

Legislation Text

File #: HPB Reso 02-2019, **Version:** 1

Agenda Date: 04/15/19

Subject:

A resolution of the Historical Preservation Board of the city of Littleton, Colorado, concerning an amendment to a conservation easement that encumbers the property at 2707 West Main Street.

Presented By: Rob Haigh, Planner II

REQUESTED BOARD ACTION:

The applicant is proposing to amend the conservation easement on the subject property that currently grants the city “full and free right to the uninterrupted visual enjoyment” of the Carnegie Library building. The proposed amendment would create an exception to the existing conservation easement to allow for the construction of four-season pergolas to the east of the historic structure.

PRIOR ACTIONS OR DISCUSSIONS:

The applicant has met with staff several times to discuss the property and the use of tents to extend the usable season of the area east of the Carnegie Library building. Staff determined that the tents are not in compliance with the existing conservation easement and that the easement prevents the applicant from constructing more permanent structure east of the Carnegie Library building.

CRITERIA & STAFF ANALYSIS:

Please reference the following attachments regarding this application:

1. Staff Report
2. Proposed Easement Amendment
3. Application Materials and Applicant Narrative
4. Historic Building Inventory Record
5. Determination of Non-compliance and Existing Conservation Easement
6. Draft HPB Resolution 02-2019
7. Staff Presentation

STAFF RECOMMENDATION:

In staff’s opinion, the proposed amendment to the existing conservation easement in gross made January 7, 1983 and recorded January 24, 1983, Reception No. 2240833 undermines the intent of the original conservation easement and may permanently impede the uninterrupted visual enjoyment of the Carnegie Library building. Staff, therefore, recommends approval of HPB Resolution 02-2019, which forwards a recommendation of denial to city council.