



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Historical Preservation Board

Wednesday, January 18, 2017

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Also present: Denise Ciernia, Recording Secretary; Andrea Mimnaugh, Principal Planner; Dennis Swain, Senior Planner; Lena McClelland, Assistant City Attorney; and Brandon Dittman, Acting City Attorney

Present 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Field, and Board Member Kastner

Absent 1 - Board Member Spratlen

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 17-12](#) Certification of the December 19, 2016 regular meeting minutes

A motion was made by Board Member Clute, seconded by Board Member Price, that the minutes for December 19, 2016 be approved. The motion carried by a unanimous vote.

4. Public Comment

Public Comment for General Business - None

5. General Business

6. Public Hearing

- a. [HPB Reso 01-2017](#) Resolution to approve a COA Application for the Culp Block, 2420 West Main Street

Attachments: [HPB Resolution 01-2017](#)[COA Applicaton](#)[Cover Letter](#)[Approved COA - Front Face and Materials](#)[Approved COA - Front Facade wiht Adjoining Buildings and Rendering](#)[Approved COA - Rear Facade and Fence](#)[PHOTO - Unforseen Condition \(1\)](#)[PHOTO - Unforseen Condition \(2\)](#)[PHOTO - Storefront - Completed](#)[PHOTO - Center Door Without Column](#)

Staff Presentation by Dennis Swain, Senior Planner

Applicant, Zach Smith, Bristlecone Construction

No Public Comment

A motion was made by Board Member Clute, seconded by Board Member Price, to APPROVE HPB Resolution 01-2017, approving the Certificate of Historic Appropriateness for the Culp Building at 2420 West Main Street. The foregoing approval is based on the findings that 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 Littleton Downtown Design Standards and Guidelines;

(3) is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; (4) is visually compatible with the development on adjacent properties;

(5a) was required for the renovation, restoration or rehabilitation of the structure; and

(5b) the impacts on the historic importance and architectural integrity of the structure/s located on the property have been mitigated to the greatest extent possible.

The motion carried by a unanimous vote.

b. [HPB
Resolution
07-2016](#)

Resolution to approve a COA for the Batschelet Building

Attachments: [1 - Cover Letter - Batsch_001](#)
[2 - Application - Batsch_001](#)
[3 - Checklist - Batsch_001](#)
[4 - 1997 Survey - Batsch_001](#)
[5 - PHOTOS - Batschelet Building](#)
[6 - Existing Conditions - Batsch_001](#)

Dennis Swain asks if item 6b may be continued to March 20, 2017 at the applicant's request.

A motion was made by Board Member Clute, seconded by Chairman Grove, to continue HPB Resolution 07-2016 to March 20, 2017. The motion carried by a unanimous vote.

- c. [HPB Resolution 02-2016](#) Resolution to approve a COA for new development at 2679 West Main Street

Attachments: [HPB Resolution 02-2016](#)
[Planning Board Resolution 15-2016](#)
[COA Application](#)
[Application to Join Main Street Historic District](#)
[HPB Staff Communication 12/19/2016](#)
[Revised Plan Set](#)
[Revised Architectural Materials](#)
[Letter of Revision](#)
[Additional Color Renderings](#)

Staff Presentation by Andrea Mimnaugh, Principal Planner

Applicant Presentation by Josh Rowland, LAI Designs

Letters of Opposition attached to meeting minutes.

Public Comment - FOR
Joe Timmer, Clay Mosley, Zach Smith

Public Comment - AGAINST
Mickey Kempf, Mimi Faulder, Michael Major, Don Bruns, Deanna Cook, Jeanie Erickson, Willis Wilcoxon, Sherrie Chism, Carol Brzeczek, Pam Chadbourne, Jose Trujillo, Gloria Shone

Motion made by Vice Chair Miller, seconded by Member Price to deny HPB Resolution 02-2016, concerning the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street, pursuant to Section 4-6-14(C) of the Littleton City Code. The foregoing conclusion is based on the following findings of fact that the proposed work:

(2) the application is not in conformance with the Littleton Downtown Design Standards and Guidelines; specifically we make the following findings of fact,

the application is not in conformance with the following Littleton Downtown Design Standards and Guidelines:

5.2.3.s3 Parking lots serving Main Street buildings shall be located at the rear of buildings. Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street.

5.3.1s1 Buildings shall be designed to provide human scale, interest and variety while maintaining an overall sense of relationship with adjoining or nearby buildings.

5.3.1s2 Proposed buildings adjoining Main Street that are higher than 2 stories shall step back their upper story or stories so that 25% or less of the upper floors is visible to pedestrian view from the center of the sidewalk directly across the street from the project.

(4) the application is not visually compatible with the development on adjacent properties. Specifically we find that the application is not consistent with or harmonious with the character of the surrounding structures in regards to mass, scale, height, and number of stories.

Motion to deny carries unanimously.

Aye: 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Field and Board Member Kastner

Absent: 1 - Board Member Spratlen

- d. [HPB Resolution 03-2016](#) Resolution recommending adoption of Louthan Heights Historic District Design Guidelines

Attachments: [HBP Resolution 03-2016](#)

[Edited Design Guidelines - Edited by the Louthan Neighbors](#)

[Compilation of Recommended Changes and Comments](#)

Dennis Swain requests that the final recommendations for the Louthan Heights Design Guidelines be continued to March 20, 2017.

A motion was made, seconded by Board Member Leighty, that the final recommendations for the Louthan Heights Design Guidelines be continued to March 20, 2017. The motion carried by a unanimous vote.

7. Public Comment

Public Comment on Non-Agenda Items - None

8. Comments/Reports

- a. Community Development Director/Staff

- *Saving Spaces Conference*

b. Chair/Members

- Historic Walking Tours
- Saturday, June 10 Block Party
- Western Welcome Week

9. Adjourn

Adjourned at 10:36pm

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

MISSION STATEMENT: The Historical Preservation Board works to preserve the built environment that gives a unique sense of place and identity to our community. Further, the Historical Preservation Board encourages reinvestment and compatible growth which enhances Littleton's economic vitality.

I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Historical Preservation Board, for January 18, 2017. The video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

Denise Ciernia, Recording Secretary

**Received Opposition
Letters for Item 6c**

January 18, 2017

**COA for Littleton Mixed Use
at 2679 West Main Street**



Denise Ciernia <dciernia@littletongov.org>

Fwd: For Historic Preservation Board: DENY COA for "Littleton Mixed Use"

Denise Ciernia <dciernia@littletongov.org>
To: Denise Ciernia <dciernia@littletongov.org>

Wed, Jan 18, 2017 at 2:02 PM

----- Forwarded message -----

From: CLOE <cloeee@msn.com>

Date: Tue, Jan 17, 2017 at 5:34 PM

Subject: For Historic Preservation Board: DENY COA for "Littleton Mixed Use"

To: "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>, "edjm@littletongov.org" <edjm@littletongov.org>, "eddj@littletongov.org" <eddj@littletongov.org>, "edds@littletongov.org" <edds@littletongov.org>

This project does not comply with the Downtown Design Standards and Guidelines in their entirety. Since when does Littleton have guidelines that are only partially enforces/followed!

It violates instead of enhances, the "small scale town center character of the downtown area". Littleton has won awards for its small town character – why destroy Littleton's character?

- It is NOT 1-2 stories high; it does not maintain the existing scale along Main Street – in fact it obviously violates the two-story scale from any view point in the entire area.
- It destroys the integrity of the Main Street Historic District.
- The height, the excessive size, the lack of setbacks, the third and fourth stories and the elevator shaft, attack the degrade the "architectural dominance" of the Carnegie Library building or the Masonic Lodge.
- The parking spaces are significantly inadequate. The proposed project requires 113-122 parking spaces per Littleton City Code. The project supplies only 64 parking spaces. It is not appropriate to add to the parking problems in downtown Littleton.

Now these are just some of the violations of the guidelines. Why is it that you are fighting so hard to violate the guideline/codes and destroy the historic character of Littleton? I have heard no mention of any benefits!

Cloe Wright

7743 South Nevada Drive, Littleton Colorado 80120

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

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Historic Preservation Board Members (2)

People

lueanne robbins <lueannerobbins@yahoo.com> Today at 12:08 PM
To J.mills@Littletongov.org

I urge you to deny COA for the property at 2679 West Main Street.

It is over sized, would block the view of the mountains, and the historic Carnegie Library and does not fit in with the rest of downtown Littleton.

Ms. Mills as director of community development, please represent the citizens who pay your salary and not the developers who have no concern about "community"

The developer has already destroyed the only part that might be historic (the Valley Feed Building) and "dirt" is not historic, it is eternal

I understand that the developer wants to aggravate the parking downtown by reducing the number of parking spaces that would be required unless he could get the historic designation for the dirt.

Please deny this 4 story monstrosity, keep the "Hometown flavor" of Littleton.

Lue Anne Robbins
5864 South Fox Way
Littleton

⏪ Reply ⏪ Reply to All ➡ Forward ... More



Denise Ciernia <dciernia@littletongov.org>

For Historic Pres Board:Deny COA for Littleton Mixed Use

paulschloff@comcast.net <paulschloff@comcast.net>

Wed, Jan 18, 2017 at 11:48 AM

To: cdds@littletongov.org, amimnaugh@littletongov.org, cddjc@littletongov.org, cdjm@littletongov.org

This project does NOT fit the small town character of Downtown Littleton as anyone can see. The "mixed use" dwarfs the historic Carnegie Building and towers over the rest of downtown. Historic character is something that we need to keep here in downtown Littleton's Main Street. Perhaps this structure might fit better on Littleton Blvd or S.Broadway where a 4 story building would blend in much better. From what I've read, this structure violates our city code and downtown design standards which right there says it all!

MJ Schloff

Sent from XFINITY Connect Mobile App

1/18/2017

City of Littleton Mail - For Hist Pres Board: Deny COA for "Littleton Mixed Use"



Denise Ciernia <dciernia@littletongov.org>

For Hist Pres Board: Deny COA for "Littleton Mixed Use"

Pamela Cook <pamela.cook.rd@gmail.com>

Wed, Jan 18, 2017 at 9:44 AM

To: Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Dear Board Members,

I wish I could attend tonight's meeting; however, I'm working at the Buck Center during that time.

I'm imploring you to PLEASE deny a COA for this project.

While I'm relatively new to Littleton, having moved down from west Denver about 4 years ago, I've really fallen in love with our quaint and lovely downtown area. I've seen so much change in such a short amount of time and this project does not fit into the unique charm of downtown.

If this were approved, I think Main Street would change fundamentally and the economic asset of historic character will slowly vanish.

Please, please deny this COA!!

Sincerely,

Pamela Cook, RDN, RYT-200
Registered Dietitian Nutritionist
Registered Yoga Teacher
pamela.cook.rd@gmail.com
303.653.8106



Denise Ciernia <dciernia@littletongov.org>

Deny COA for "Littleton Mixed Use"

Eleanor DeVinny <edevinny@gmail.com>

Tue, Jan 17, 2017 at 3:44 PM

To: amimnaugh@littletongov.org, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Dear City Staff Members,
Please do everything you can to deny this massive building coming into our historic community.
It doesn't fit with downtown Littleton, and I don't want to see my tax money fund it.
Thank you for your support.

Eleanor DeVinny
Littleton 80123
edevinny@gmail.com

1/18/2017

City of Littleton Mail - For Historic Preservation Board: deny COA for "Littleton Mixed Use"



Denise Ciernia <dciernia@littletongov.org>

For Historic Preservation Board: deny COA for "Littleton Mixed Use"

Gretchen Frey <olddocfrey@msn.com>

Tue, Jan 17, 2017 at 9:07 AM

To: Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Hello all,

Thanks for reading this. My family moved to Littleton (on Jackass Hill!) in 1998, and we have watched the growth and development with approval: the advent of the light rail, the expansion of walking/biking trails, the arrival of wonderful downtown shops. We are proud of our community, and the best part is the feeling of a "small town in the big city". We love bringing friends to see it and shop and dine here.

The "Littleton Mixed Use" proposed project is completely wrong for the Main Street location. This would look great on South Broadway, for example, but it would completely shatter the charming small-town feeling of Littleton's downtown. This is such a small area...just a few blocks on each side...why ruin it with a massive structure that will stick out like a sore thumb? Surely there must be a better building site, or a way to keep this structure at two stories (the parking garage portion would be very welcome, if available for public use). Please deny the COA for this project as it currently stands.

Thanks, and I'd be happy to speak to any of you in person.

Gretchen Frey, MD

Denise Ciernia <dciernia@littletongov.org>

For Historic Preservation Board: Deny COA for "Littleton Mixed Use"

Darla Hohman <dwaibel@gmail.com>

Tue, Jan 17, 2017 at 3:18 PM

To: amimnaugh@littletongov.org, cdds@littletongov.org, cddjc@littletongov.org

Dear HPB,

Please deny this plan as it's currently being submitted. It would destroy the historic atmosphere of downtown Littleton. It's already been allowed to happen by City Council approving that monstrosity across from the historic courthouse! Don't allow this to continue.

Thank you,

Darla Hohman

Sent from my iPhone

1/18/2017

City of Littleton Mail - COA for Littleton Mixed Use At Valley Feed Site

Denise Ciernia <dciernia@littletongov.org>

COA for Littleton Mixed Use At Valley Feed Site

Laura Hylbert <80120lrh@gmail.com>

Wed, Jan 18, 2017 at 8:59 AM

To: amimnaugh@littletongov.org, cdjm@littletongov.org, cddjc@littletongov.org, cdds@littletongov.org

Dear City Staff,

Thank you for the time you continue to devote to the proposed project for Mixed Use at Valley Feed. I wish to register my opposition to this project as being inappropriate and in violation of our own Downtown Design Standards and Guidelines. Thus, this project is ineligible for a COA.

The revisions to the original plan by the developer are insignificant. The end result remains out of character for our cherished downtown area. The size alone fails to maintain scale to surrounding structures and human space, violates the established integrity of existing Historic buildings, and will cut off both mountain and sky views along with sunlight.

Please uphold our Downtown Design Standards and Guidelines, save our downtown, and deny this project for a COA. There is nothing appropriate about it for our City.

Regards,

Laura Hylbert

On Wed, Jan 18, 2017 at 1:38 PM, Phyllis Clerihue <phyllis.clerihue@comcast.net> wrote:

Please vote to deny HPB Resolution 02-2016 to approve a COA for new development at 2679 West Main Street.

The proposed building does not fit the character of historical downtown Littleton.

Thank you for your serious consideration of this matter.

Phyllis S. Clerihue

5616 S Crocker St

Littleton 80120

Denise Ciernia <dciernia@littletongov.org>

Re: oppose approval of COA for 2679 W Main St

Andrea Mimnaugh <amimnaugh@littletongov.org>

Wed, Jan 18, 2017 at 3:40 PM

To: slwrock@comcast.netCc: Jocelyn Mills <cdjm@littletongov.org>, Dennis Swain <cdds@littletongov.org>, Denise Ciernia <dciernia@littletongov.org>

Dear Sandy,

Thankyou for your input on the proposed Littleton Mixed Use project. I will ensure that your email reaches the historical preservation board members before this evenint's hearing on this item.

Andrea

Andrea Mimnaugh, AICP

Planning Manager

Community Development

2255 W. Berry Avenue

Littleton, Colorado 80120

303-795-3719

www.littletongov.org[Twitter](#) | [Facebook](#) | [YouTube](#)On Wed, Jan 18, 2017 at 12:42 PM, <slwrock@comcast.net> wrote:

Dear Littleton Historic Preservation Board:

I have been made aware of the proposal by a developer who wants to construct a large, out-of-place residential and parking space building on Main Street where the old Valley Feed store used to be. I am a 26 year resident of Littleton and frequent the downtown area for shopping and going to the many restaurants. I am **appalled** that this sort of development would even be considered for West Main St!! When we have a beautiful, thriving downtown -- with its charm and lovely character -- and then to think that this blot would be placed where we have gorgeous views of our Front Range..... it's just incredible that someone (yes, even a greedy developer) would suggest this. Enough is enough!

Littleton is such an attractive place to live because it continues to value its small-town charm, many parks and open spaces, etc. Allowing a 'building' such as this one -- with its total lack of charm, its huge, view-blocking footprint and total out-of-place appearance -- would be such a stain on what makes downtown so special in the first place. Please, please, *please* make this developer re-design their plans for a smaller, 2-story building, that will contain the character of our downtown and blend in with the existing historic nature of the other buildings there.

I am emailing to you to PLEASE vote to deny HPB Resolution 02-2016 to approve a COA for new development at 2679 West Main Street.

Thank you so much for your time and consideration.

Sincerely,
Sandy Werren
5047 S Mabre Ct.



Denise Ciernia <dciernia@littletongov.org>

More thoughts from a historian to the Historic Preservation Board about Downtown Littleton

Loretta Lohman <lorettalohman@gmail.com>

Wed, Jan 18, 2017 at 11:50 AM

To: Dennis Swain <cdds@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>

Cc: Peggy Cole <pcole@littletongov.org>

I am sending, again, my email of December 19, 2016, to refresh your memories. That is below.

As far as I can discern from the various drawings of the proposed development on the west end of Main Street, NONE of my concerns have been addressed. Adding trees to an architect's drawing does not obscure the reality that this proposal remains out of scale for downtown Littleton. If you can visualizing driving WEST on Littleton Boulevard from Woodlawn, try to imagine the right side of your view of the mountains obstructed by a tall building.

If that doesn't help I hope you drove west on Main Street even yesterday late morning. It was not exactly clear driving even a day following the end of snow. And we simply will not mention walking in the area. And that is the fallout from two-story building. Imagine a four-story buildings effect on streets and sidewalks.

Now, there is yet another issue beyond that of road and sidewalk safety, appropriateness for the area, and whether Littleton wants a historic main street or not. That is the issue of yet more significant impervious surfaces and the west end of main street. Adding even more building and fully paved area will increase stormwater runoff in the streets and polluted inflow to the river. In fact, there is probably a case to be made to stop this on water quality grounds UNLESS known successful methods of remediation are incorporated into the plans. I am sure the Public Works folks can direct you to the stormwater permit that may affect this.

To sum up, I see nothing that makes this project eligible for a certificate of approval within the Historic Downtown district. Please reject it.

Loretta Lohman, PhD



Loretta Lohman, PhD
Lohman and Associates
3375 W Aqueduct Ave
Littleton, CO 80123-2903
303-549-3063
lorettalohman@gmail.com

On 12/19/2016 12:23 PM, Loretta Lohman wrote:

Unfortunately I will NOT be able to attend your meeting this evening but I wish to share a few thoughts as a historian and as a 60-year Littleton resident.

First, Littleton is promoting itself as a rich small town with a unique historic downtown area. That particular promotion is shaky at best as there are no shops in downtown that support local interests--no grocer, no drugstore, no place to get a spool of thread or other types of small necessities. It appears that the "tourist" type shops are succeeding but without very much support from the city. The two local shops that do provide necessary items, Savory Spice and Evoo are increasingly difficult for someone like me, who cannot walk long distances, to reach. It turns out that even 11 a.m. on a Sunday morning is not good as there is some sort of large church meeting directly across the street and NEXT to the proposed four-story development.

Your job is to decide if a tall building, with little addition to the sales tax base, is appropriate to an entirely two-story down town area. Is it appropriate in overshadowing the truly historic Carnegie Library building? Is it appropriate to allow only half of the required parking spaces when there is already sufficient parking and too few merchants are providing assistance with parking.

Additionally, you might check with Littleton road maintenance. Four stories at the bottom of main street will, in winter, shade all of the street leading into an already hazardous curve.

If you want to preserve a "historic" downtown this proposal is out of scale and adds unneeded office space to a congested area that is increasingly designed for pleasure seekers and visitors. If you want to preserve a historic district, four stories is not appropriate. If you want to preserve citizen safety while driving and walking, four stories will have a negative effect.

Personally I understand and accept change. But it is always easier to support change that is appropriate to the neighborhood and the needs of that neighborhood. Downtown needs to keep it historic perspective if it is to remain a historic district. And what it really needs is parking and useful retail, not high-end apartments and more bars. It also needs greater consideration to issues like stormwater and other types of pollution, something I would be happy to discuss at another time.

Sincerely,

Loretta Lohman, PhD

--

1/18/2017

City of Littleton Mail - Deny COA for "Littleton Mixed Use



Denise Ciernia <dciernia@littletongov.org>

Deny COA for "Littleton Mixed Use

Paul Trantow <Paul@altitudearts.com>

Tue, Jan 17, 2017 at 3:51 PM

To: Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Cc: bbeckman@littletongov.org, dbrinkman@littletongov.org

Hello,

Please add Paul & Jennifer Trantow (3371 W. Belmont Ave. Littleton CO 80123) to the long and growing list of citizens who

- A) Are vehemently **against the proposed massive "mixed use" project** on the former "Valley Feed" site,
- B) Cannot believe, to this day, that The Grove, with its preposterous scale, ever got past City Council and
- C) Are keeping a close eye on things in Littleton, and believe they may be headed down the wrong path.

We love Littleton, and the way Main Street, in the last 15 or so years, has come to life. However, for every nice little coffee shop that pops up there, we're having to spend hours defending the gentle character of the city to the City Council, who seem fascinated with giant apartment complexes, and behemoths like The Grove which, seeing it in-person every day now, we're sure they regret.

PS Mr. Beckman and Ms. Brinkman: The "Fence Ghetto" at Bellevue and Irving isn't getting any better. Please fish or cut bait on this one, guys. We're BEYOND sick of looking at it.

-Paul & Jenn

Paul Trantow
paul@altitudearts.com

720 351 0770



Denise Ciernia <dciernia@littletongov.org>

For Hist Pres Board: Deny COA for Littleton Mixed Use

1 message

Pam Chadbourne <ChadboLittCO@aol.com>

Wed, Jan 18, 2017 at 5:56 PM

To: Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Cc: ChadboLittCO@aol.com

Dear members of the Littleton Historical Preservation Board (LHPB),

Tonight you hold the future of Littleton's Main Street Historic District, in your heads, your hands, and your hearts.

I believe the current design of the Littleton Mixed Use project, if built, would destroy the historic authenticity of Littleton's downtown Main Street District. I believe that construction of the current "Littleton Mixed Use" project would lead to the erasure of the efforts of generations to preserve the economic and cultural and community value of our historic downtown area.

And, I maintain that the current Littleton Mixed Use project design:

- **does not comply** with the Downtown Design Standards and Guidelines, and;
- that the project is required to comply with that document **in its entirety** in order to receive a Certificate of Appropriateness.

For these reasons, I ask you to **deny the Certificate of Appropriateness COA for the "Littleton Mixed Use" application**.

I believe you have
the **authority**,
and the **legal right**,
and the **duty/obligation**
to deny this COA, under Littleton's regulations.

If I sat on the the Historical Preservation Board, **I would vote against the COA** for "Littleton Mixed Use". I have satisfied myself that denial is the legal and appropriate action for the Historical Preservation Board to take. I'll share the basis for that conclusion, below.

I don't have a reckless disregard for the **legal implications** of this decision. But I don't think the future possibilities should affect your taking the appropriate vote to deny, tonight.

- The applicant has the **right to appeal** your decision to the City Council. Their interests are protected by our process.
- From the LHPB discussion on December 18, I think you have some concerns about whether a **City Council vote on Appeal** would **agree** with yours. But I would not let that influence my vote, and I hope it does not influence yours. To me, the LHPB's **responsibility to deny the COA is clear**, and the process will continue in its own way, after your duty is discharged. Please do not let the external potential concept of a City Council Appeal, and whether they agree or not, influence your vote tonight; I don't believe there is a serious problem whether their vote agrees with yours or not, should it even happen.

Here are specific references that show that denial of the COA is your legal right, your responsibility, and the right choice for Littleton. I hope you agree with my assessment, and vote to deny the COA for "littleton mixed use".

I. LHPB authority

http://www.sterlingcodifiers.com/codebook/index.php?book_id=504

Title 2 BOARDS AND COMMISSIONS; Chapter 11: HISTORICAL PRESERVATION BOARD

2-11-1: POWERS AND DUTIES: The historical preservation board, hereinafter in this chapter referred to as the "board", shall have such powers and duties as conferred to them pursuant to [title 4, chapter 6](#) of this code and any regulations adopted pursuant thereto. (Ord. 15, Series of 1997)

Title 4 Building Regulations; Chapter 6 Historic Preservation Code

4-6-6 4-6-6: POWERS AND DUTIES OF THE HISTORICAL PRESERVATION BOARD:

(C) Review and issue a **certificate of historic appropriateness**, a certificate of economic hardship, and/or a certificate of demolition, when appropriate, on any **application for alterations**, moving or demolishing a designated historic landmark or contributing property or **noncontributing property in a historic district**.

4-6-14: CERTIFICATE OF HISTORIC APPROPRIATENESS:

(A) When Required: A certificate of historic appropriateness shall be obtained **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 historic district**.

(C) Criteria For Certificate Of Historic Appropriateness:

The board shall issue a certificate of historic appropriateness for any proposed work on a historic landmark or **any property in a historic district** when the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation **and is otherwise in conformance with any applicable adopted design guidelines**.

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

When the **subject site is within a historic district**, the board must also find that the proposed work is **visually compatible with the development on adjacent properties**.

In the case of partial demolitions, the board must also find that the partial demolition is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.

For the purposes of this section, the term "**compatible**" shall mean **consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles** either of the architecture of an individual structure or the **character of the surrounding structures**.

4-6-18: APPEALS:

The applicant or property owner may appeal any decision of, or designation by, the director to the board within thirty (30) days of notice of such decision or designation. **The applicant or property owner may appeal any decision of, or designation by, the board to the city council** within thirty (30) days of such decision or designation. After notice as provided in section 4-6-22 of this chapter, the city council shall hold a public hearing to consider the appeal, and council review shall be limited to whether the board has abused its discretion. The decision of city council shall be a final order subject to appeal in accordance with section 2-2-5, "Appeals From Boards And Commissions", of this code. (Ord. 18, Series of 2012)

II. Applicability of regulations

As in 4-6-14 (C), above, the Board shall issue a COA

- for any proposed work on any property in a historic district
- when the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation
[this work isn't designated historic, so not applicable]
- AND **is otherwise in conformance with any applicable adopted design guidelines**.

The Downtown Design Standards and Guidelines were **adopted by the Planning Commission and the Historical Preservation Board on March 13, 2006**.

Also note that the City is required to assure that a development is "compatible" with design guidelines adopted by the Planning Board, before approving a Site Development Plan. So City Code intends and specifies that **both Historical Preservation Board and the City Staff apply the Downtown Design Standards and Guidelines**, in this case.

Title 7 Zoning Regulations; Chapter 7 Site Development Plan

10-7-3: APPROVAL CRITERIA:

(H) Design Guidelines Compatibility: The development **shall be compatible with any design guidelines adopted by the planning board** which affect the property to be developed under the proposed plan. (Ord. 20, Series of 2012)

Downtown Design Standards and Guidelines apply, because this is a non-contributing property to the Downtown Main Street Historic District.

reference

[sorry, ran out of time to fill this in. Believe this is not a matter of disagreement or dispute.]

III. Violations leading to Denial of COA

The Littleton Mixed Use application, as it appears in the meeting documentation for the Historical Preservation Board meeting on January 18, 2017, does not meet the requirements in the Downtown Design Standards and Guidelines, either specifically, or **in its entirety**.

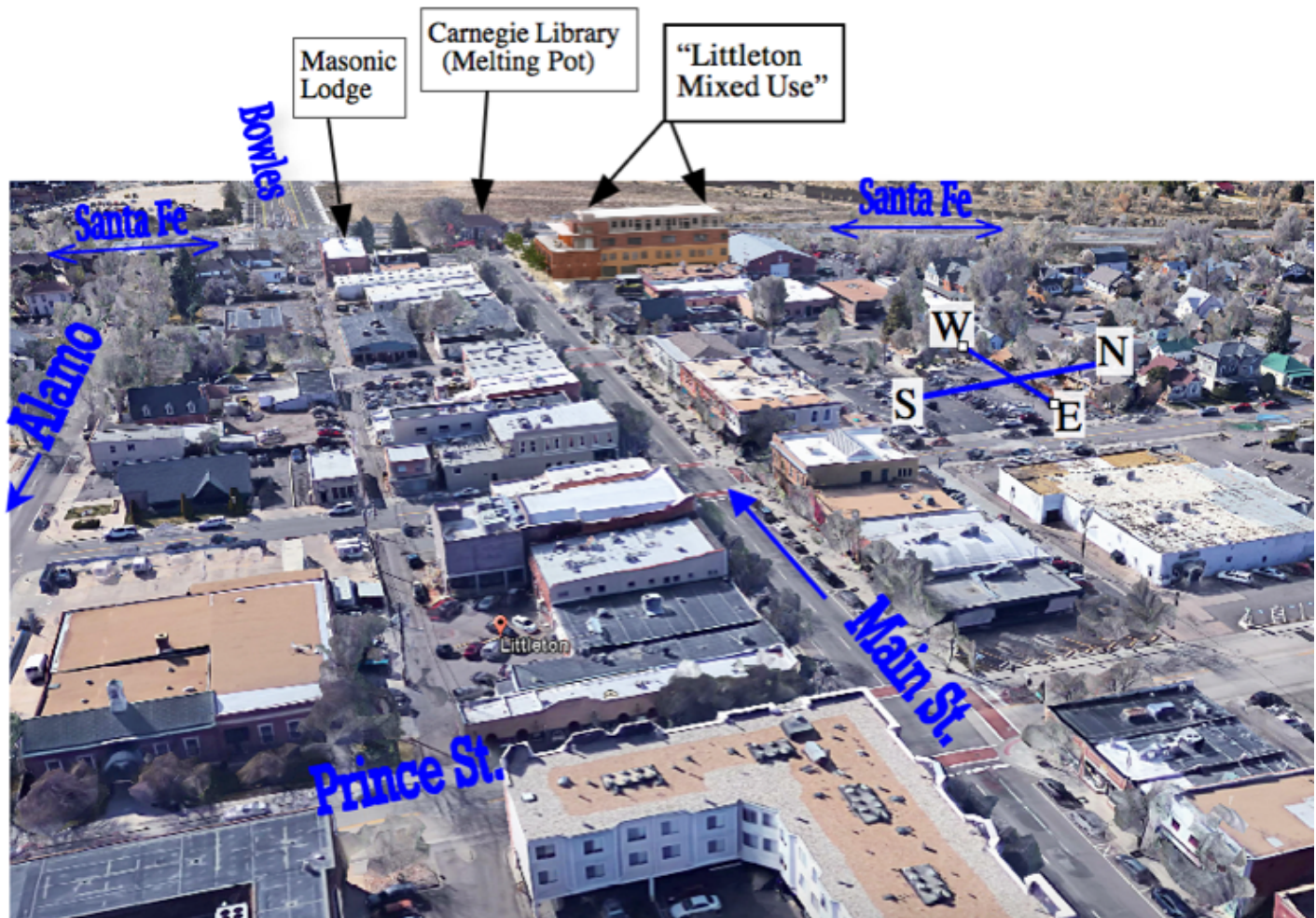
The project must comply with Goals, Objectives and Standards. If the applicant claims it doesn't have to comply with Goals and Objectives, I believe that the City has a legal right to demand that they do. Please see above.

Therefore, the Littleton Historical Preservation Board must deny the Certificate of Appropriateness for this specific application.

Here are some specific citations of violations.

The project violates the Downtown Standards and Guidelines because:

- * it violates, instead of enhances, the "**small scale town center character of the downtown area**" (5.1.1)
- * it is not 1- to **2-stories high**; it does not **maintain the existing scale** of predominantly 1-2 story frontages along Main Street. In fact it obviously violates that 2-story scale from pretty much **any view point** in the entire area, including approaching from across the river valley a half-mile or more to the west; and from either direction on Santa Fe; and approaching from the hill to the east by the Courthouse; and from both the north and south sides with residential and business users and visitors. (5.1.1) (5.3.1.o3)



- * all of these violations listed undermine and destroy the **integrity** of the Main Street Historic District (5.1.1)
- * the form of the project **obstructs the view** of the Carnegie library and of the mountains from significant portions of the sidewalks and venues on Main Street. (II 5.2.1)
- * the third and fourth story facades are definitely not **architecturally interrelated** to the other corner buildings at this intersection (II 5.2.1.s4)
- * the east side proximity to the property line precludes opportunities for privacy or **access to sunlight/daylight** (5.2.5.o2)

- * the 64 parking spaces (which actually might experience traffic for 120 spaces based on the building uses), access the street with a driveway over the sidewalk, which unquestionably **diminishes** the **walkability** of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)
- * the length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1);
- * both the height and the unbroken mass **obstruct the sun and sky exposure** to the public street and the open spaces (5.3.1.o6)
- * the height, the excessive size, the lack of setbacks, the 3rd and 4th stories and the elevator shaft, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)



Littleton Mixed Use dwarfs the Carnegie Library, which is required to be respected and architecturally dominant. (Littleton Mixed Use is many times the depth of the Library/Melting Pot, too.) Which one looks "architecturally dominant" to you?

- * The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is huge, monolithic, 4 stories with an elevator. It does not gracefully modulate its scale to fit with the adjacent or truly historic nearby buildings on either side or across the street. (5.3.1.o3) (5.3.1.o7)
- * This building has a **long facade** for Main Street: it should create "human-scaled skylines". This project might be urban-scaled; it is not **human-scaled** based on the human-scale of the rest of Main Street (5.3.1.g1)
- * This design does not provide **vertical emphasis at significant architectural points** along the facade, which is intended to break up the "base", "middle" and "top" articulations in a long facade. (5.3.1.g2)
- * This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)
- * This project is actually to some extent a wrapped or disguised parking structure. This structure does not **respect the form or details** of the nearby historic Carnegie Library or the Masonic Lodge; neither **careful emulation** nor **appropriate contrast** are expressed in form, because the huge size and height of the structure certainly does not emulate either historic building, and it's certainly a contrast but not an appropriate one. (5.3.3.o6)
- * Traffic, bicycle and pedestrian **safety is compromised** by the way this anomalously large, 64-space parking lot accesses Main Street over the sidewalk. (5.4.3.s1)



IV. Legal speculation

(I'm not a lawyer, but here's my opinion...)

- I appreciate that the applicant has expended time, money and effort on this application.

- When the applicant approached the City, possibly around latter 2015 or early 2016, Michael Penny had been City Manager since late 2011. In 2014 and 2015, under Penny's management, some (IMO) questionable and objectionable City actions occurred, including rushed passage of 4 excessively-large Urban Renewal Plans (3 of which have been repealed), and illegal administrative approval of the 5-story apartment complex across from the historic Courthouse above Main Street, when it should have gone through a public rezoning process (as the similar Broadstone application was required to do in 2013).

- When the former City Manager Michael Penny was dismissed by City Council on June 14, 2016, this applicant could have modified their "Littleton Mixed Use" design to comply more closely with City requirements. To proceed with this 4-story massive urban half-modern design in the Historic District after Michael Penny was dismissed on June 14 2016, seems to me **a risk that the applicant chose to take**.

- I'm not a lawyer, but I believe that Historical Preservation Board has **the legal authority to deny** this Certificate of Appropriateness, per City Charter, and based on the **entire and complete** Downtown Design Standards and Guidelines. The applicant is subject to the City Charter and Code.

V. Other Comments

I do not see much of the desired big economic return to Littleton, from this office/parking project on this particular site. But I do see the future destruction of Historic Main Street and the character of downtown Littleton.

Valley Feed has already been demolished. If the Certificate of Appropriateness is denied, it is uncertain what might happen; the owners could appeal to City Council; if the denial was upheld, they could design a project that fits better, or sell the property. These seem **reasonable**, and the **owners are not harmed**.

And, if the Certificate of Appropriateness is denied, we send the **vital message** that Littleton will enforce the historic character of Main Street, by not allowing projects of excessive scale and mass and height, compared to the existing 1870-1940 form and small-scale town character; and that we will respect the historic design principles and views of the historic buildings on Main Street, and preserve them for the future; specifically that we respect the Carnegie Library, which deserves and is required to receive protection and status.

https://en.wikipedia.org/wiki/Carnegie_library

VI. Conclusion

Considering the above, I request that Historical Preservation **deny the requested Certificate of Appropriateness** for the current (Jan 5 2017) "Littleton Mixed Use" proposal.

I request this, because I'm satisfied that it is legal, appropriate, and required for the Historical Preservation Board to deny a COA for this non-compliant project application. Denial is how I would vote, if I were on the Board.

Thank you for your consideration of this request.

Pam Chadbourne
Downtown Littleton homeowner and resident.

--

some References, against the requested Certificate of Appropriateness:

I. Littleton Downtown Design Standards and Guidelines (ADOPTED 3-13-06)

<http://www.littletongov.org/building-development/historic-preservation>

Subarea 5 - Main Street

*Note: Italic text indicates statements **unique** to this subarea.*

II 5.1 General Subarea Character Statements: Existing and Desired

5.1.1 Existing character

Main Street establishes the **small scale town center character of the downtown area**. This character is composed of the following attributes:

- * **One to two story high buildings;**
- * Buildings defined by smaller lots (approximately 50 to 100 feet wide);
- * Building frontages defined by smaller structural modules;
- * Generally storefront buildings with large display windows;
- * Smaller scaled materials such as brick, storefront windows with base panels, block and stone;
- * Variety in building size, character, material and color, consistent with individual choices;
- * Except for public buildings, the use of simple, straight-forward and unassuming building architecture and materials;
- * Limited and defined commercial center. (p 5-1)

Main Street is the location of the Main Street Historic District. It has a simple but powerful urban design form: a straight street **lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains beyond** and a view to the east of the old landmarked Arapahoe County Courthouse (City of Littleton Municipal Courthouse.) **The Main Street Historic District** draws its **integrity** from these **important design elements**.

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

...

5.2.1.04 **To coordinate the forms and orientation of buildings to frame views of the old Carnegie Library and the mountains beyond to the west and the old Arapahoe County Courthouse to the east.**

Note: Italic text indicates statements unique to this subarea.

Standards

5.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.

5.2.1.s2 **Building frontages shall be located on the street right-of-way or aligned with the face of an existing historic building.**

Note: Italic text indicates statements unique to this subarea.

5.2.1.s4 For corner buildings at the intersection of two or more streets, all street-facing facades shall be designed to be primary facades and to be **architecturally interrelated**.

5.2.2 Pedestrian and vehicular access

Objectives

5.2.2.o2 **To minimize conflicts between automobiles, trucks and pedestrians.**

Standards

5.2.2.s2 ***Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support Main Street as a walkable street.***

Note: Italic text indicates statements unique to this subarea.

Guidelines

5.2.2.g1 **For mixed-use buildings with residential units, residential entrances that face the street or are directly connected to the street are encouraged.**

5.2.2.g2 Each multi-story building should have one clearly identifiable "front door" that faces the street.

5.2.2.g3 Each block face should have multiple building entries.

5.2.5 On-site open space provision and location

Objectives

5.2.5.o1 To create usable open spaces suitable for the uses on the property.

5.2.5.o2 To create areas and spaces on the property, where appropriate, for the purpose of **maintaining privacy between adjoining uses and exposure to sunlight and/or daylight.**

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

Objectives

5.3.1.o1 To create buildings that provide **human scale**, interest and variation.

5.3.1.o3 ***To maintain the existing scale of predominantly one to two story building frontages found along Main Street.***

5.3.1.o6 To promote sun and sky exposure to public streets and open spaces.

5.3.1.o7 **To moderate scale changes between adjacent buildings.**

5.3.1.o8 **To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)**

5.3.1.o10 Where **near designated historic buildings** or contributing buildings, or within an historic district, to **respect the form**, detail, materials and colors **of historic buildings** through either **careful emulation**, or **appropriate** contrast in the design of new buildings.

Standards

5.3.1.s1 Buildings shall be designed to provide **human scale**, interest and variety while maintaining an overall **sense of relationship with** adjoining or **nearby buildings**.

5.3.1.s3 ***New buildings and additions shall possess an architectural character that respects the traditional design principles of historic buildings along Main Street. Such principles are:***

** The building facade should generally have three vertical divisions: 'bases', 'middles' and 'tops'. In buildings of two stories or less in height, the 'top' may be comprised of an architectural 'cap' or cornice rather than the articulation of an entire floor of habitable space. No 'middle' occurs in one-story buildings.*

Guidelines

5.3.1.g1 For **long building facades**, the building design should create varied roof parapet and cornice lines in order to create interesting and human scaled skylines.

5.3.1.g2 Distinctive corner, entry treatments and other architectural features designed to interact with contextual features may be designed differently than the 'base', 'middle' and 'top'. This difference would allow the addition of **vertical emphasis** at significant architectural points along the building facade.

5.3.1.g3 ***The existing historic building width modules found along Main Street should be maintained in any***

*restoration, or **used to scale and modulate the Main Street façade of any new construction.***

5.3.3 Parking structures

Objectives

5.3.3.06 *Where near designated historic buildings , or **within the Main Street Historic District**, to **respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.***

5.4.2 Parking areas

Standards

5.4.2.s4 Parking Lot Screening: Where a parking lot adjoins a street, the screening of cars is required using such methods as:
* A landscape zone at least 8 feet wide

5.4.3 Site distance triangles [sic]

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape Manual.

To Protect the Carnegie Library :

Historic Downtown Design Standards and Guidelines, July 6, 2011:
<http://www.littletongov.org/building-development/historic-preservation>

Why Have Design Guidelines ?

The primary purpose of the guidelines, and the **review process** through which they are administered, is to promote preservation of the historic, cultural and architectural heritage of Downtown Littleton. The design guidelines provide a basis for making **consistent decisions** about the treatment of historic resources. An **essential idea is to protect historic resources in the downtown from alteration** or demolition that might damage the unique fabric of the core of the city. (pg iii)

This combination of one and two story facades creates a relatively low scale street edge, but with variations in height; this is a **key feature** of the area. (pg 2)

The Historic Character of Downtown Littleton

...

Down the street, the **historic Carnegie Library stands apart**, as many civic and institutional buildings have done traditionally. It relates to the district, in terms of masonry materials and overall scale and use of details, but it is **meant to be perceived "in the round,"** with all sides conveying a level of detail that is less frequently seen on the sides or rear elevations of traditional commercial storefronts. (pg 2)

What Does Preservation Mean ?

Preservation means keeping properties and places of historic and cultural value in active use. This includes accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as historic resources. Preservation also means keeping historic resources for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources will be available for others to enjoy in the future. Historic preservation is also an integral component of initiatives in neighborhood livability, sustainability, economic development and culture. (pg 16)

In contrast to this, a Period of Focus is a more limited time frame, typically lying within a more limited portion of the period of significance, representing the time during which the majority of development which reflects the character of the area took place. Downtown Littleton's period of focus is from 1870 to 1945. This covers the earliest days of settlement up to the end of World War II, and includes most of the buildings that define the historic character of downtown. The preservation of structures from the period of focus is a high priority. For buildings within this period that have been altered, restoration is usually the preferred treatment strategy. **Buildings from the period of focus also establish the context for the design of new, compatible infill projects.** (pg 17)

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage. This has been a fundamental part of the preservation movement in Littleton since its beginning.

When historic buildings occur on a block, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of identity. This sense of place reinforces desirable community social patterns and contributes to a sense of security, which enhances the quality of life for all. Historic properties also provide direct links to the past. They convey information about earlier ways of life that helps current residents anchor their sense of identity with the community, which is a key ingredient in cultural sustainability. (p20)

Economic Component of Sustainability

Historic buildings represent substantial investment by previous generations. Using these existing assets yields economic benefit and adds value. Other economic benefits occur with actual rehabilitation projects and the income brought in from heritage tourism. The economic benefits of protecting local historic districts are well documented across the nation. These include

1/19/2017

City of Littleton Mail - For Hist Pres Board: Deny COA for Littleton Mixed Use

higher property values, increased heritage tourism and job creation in rehabilitation industries which often include more local jobs than new construction industries. (p 23)

Denise Ciernia <dciernia@littletongov.org>**Fwd: 2679 West Main St**

1 message

Andrea Mimnaugh <amimnaugh@littletongov.org>
To: Denise Ciernia <dciernia@littletongov.org>

Andrea Mimnaugh, AICP
Principal Planner
Community Development
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----- Forwarded message -----

From: **ManyHats** <manyhats22@yahoo.com>
Date: Wed, Jan 18, 2017 at 2:27 PM
Subject: 2679 West Main St
To: "cdds@littletongov.org" <cdds@littletongov.org>, "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>

Please vote to deny HPB Resolution 02-2016 to approve a COA for new development at
2679 West Main Street

As almost nothing has changed, my comments are similar to the previous HPB meeting where you so diligently regarded citizen's input. Thank-you for listening, it is greatly appreciated.

Does this building warrant receiving a COA? No. Major objectives of the Littleton Downtown Design Standards and Guidelines are not met. I emphasize, these are the objectives of the Design Standards and Guidelines – the entire purpose of the document. It was written so that downtown Littleton would be protected from just this type of scenario from happening. This COA must be denied.

I hope you don't fall for the tree in the rendering!

Excerpts from Littleton Downtown Design Standards and Guidelines, subarea 5:

5.1.1 Existing character – Main Street is the location of the Main Street Historic District. It has a simple but powerful urban design form: a straight street lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library... with the mountains beyond and a view to the east of the old landmarked Arapahoe County Courthouse... The Main Street Historic District draws its integrity from these important design elements.

5.1.2 Desired character Other gateway elements... may be appropriate, but must not spoil the views of the Courthouse, the mountains, and the Carnegie Library.

5.2.1 Urban Design Obj 4 To coordinate the forms and orientation of buildings to frame views of the old Carnegie library and the mountains beyond...

This building would not only spoil the view of the mountains and the Carnegie Library as the photo shows, but does not frame it either – The Melting Pot is

dwarfed and in fact seems to disappear into the horizon, *completely negating the entire objective of Main Street's desired character.*

Another issue would be

5.2.2 Pedestrian and vehicular access;

Obj 2 To minimize conflicts between automobiles, trucks and pedestrians.

At this location, right where Main Street curves toward Santa Fe, exiting traffic would create conflicts between vehicles jockeying to be in the correct lane with little road left to do so. Plus, as there will be much traffic entering and exiting, it could easily cause conflicts between pedestrians and cars. Main Street is filled with shops and therefore lots of pedestrians.

Finally, under **Architecture**

5.3.1 Building scale, form, massing and character;

Obj 3 To maintain the existing scale of predominantly 1 to 2 story building frontages found along Main Street

Obj 7 To moderate scale changes between adjacent buildings

Obj 8 To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)

As this 4-story building would be next to a single story structure to the east (Bradford Auto Body) and west (hair salon) and is very close to the Old Carnegie Library, its scale and mass would not meet these objectives – it simply towers over its neighbors and dwarfs the old Carnegie Library, our present day Melting Pot.

As just shown, major objectives of the Littleton Downtown Design Standards and Guidelines simply cannot be met with this design, therefore, it is time to deny the COA.

Thanks in Advance,

Pete

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.