



Legislation Text

File #: HPB Reso 11-2017, **Version:** 1

Agenda Date: July 17, 2017

Subject:

Resolution to Allocate 2017 Main Street Historic District Grants

Presented By: Dennis Swain, Senior Planner
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APPLICATION SUMMARY:

Project Name: 2017 Main Street Historic District Grants

Application Type: Resolution

Staff Recommendation: Approve Board Decision

PROCESS:

§4-6-12(E) of the city code establishes the Main Street Historic District Grant Fund:

"There is hereby created a special fund to be known as the Main Street historic district grant fund. Monies in this fund shall be established by city council. The funds may be granted to property owners or tenants of properties within the Main Street historic district or designated historic landmarks in downtown Littleton used for commercial purposes. As used in this subsection, "downtown Littleton" means the area bounded by Santa Fe Drive on the west, the railroad depression on the east, W. Church Avenue on the south and W. Crestline Avenue on the north. Grant funds shall be used for architectural design assistance, facade work, removal of graffiti, maintenance, for signage or other improvements to new tenants. Application for such funds shall be made to the historic preservation board and granted to the applicant upon approval by the board."

The General Fund of the city's 2017 budget includes \$50,000 for the Main Street Historic District Grant Program. By the May 30, 2017 application deadline, the city had received three grant requests totaling \$76,440. These grant requests represented 61% of the larger cost of these projects, which was \$125,185.

The June 19, 2017 Historical Preservation Board meeting was the first of two opportunities for the board to discuss the applications. The board will formally decide at the July 17 meeting the applications and award funding. While applicants were required to attend the June meeting so they could respond to questions from the board, they are not be required to attend the July 17 meeting.

Following the June meeting, Brad Peterson, the owner of the Duncan Residence, withdrew his application for this year's grant program. Mr. Peterson was concerned that he wouldn't have enough time available in his schedule before the July meeting to gather new bids that would respond to the board's comments and questions.

As a result, Attachments #2 and #3 have been revised to reflect the reduction from three to two applications and a lower total request.

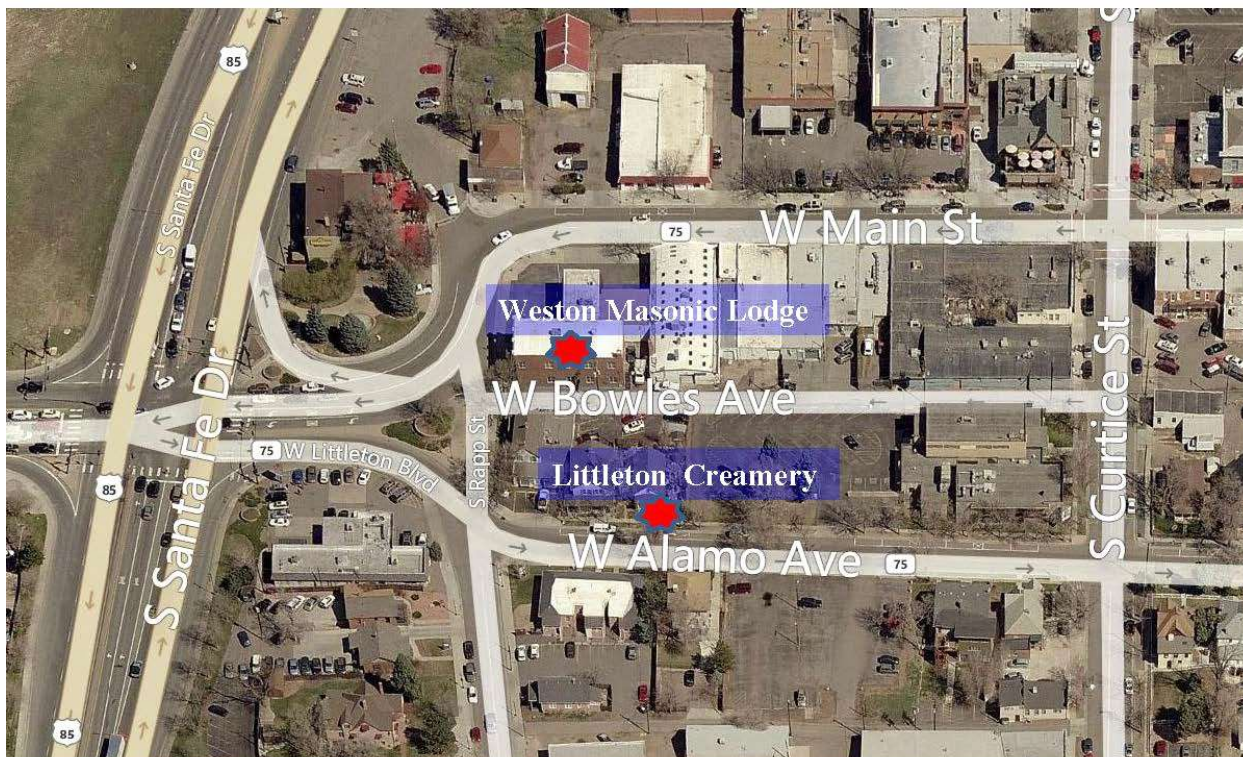
As with the last several years, applicants have reported difficulty gathering bids from contractors, sometimes because of the specialized nature of the proposed projects and in other cases because of the heated construction market. Board policy asks for three bids, but in the last several years, the board has been willing to waive that request case by case.

In all cases, grants are subject to COA review and approval, either at a staff or board level depending on the scope of the project.

Grant funds are paid following completion of a project and staff inspection of the project for consistency with the grant. The city will reimburse the grantee following submission of proof of payment of the contractor.

BACKGROUND:

2017 MAIN STREET HISTORIC DISTRICT GRANT APPLICANTS

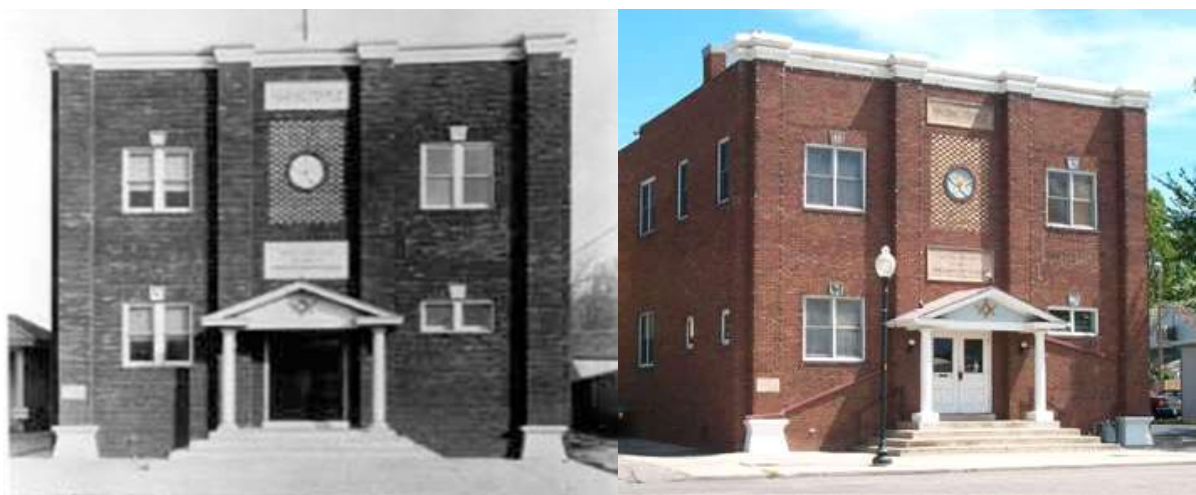


Locations of the two properties for which grants are being requested: Weston Masonic Lodge, at 5718 South Rapp Street, and the Littleton Creamery, at 2675 West Alamo Street

WESTON MASONIC LODGE

ARCHITECTURAL DESCRIPTION FROM THE 1997 HISTORIC BUILDING SURVEY:

Solid, rectangular, two-story brick fraternal lodge with flat roof, stepped down toward rear, topped by molded cornice on front. Building divided into three bays by engaged brick pilasters. Central bay contains projecting portico with unadorned columns supporting pediment sheltering double paneled and glazed doors; raised concrete porch base. Above portico is plaque inscribed "Weston Lodge No. 22 AF&M Manzanita Chapter OE 9685." Above plaque is panel of decorative variegated brickwork in checkerwork pattern with central terra cotta inset with Masonic symbol. Above this is plaque inscribed "Masonic Temple." Northern bay has paired, 1/1-light, double-hung windows with brick sills and brick lintels with colored plaques with Masonic emblem in center. Southern bay has similar paired windows on second story and shorter paired windows.



Historic and recent photos of the Weston Masonic Lodge

HISTORICAL BACKGROUND:

The Littleton lodge was organized in 1872 by Grand Master Henry M. Teller of Central City and was named after Allyn Weston, Colorado's second Grand Master of the Masons. Joseph W. Bowles was the first worshipful master of the Littleton lodge. Initially, the group rented the second floor of J.D. Hill's general store for their lodge rooms and occasionally sublet space to the Patrons of Husbandry. Starting in 1914, the lodge worked to erect its own building. In 1920, I.W. Hunt donated a building site and donations were received for labor, painting, decorating, and electrical materials, and in cash. John R. Hoskin, a local blacksmith, crafted the square and compass above the temple entrance. Work on the building started on March 14, 1921 and the first meeting was held in the building on August 20, 1921.

PREVIOUS GRANTS:

As part of the stewardship of their building, the Masons joined the Main Street Historic District and have applied for and received four grants for repairing their exterior facades. The first grant was for repairing and replacing the front steps and front porch, while subsequent grants have removed and replaced mortar on the south and east facades of the building.

CURRENT GRANT APPLICATION:

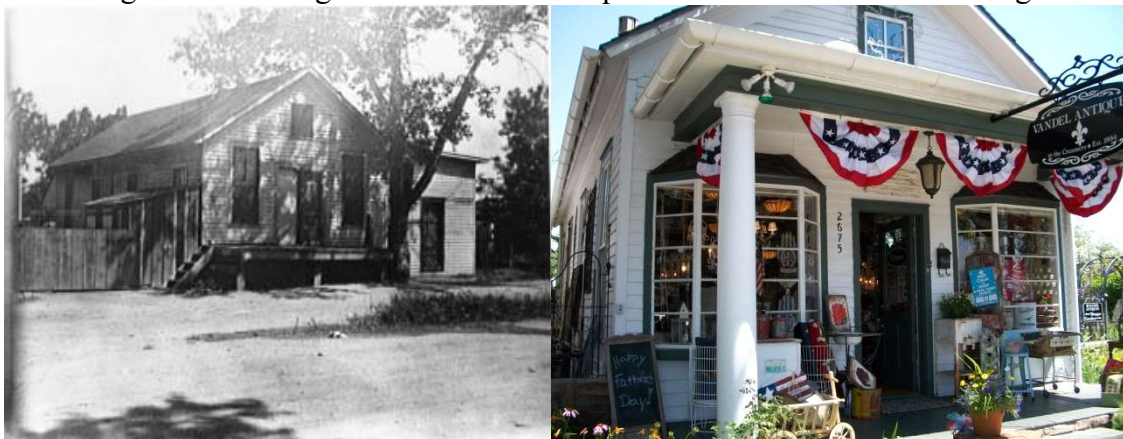
The current grant application is to grind and replace the mortar on the north side of the lodge. This is the fourth grant application in as many years, with the three earlier applications having been approved. Earlier grants have successfully completed mortar replacement and selective reconstruction on the west, south, and east faces of the building. The application asks for \$18,720, which is 80% of the total project cost of \$23,400. The applicant has received three bids for the proposed work, including a bid from the contractor who successfully completed

last year's project. This project will qualify for a staff level COA. The full grant application and its supporting materials are provided as Attachment #4.

LITTLETON CREAMERY

ARCHITECTURAL DESCRIPTION FROM THE 1997 HISTORIC BUILDING SURVEY:

"Simple, symmetrical, one-story front gable roofed frame building with overhanging eaves. Walls clad with lap siding; plain fascia board; painted concrete foundation. Projecting, hipped roof porch with tapered classical column supports; wood porch floor and step. Center, paneled and glazed door with security screen flanked by two, large, hipped roof, above ground bay windows with multiple lights supported by braces. Other windows are 2/2-light double-hung sash. Shed enclosed porch on rear. Small window in gable face boarded over."



Historic and recent photos of the Littleton Creamery

HISTORICAL BACKGROUND:

This building was part of a larger creamery facility erected in 1884 by J. D. Hill and I. S. Morse. Farmers from the Littleton area brought their milk to this site, where it was processed and shipped to Denver as cream or butter. By 1888, the creamery was processing milk from about 1,000 cows, but in 1900 the creamery moved to Denver. Following its use as a creamery, it was the site of Littleton's first high school from 1902 until a high school was completed in 1904. By 1908, the Church of Christ Scientist was meeting in the building and had added the porch. City Directories indicate that, by 1955, the First Southern Baptist Church was meeting in the building. In 1959 and 1961, the building was listed as vacant. By 1968, the building was utilized as a gift shop by owner Elizabeth Funk and has been occupied since.

PREVIOUS GRANTS:

The previous owner of the building received several small grants for the Creamery, including grants for the restoration of doors and windows and for the stabilization of the front porch.

CURRENT GRANT APPLICATION:

The current grant application is to demolish the back addition and replace it with new construction to make the building more viable. Air conditioning would also be added to the building. The request of \$50,000 would cover 54% of the \$92,135 project cost. Working with an architect, the applicant will prepare a board level COA application. The full grant application and its supporting materials are provided as Attachment #5.

STAFF ANALYSIS:

While city code establishes the eligibility requirements for the grants, the board establishes the evaluation criteria. Attachment #3, EVALUATION CRITERIA, provides an evaluation of each of the two remaining applications for its consistency with the **STANDARD CRITERIA**, as they are established in the city code, and the **DISCRETIONARY CRITERIA**, as they are set by the board.

STANDARD CRITERIA, as established in §4-6-12(E) of the city code:

CRITERION: To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.

NOTE: This year's projects, the Masonic Lodge and the Littleton Creamery, are in the district, but are not individual landmarks.

REVIEW: Both projects meet this criterion.

CRITERION: The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) new signage, (e) graffiti removal, or (f) other improvements to new tenants.

NOTE: Both proposed projects are for at least one of these qualifying types of projects. The Masonic Lodge is both façade work and maintenance, and the Littleton Creamery is architectural design assistance, maintenance and other improvements to new tenants.

REVIEW: Both projects meet this criterion.

DISCRETIONARY CRITERIA, established by the historical preservation board:

CRITERION: All seven elements of an application must be completed:

- A written description of the project
- Photos of existing conditions
- The proposed budget, or anticipated total cost of the project
- Three contractor bids
- The proposed time frame for completing the project
- For façade work, a description of the elements that will be restored or replaced
- Information about the restoration or replacement of architectural details and material

NOTE: Both applications provided all seven of the elements of the application.

REVIEW: Both applications meet this criterion.

CRITERION: Preference is given to properties that have not had previous grant funding.

NOTE: This criterion may need to be reevaluated by the board since in past years weight has also been given to projects that have been phased, such as projects at the Masonic Lodge and at the JD Hill General Store. Both of

the potential grant projects, the Masonic Temple and the Littleton Creamery, have had previous grants.

REVIEW: Staff recommends re-evaluating this criterion. However, prior to the completion of that review, neither project meets the criterion.

CRITERION: Properties that have joined the district within the last 12 months have an expanded set of possible project types: certain interior improvements and an extended period for retroactive funding.

NOTE: Neither of the properties for which projects are proposed this year are new to the district.

REVIEW: Neither of this year's projects qualifies for these additional project types.

CRITERION: Projects are evaluated for their relative visual impact on the historic character of the district.

NOTE: Both of this year's proposed projects, at a minimum, will have a subtle impact on helping to preserve the historic character of the district. The mortar project at the Masonic Temple is primarily maintenance. The demolition and reconstruction project at the Littleton Creamery will have a significant impact on the historic character of the district. While the impact of this project will be somewhat lessened by its being on the rear of the building, the rear of the buildings along the alley between Main and Alamo are increasingly visible as the alley is enlivened by other projects such as the View House, Jakes, and the Alley Bar.

REVIEW: On Attachment #3, EVALUATION CRITERIA, staff has provided recommended ratings for both projects, but recommends that the board members visit each of the sites and evaluate their potential visual impacts on the historic character of the district. Please remember to visit individually and to not discuss the project with anyone before the meeting.

STAFF RECOMMENDATION:

Staff finds that both grant applications meet the intent of the standard and discretionary criteria and recommends funding both projects, with both grants subject to approval of a Certificate of Historic Appropriateness. There are several funding alternatives the board may wish to consider:

ALTERNATIVE 1:

- a. Fund the Masonic Lodge at the full request: \$18,720, or 80% of the total cost of \$23,400
- b. Provide remainder of the fund to the Creamery: \$31,280, or 34% of the total cost of \$92,135.
\$50,000

ALTERNATIVE 2:

- a. Fund the Masonic Lodge at the full project cost: \$23,400, or 100% of the total cost of \$23,400
- b. Provide remainder of the fund to the Creamery: \$26,600, or 29% of the total cost of \$92,135.
\$50,000

Rationale for Alternative 2:

1. Although the 80% cap on grants is board precedent, it not an established criterion.
2. The Masonic Lodge project will protect the structural integrity of the building, while the Creamery project has less to do with structural integrity. However, it can be argued that the Creamery project will have more

impact on the economic viability of the structure.

3. In 2016, the Masonic Lodge applied for a grant of \$15,840, which was 80% of the total project cost of \$19,800. The board awarded \$30,000 to Bristlecone and \$10,000 to both the Masonic Lodge and the JD Hill General Store. The \$10,000 awarded to the Masonic Lodge was \$5,840 less than requested and reduced the percentage of the total cost covered by the grant from 80% to 51%. Increasing the grant this year would help offset the shortfall last year.

4. A grant of \$31,280 is substantially larger than the typical grant. Historically, the largest grants have been (a) \$30,000 for the new street façade for Bristlecone Construction / Alley Bar, (b) \$35,000 for a new roof necessary to maintain the structural integrity of the Littleton Center, and (c) \$35,000 for renovation of the Van Schaack building, a project that was not completed. Most grant have been in the \$10,000 - \$20,000 range.

Staff Recommends Alternative 1. This alternative seems most consistent with the history of the program and with the presentation of the program to potential applicants.

PROPOSED MOTION:

I move to approve HPB Resolution 11-2017, approving the allocation of the 2017 Main Street Grants with the following provisions:

1. Weston Masonic Lodge: \$_____, subject to approval of a staff-level Certificate of Historic Appropriateness
2. Littleton Creamery: \$_____, subject to approval of a board-level Certificate of Historic Appropriateness

The foregoing approval is based on the findings that:

The application for a project at the Weston Masonic Lodge meets the following Standard and Discretionary Criteria:

1. The Weston Lodge is in the Main Street Historic District
2. The grant is for two of the qualifying types of projects: façade work and maintenance
3. All elements of the application were completed
4. The proposed project has a _____ visual impact on the character of the district

The application for a project at the Littleton Creamery meets the following Standard and Discretionary Criteria:

1. The Littleton Creamery is in the Main Street Historic District
2. The grant is for four of the qualifying types of projects: design assistance, façade work, maintenance, and other improvements
3. All elements of the application were completed, with the exception of the number of contractor bids.
4. The proposed project has a _____ visual impact on the character of the district

Attachments:

1. HPB Resolution 11-2017
2. Project Summaries and Status
3. Evaluation Criteria
4. Weston Masonic Lodge Application Packet
5. Littleton Creamery Application Packet

