

Motion to Approve and/if Necessary, with Conditions

I move to APPROVE HPB Resolution 05-2017, approving the Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street, [with the following condition(s):]

Note: If conditions are necessary, include them here:

- 1.
- 2.

The foregoing approval is based on the findings that, [with the above conditions,] the proposed work:

- (1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is in conformance with the Downtown Littleton Historic Preservation Design Guidelines;
- (3) is visually compatible with designated historic structures located on the property in terms of design, finish,

material, scale, mass and height; and
(4) is visually compatible with the development on adjacent properties;

Motion to Continue to a Date Certain

I move to continue the public hearing on HPB Resolution 05-2017, concerning the Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street, to _____ (insert date) in order to _____.

Motion to Deny

I move to DENY HPB Resolution 05-2017, concerning the Certificate of Historic Appropriateness for the Culp Block at 2420 West 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 not [does] detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is [is not] in conformance with the Littleton Downtown Design Standards and Guidelines;
- (3) is [is not] visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and
- (4) is [is not] visually compatible with the development on adjacent properties.