



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda Historical Preservation Board

Wednesday, January 18, 2017

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

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

4. Public Comment

Public Comment for General Business

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 Application](#)

[Cover Letter](#)

[Approved COA - Front Face and Materials](#)

[Approved COA - Front Facade with Adjoining Buildings and Rendering](#)

[Approved COA - Rear Facade and Fence](#)

[PHOTO - Unforeseen Condition \(1\)](#)

[PHOTO - Unforeseen Condition \(2\)](#)

[PHOTO - Storefront - Completed](#)

[PHOTO - Center Door Without Column](#)

- 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](#)

Applicant has requested a continuance to March 20, 2017.

- 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](#)

- 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](#)

Staff has requested that the final recommendations for the Louthan Heights Design Guidelines be continued to March 20, 2017.

7. Public Comment

Public Comment on Non-Agenda Items

8. Comments/Reports

- a. Community Development Director/Staff

b. Chair/Members

9. Adjourn

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.



Staff Communication

File #: ID# 17-12, **Version:** 1

Agenda Date: January 18, 2017

Subject:

Certification of the December 19, 2016 regular meeting minutes

Presented By: Denise Ciernia, Recording Secretary

RECORDING SECRETARY'S CERTIFICATION:

I hereby certify that I have reviewed the video recording for the December 19, 2016 regular meeting of the Littleton Historical Preservation Board and that 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.

PROPOSED MOTION:

I move to approve, based on the recording secretary's certification, the December 19, 2016 video as the minutes for the December 19, 2016 regular meeting of the Historical Preservation Board.



Staff Communication

File #: HPB Reso 01-2017, **Version:** 1

Agenda Date: January 18, 2017

Subject:

Resolution to approve a COA Application for the Culp Block, 2420 West Main Street

Presented By: Dennis Swain, Senior Planner
--

BACKGROUND:

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 facades of the portion of the Culp Block formerly occupied by Jose's Restaurant.

During construction, 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 facade. As the issues were discovered and alternatives discussed, Todd Donati, the owners' representative for Bristlecone, shared the information with Dennis Swain of the Community Development Department. The proposed changes appear to be necessary, appear to be the best and most reasonable solutions for maintaining the integrity of the approved design, and are consistent with the adopted design guidelines.

Because the construction process was on a short time frame, the cumulative effect of the as-built revisions warrant board review, and the COA review process could not be completed in time to meet that short construction time frame, the city issued a Temporary Certificate of Occupancy (TCO). The TCO will be converted to a permanent Certificate of Occupancy (CO) if the board approves a COA that reflects the as-built conditions.

City code does not have a provision for amending an approved COA. As a result, the project is being reviewed as a new COA, although the review is focusing only on the changes made to the design approved by the July 18, 2016, COA.

As construction progressed and more structural information surfaced, four revisions were made to the approved design.

1) The approved design for the front façade incorporated a recently uncovered steel beam that was thought to be original to the building. However, during demolition it was found that the steel beam did not extend up to the front face of the existing parapet wall. Instead, it extended only to the bottom lintel that was holding up the parapet wall. Because of this, the steel beam could not be exposed without detrimentally altering the existing building and forcing the front facade to be rebuilt from the ground up. Mr. Swain asked Mr. Donati if a new steel beam or a metal plate or other facsimile of a steel beam could be installed to create the look of a steel beam header. While Mr. Donati answered that a facsimile could be installed, the installation promised to create more inconsistencies than it resolved, would not be or look original, and did not justify the expense. As

a result, the contractor changed the design of the front facade so that the brick now extends down to the top of the metal framing of the new storefront.

2) The approved design for the front façade showed a new column being added between the front doors for structural support. After demolition of the non-historic storefront, the contractor found that the existing structure was appropriately supported and the new column was not required. It appears that not adding a new column is consistent with the historic design of the front facade, which had a wide opening, as shown in the attached photograph.

3) In the approved design of the front façade, the size and location of the horizontal mullions in the glass folding walls (doors) matched those in the aluminum and glass storefront windows. The approved dimensions were altered slightly to accommodate the differences in the location and size of the recently uncovered steel beam. To accommodate this difference, the height of the horizontal mullions of the glass folding walls and the glass and aluminum storefront are different from one another, as shown in the attached as-built photographs.

4) The design of the screen wall separating the rear patio from the adjoining parking and alley remains as it was approved except that the roll-up door was replaced by two hinged wood doors. The existing location of overhead power lines and of a gas meter for the building to the east prohibited building the steel screen wall with sufficient support for a metal roll-up door. Keeping with the design intent, the contractor added detail over the door area and created two hinged wood access doors.

STAFF ANALYSIS:

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 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.

The front and rear facades that were approved for demolition by the July 18, 2016, COA were non-historic. The approved new front façade took direction from the original features of the historic architecture of the building. As a result, none of recent changes made to the approved design either destroy or adversely affect any architectural or landscape features, which contribute to the historic designation of the Culp Block.

This criterion is met.

CRITERION 2:

Is otherwise in conformance with any applicable adopted design guidelines.

NOTE: Because 2420 West Main Street has already obtained contributing status, the applicable design guidelines for the as-built revisions are the *Downtown Littleton Historic Preservation Design Guidelines*.

COMMERCIAL FACADES AND STOREFRONTS

3.2 Repair an altered storefront to its original design.

- Use historic photographs to determine the original character.

- If evidence of the original design is missing, a simplified interpretation of similar storefronts may be used. (See the following diagram.)
- 3.3 A contemporary interpretation of a traditional storefront may be considered.**
- Where the original storefront is missing and no evidence of its character exists, a new design that uses the traditional elements may be appropriate.
 - The new design should convey the basic character of typical storefronts in the area.
 - The storefront system should be in proportion to the building, with storefront components appropriately proportioned to one another.

The as-built revisions to the design are a combination of 3.1 and 3.2 - a simplified/contemporary interpretation of a traditional storefront. This design approach is consistent with that of the approved COA. The design offers a simplified, contemporary interpretation of the elements of the Culp Block's historic storefront. The attached historic photograph demonstrates the size, orientation, and placement of the original storefront elements for which a contemporary interpretation is provided, including the kick plate, cornice, parapet, transom, windows, doors, and building materials.

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.

While there are no other designated historic structures located on the property, the design, finishes, materials and scale of the as-built revisions are compatible with those of the original historic building.

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.

The as-built revisions are visually compatible with the development on adjacent properties and enhance the Main Street Historic District.

This criterion is met.

CRITERION 5:

In the case of partial demolitions, the board must 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.*

The July 18, 2016, COA approved demolition of the front façade and partial demolition of the rear façade. No additional demolition was completed with the as-built revisions.

This criterion is met.

STAFF RECOMMENDATION:

Staff recommends approval of HPB Resolution 01-2017, approving a Certificate of Historic Appropriateness for the Culp Building 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 01-2017, approving the Certificate of Historic Appropriateness for the Culp Building 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 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.

MOTION TO CONTINUE TO A DATE CERTAIN

I move to continue the public hearing on HPB Resolution 01-2017, concerning the certificate of historic appropriateness for the Culp Building at 2420 West Main Street, to _____ (insert date) in order to _____.

MOTION TO DENY

I move to DENY HPB Resolution 01-2017, concerning the Certificate of Historic Appropriateness for the Culp Building 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;
- (4) is [is not] visually compatible with the development on adjacent properties;
- (5a) was [was not] 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 [have not] been mitigated to the greatest extent possible.

1 **CITY OF LITTLETON, COLORADO**

2
3 **HPB Resolution No. 01-2017**

4
5 **Series, 2017**

6
7 **A RESOLUTION OF THE HISTORICAL PRESERVATION BOARD OF**
8 **THE CITY OF LITTLETON, COLORADO,**
9

10
11 **WHEREAS**, Section 4-6-14 of the Littleton City Code establishes when a
12 Certificate of Historic Appropriateness (COA) is required, what an application for a COA shall
13 contain, the criteria for issuing a COA, and the proceedings the board shall follow in issuing a
14 COA; and
15

16 **WHEREAS**, on July 18, 2016, the Historical Preservation Board issued the
17 applicant a COA for the replacement, reconstruction, and alteration of the front and rear facades
18 of a portion of the Culp Block at 2420 West Main Street; and
19

20 **WHEREAS**, during construction of the approved changes to 2420 West Main
21 Street, the applicant discovered structural and functional issues that would not accommodate
22 several details of the approved design of the front and rear facades and, working with city staff,
23 completed several changes to the approved design; and
24

25 **WHEREAS**, the city issued a Temporary Certificate of Occupancy (TCO) to the
26 applicant, with issuance of a permanent Certificate of Occupancy (CO) contingent upon
27 Historical Preservation Board approval of a COA that addresses the as-built revisions or the
28 completion of other changes that are prescribed by the Historical Preservation Board to address
29 the same issues; and
30

31 **WHEREAS**, on January 18, 2017, the Historical Preservation Board held a public
32 hearing to consider issuing a Certificate of Historic Appropriateness for as-built revisions to the
33 approved changes to 2420 West Main Street; and
34

35 **WHEREAS**, following the public hearing, the board voted to approve the
36 Certificate of Historic Appropriateness,
37

38 **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**
39 **PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:**
40

41 The Certificate of Historic Appropriateness dated January 18, 2017, for 2420
42 West Main Street is hereby approved.
43
44
45
46

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

Historical Preservation Board of the City of Littleton, Colorado, on the 18th day of January,
2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the
following vote:

ATTEST:

Denise Ciernia
RECORDING SECRETARY

Pamela Grove
CHAIR

APPROVED AS TO FORM:

Kenneth S. Fellman
ACTING CITY ATTORNEY



COA APPLICATION

Revised 12/21/16

LEVEL OF APPLICATION **Historical Preservation Board**

PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION

DATE OF SUBMITTAL 1-4-17

PROPERTY INFORMATION

Property address: 2420 W Main St.

Current or proposed name of property: Bristlecone Construction and The Alley

Historic name of property: Unknown

Description of proposed alterations: During construction conditions were found that required alterations to the façade from what was previously approved.

APPLICANT INFORMATION

Name of applicant: Todd Donati-Owners Rep

Applicant's address: 2420 W. Main St. Suite 100

Phone number: 303-895-4063

E-mail address: tdonati@bristleconeconstruction.com

Applicant's signature:  Date: 1-4-17

Property owner's name: 2420 Main Street LLC-Zach Smith

Property owner's address: 2420 W Main St. Suite 100

Property owner's signature:  Date: 1-4-17

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Date Received: _____ Received by: _____

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETED APPLICATION

Historical Preservation Board
COA Application
Amendment #1
2420 W Main St.
Littleton, CO 80120



RE: Amendment #1 to Façade Changes

During the course of construction a few items had to veer from what was originally approved for the front and back façade. We feel that the changes still follow the design intent and aesthetics that we were to keep for the building.

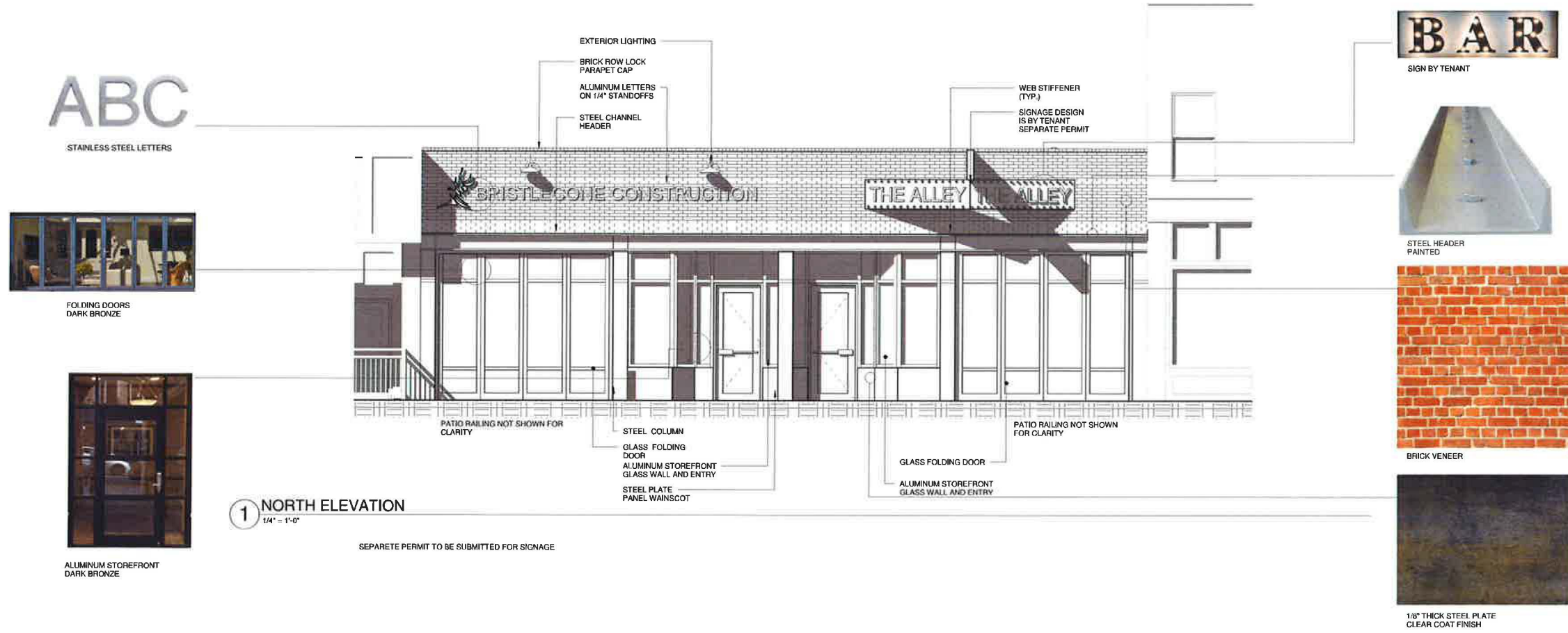
- 1) During demolition of the front façade it was found that the existing steel beam that was to be exposed did not extend to the front face of the existing parapet wall beyond the bottom lintel holding the parapet wall up. Because of this we were not able to expose the steel beam without detrimentally altering the existing building and re-building from ground up. Because of this we extended the front façade clean up to have the brick meet the top of the new storefront in lieu of coming down to the beam that was to be above the storefront.
 - 2) The original application showed a new column being added to the front in between the front doors for structural support. After demolition of the storefront we found that the existing structure was already appropriately supported and the new column was not required. We feel that not adding this column helped open the front up and the front looks a lot less cramped and inviting to patrons.
 - 3) The folding door horizontal mullions that matched up in the original drawing also had to slightly change due to the structure. With the existing steel beam in the storefront we were not able to recessed the structural header of the doors which the original application did not show. The thickness of the structural head drove the top of the door to be 6" vs 4" like the storefront which drove the horizontal mullions to not exactly match up. We feel that what is installed still follows the design intent and does not change the overall look of the new façade from what was approved.
-



BRISTLECONE

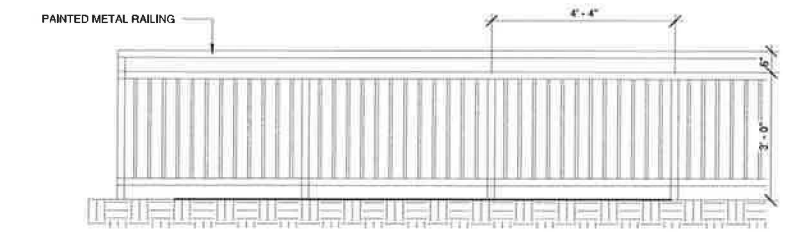
- 4) The back-screen wall has remained the same except for the roll up door. With the location of the overhead Xcel power lines and the existing gas meter for the other building we were not able to build the steel screen wall with the support needed for the metal roll up door. Keeping with the design intent we carried the wood detail over the door area and created 2 hinged doors to allow access. We feel this helps the area look better and flow better over to the mural portion of the screen wall.

SITE DEVELOPMENT PLAN
BRISTLECONE OFFICE
2420 W MAIN STREET LITTLETON, CO 80120
SDP16-0015

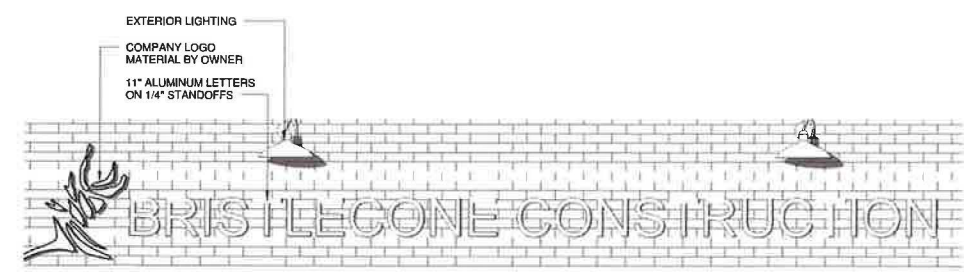


1 NORTH ELEVATION
1/4" = 1'-0"

SEPARATE PERMIT TO BE SUBMITTED FOR SIGNAGE



3 FRONT PATIO RAILING DETAIL
1/2" = 1'-0"



2 SIGN DETAIL
1/2" = 1'-0"

studio 646 ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH. 720.297.9416	SUBMITTAL TYPE	DATE
	FORMAL SDP	05.04.2016

SITE DEVELOPMENT PLAN
BRISTLECONE OFFICE
2420 W MAIN STREET LITTLETON, CO 80120
SDP16-0015



1 NORTH ELEVATION
1/4" = 1'-0"



2 STOREFRONT PERSPECTIVE

studio 646
ARCHITECTURE, LLC
15940 S. GOLDEN RD.
GOLDEN, CO 80401
PH. 720.297.9416

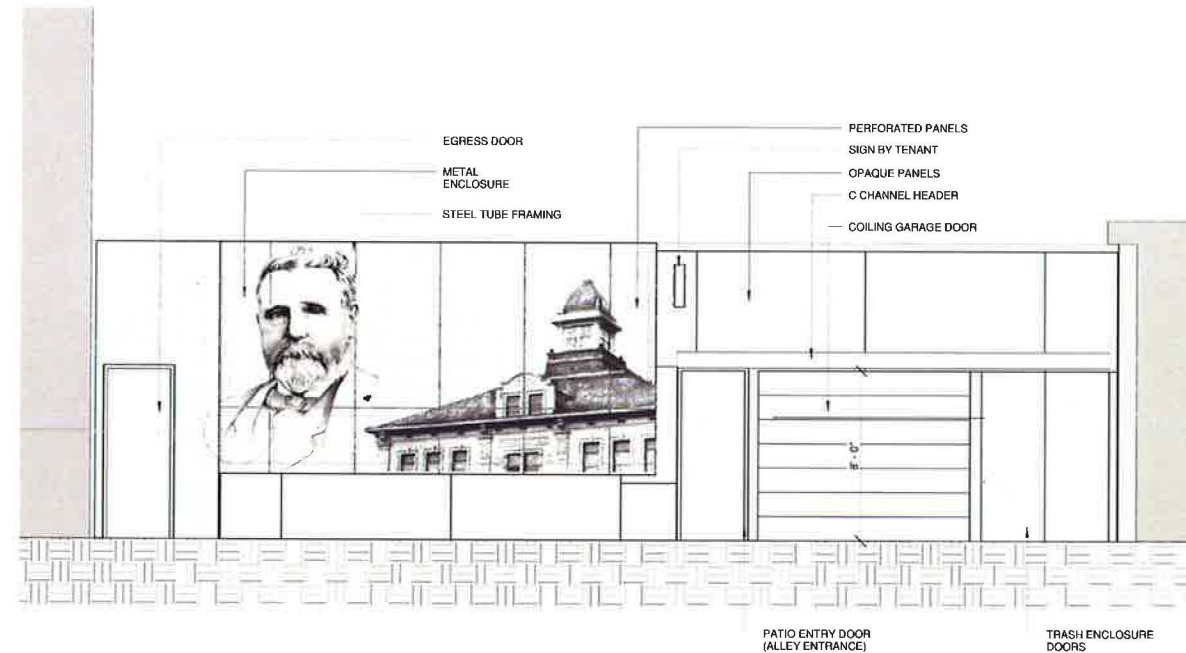
SUBMITTAL TYPE	DATE
FORMAL SDP	05 04 2016

CONTEXT ELEVATION
SHEET 04 OF 04

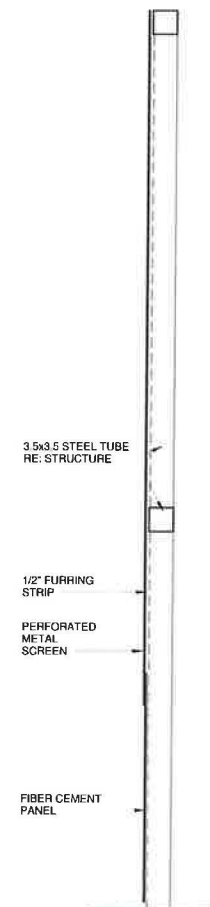
SITE DEVELOPMENT PLAN
BRISTLECONE OFFICE
 2420 W MAIN STREET LITTLETON, CO 80120
 SDP16-0015



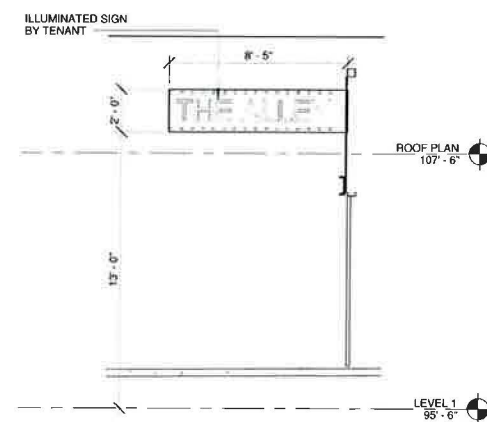
CUSTOM DIGITIZED PERFORATED PANEL
 TO SIMULATE PHOTOGRAPH



1 SOUTH ELEVATION - ALLEY
 1/4" = 1'-0"

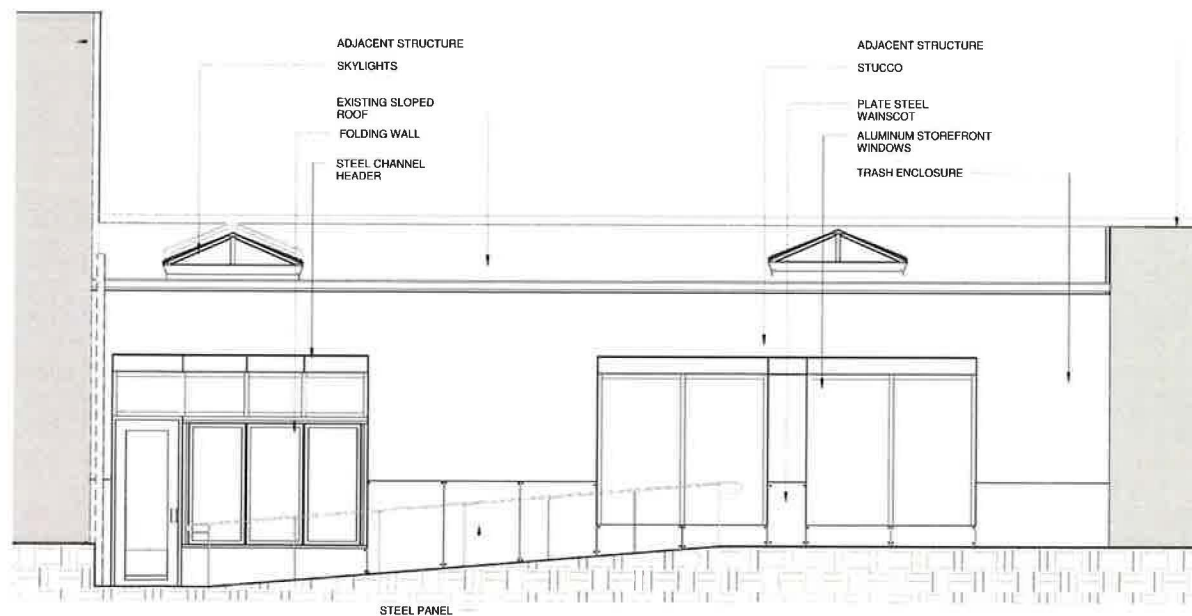


4 PATIO ENCLOSURE
 3/4" = 1'-0"



3 REAR SIGN
 1/4" = 1'-0"

SEPARATE PERMIT TO BE SUBMITTED FOR SIGNAGE



2 SOUTH ELEVATION - OUTDOOR PATIO
 1/4" = 1'-0"

studio 646 ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH: 720.297.9416	SUBMITTAL TYPE	DATE
	FORMAL SDP	05.04.2016





BRISTLECONE CONSTRUCTION

THE ALLEY

NOW OPEN
HAPPY HOUR 3 TO 6

2420
#100

2420
#110







Staff Communication

File #: HPB Resolution 07-2016, **Version:** 2

Agenda Date: January 18, 2017

Subject:
Resolution to approve a COA for the Batschelet Building

Presented By: Dennis Swain, Senior Planner
--

APPLICATION SUMMARY:

Project Name:	Resolution Approving a COA for the Batschelet Building
Historic Name:	Batschelet Building
Application Type:	Board-Level COA
Location:	2565 - 2579 West Main Street
Applicable Design Guidelines:	Historic Preservation Design Guidelines
Applicant:	Rees F. Davis, Jr.,
Owner:	Mainstreet Partners 1, LLC, by Rees F. Davis
Project Description:	Replace five windows facing Main Street on the second floor of the building.
Staff Recommendation:	Approval, with conditions as identified in the below analysis

PROCESS:

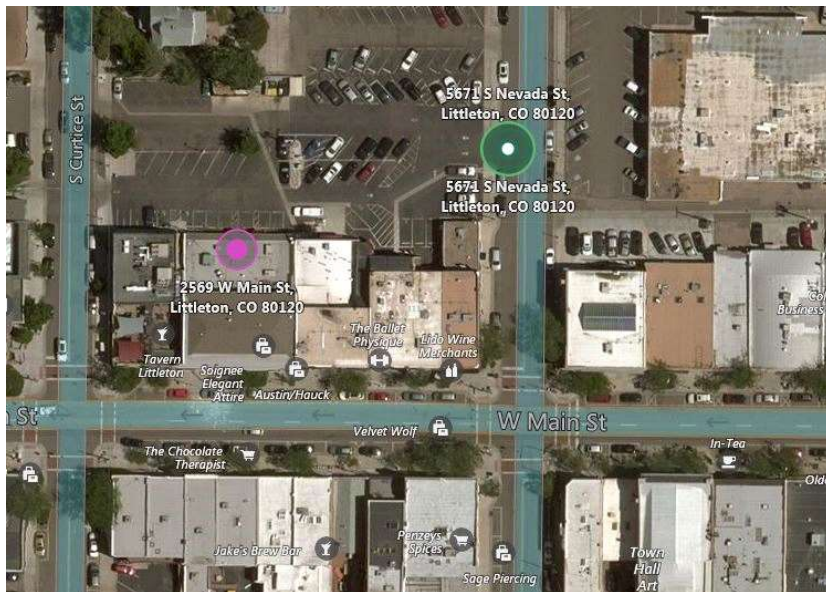
Per Section 4-6-14(A)l(a), A COA shall be obtained from the Historical Preservation Board (HPB), in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a designated historic district for: Demolition, new construction, addition or modification , including ...windows of or to the front or side facade of any principal structure.

The Batschelet Building is both a designated historic landmark structure and in the Main Street Historic District. The windows for which replacement is being proposed are on the front facade of the building. Because it is a contributing building in the district, the applicable adopted design guidelines are the Downtown Littleton Historic Preservation Design Guidelines.

Staff and HPB ("board") review are the only two steps in the review process. If the board approves the COA application and the applicant meets all other city requirement, then the applicant can be issued a building permit for the project. If the board attaches condition(s) to the approval, a building permit will not be issued unless the condition(s) has been met. If the board denies the COA application a building perm it will not be issued for the project.

LOCATION:

The Batschelet Building is located on the north side of Main Street, between Nevada and Curtice Streets, as shown on the vicinity map, below.



Location Map for the Batschelet Building

BACKGROUND:

Built in 1908, the Batschelet Building, is representative of early twentieth century commercial construction in Littleton. It is both an individual landmark and a contributing property in the Main Street Historic District. The five windows on the second floor of the building (see the photos below) are large; wood; heavy; single-hung, i.e. the bottom window goes up but the top window does not come down; and single-pane. The windows are not original to the building but were part of the first historic restoration of the building, which replaced the smaller windows that had been installed during an earlier remodeling, with windows that matched the windows that appear in a 1917 photograph. The applicant is a long-term owner of this building and reports 1) their southern exposure to sun and the weather combined with their age makes the windows extremely difficult to maintain; currently, at least two of them will not open safely and several have deteriorated to the point that they are coming apart. 2) The ideal new window would be easier to operate and maintain, and be more durable given the exposure to the sun and precipitation.

The Batschelet Building was designated as a Littleton Landmark in 1994. In the landmark application, it is noted that: "...its 14 foot ceiling height on the second floor and wide staircase attest to its early use as an opera house and meeting hall." It goes on to say: "The building is one of the finest remaining turn-of-the-century structures in Downtown Littleton. Its second floor brick facade, overhanging eaves with decorative brackets and lintels on the frieze are intact and in good condition. The restoration of the first floor storefront will complement the Coors Building, one block to the east, and the group of six buildings across the street."

Following its landmark designation, the owners proceeded to reconstruct and restore the first floor exterior storefront based on a 1917 photo. The frame and cedar shake awning and store fronts were removed and replaced with a glass, wood and metal storefront facade similar to the original. At that time, the five upper floor windows were replaced with full size wooden sash windows to match the original.

Following this first restoration project, COA's were approved for three more projects:

- 2005: Addition of two new windows to the west elevation, second floor. Windows were to substantially match the size, configuration, design and materials of existing second floor windows on the front facade of the building."

- 2005: Added a steel staircase at the rear of the building from an existing second floor doorway to the parking lot.
- 2012: Rehabilitation of the street level storefronts and creation of an outdoor patio for the restaurant (now Smoking Fins).

CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:

Per Section 4-6-14 (C) of the Littleton City Code, the Historic Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following 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.

The proposed project would replace the existing, non-historic, windows with new windows. Although the existing windows are not historic, efforts were made at the time of the original restoration to match the size, single-hung design, and mullion and framing dimensions of the original windows, as they appeared in a historic photo. Optimally, per the design guidelines, if replacement windows are approved, they would be wood on the exterior and interior, as were the original windows. At a minimum, replacement windows would be wood clad, with either an aluminum or vinyl cladding on their exterior and a wood interior. In all cases, the size, single-hung design, and mullion and framing dimensions should match those of the existing windows.

CRITERION 2. *Is otherwise in conformance with any applicable adopted design guidelines.*

The applicable design guidelines are the Downtown Littleton Historic Preservation Design Guidelines ("Design Guidelines"), which describe design guidelines as conveying "general policies about the rehabilitation of existing structures, additions and site work. They do not *dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. They provide a direction for treatment of historic buildings, alterations to other existing structures and the design of additions and new building.*"

The relevant section, Windows, is on pages 40-2 of the Design Guidelines:

Treatment of Historic Windows

The character-defining features of a historic window, its distinct materials and its placement should be preserved.

The guidelines in this section are:

- 3.14 Preserve the functional and decorative features of a historic window.
 - Repair frames and sashes rather than replacing them, whenever possible.
 - See the diagrams on page 41 of the design guidelines.
- 3.15 Preserve the position, number and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.
 - Greater flexibility in installing new windows may be considered on secondary and rear walls. (See page 34 of the design guidelines for more information on flexibility.)
- 3.16 Preserve the historic ratio of window openings to solid wall on a primary facade.
- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.
- 3.17 Preserve the size and proportion of a historic window opening on a primary facade.
- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

Although the proposal is to replace the existing, non-historic, frames and sashes, the proposed changes to the windows on the second floor of the Batschelet Building are substantially consistent with the guidelines in this section.

- Although the existing windows are not historic, the existing windows preserve the historic position, number and arrangement of the historic windows as they appeared in a historic photo.
- Similarly, the proposal would preserve the historic position, number and arrangement of the windows.
- Historic window openings would not be closed, new openings would not be added, nor would openings be reduced or enlarged to accommodate a different dimensioned window.
- The historic ratio of window openings to solid wall on a primary facade would be preserved. The amount of glass on the front facade would not be increased.

Energy Conservation in Windows

Historic windows can be repaired more easily than often thought. They were built with well-seasoned wood and other durable materials. Repair and adding weather stripping usually will be more energy efficient and much less expensive. Substantial amounts of information are available that document the energy saving benefits of retaining and repairing a historic window, rather than replacing it.

The guidelines in this section are:

- 3.18 Enhance the energy efficiency of an existing historic window, rather than replace it. Use these measures:
- *Add weather stripping around the window frame.*
 - *Install a storm window.*
 - *Install an insulated window shade.*
 - *Also see the sustainability guidelines on page 59 of the design guidelines.*

The proposal is to replace the existing, non-historic, frames and sashes with new energy-efficient windows, rather than enhancing the energy efficiency of the existing, non-historic windows. The new windows would be double-paned, rather than the existing single paned, and would include new weather stripping.

Options for Replacing a Window

A replacement should match the original as closely as possible. When considering replacing or altering a window, evaluate its condition, significance and location. In some cases such work on a secondary wall may be more acceptable. See page 34 for more information on flexibility in facade treatments.

The guidelines in this section include:

- 3.19 *Match a replacement window to the original in its design.*
- *If the original is double-hung, then the replacement window also should be double-hung, or appear to be so. Also match the number and position of glass panes.*
 - *Matching the original design is particularly important on key character-defining facades.*
- 3.20 *Use materials in a replacement window that appear similar to the original.*
- *Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance will match the original in dimension, profile and finish.*
 - *An alternative material should have demonstrated durability in the local climate.*
 - *The glass should be clear. Metallic and reflective finishes are inappropriate. In some instances colored or tinted glass may be appropriate in commercial storefront transoms or residential windows.*
- 3.21 *Match, as closely as possible, the profile of the sash and its components to that of the original window.*
- *A historic window has a distinct profile, which should be reflected in a replacement. (See diagram on page 41).*
- 3.22 *Convey as closely as possible the character of historic sash divisions in a new window.*
- *Muntins that divide a window into smaller panes of glass should be genuine on key facades and other highly visible places.*
 - *Snap-in muntins located on the outside of a window may be used in secondary locations, but should have a similar depth and shadow line.*
 - *Strips of material located between panes of glass to simulate muntins are inappropriate.*

As proposed, the new windows would match the original in its design.

- Although the new windows would use a substitute material, they would match the appearance of the original in dimension, profile and finish.
- The substitute material is proposed because it has demonstrated a superior durability in the local climate.
- The glass would be clear, although a slightly colored or tinted glass may be considered by the board.

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.*

This criterion is not applicable to the proposed work as there are no other designated historic structures on this property.

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.*

The proposed replacement of five windows on the second floor facade of the building would be visually compatible with the development on adjacent properties. Specifically, the second floor windows on the Lilley Building, immediately to the east of the Batschelet Building, were approved as wood clad windows. Further, the five replacement windows would be compatible those in adjacent properties in terms of design, finish,

scale, mass, and height.

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.*

This condition is not applicable because there is no demolition included with the proposal.

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 Batschelet Building at 2565 - 2579 West Main Street meets the criteria for approval, with three conditions included in the proposed motion. Staff, therefore, recommends approval of HPB Resolution 07-2016, with the stated conditions, approving the Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street.

PROPOSED MOTION:

I move to approve HPB Resolution 07-2016, approving the Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street, with the following conditions:

- (1) Per Guideline 3.20, each of the five second floor windows on front façade of the Batschelet Building, at a minimum, shall be wood clad, with either aluminum or vinyl cladding on its exterior and a wood interior. Ideally, per Guideline 3.20, the windows would be wood on the exterior and interior.
- (2) Each of the new windows shall match the appearance of the original in size, dimension, single-hung design, framing dimensions, profile, and finish.
- (3) The glass shall be clear.

The foregoing approval is based on findings that the proposed work:

- (1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation;
- (2) is in conformance with any applicable adopted design guidelines;
- (3) is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height; and
- (4) is visually compatible with the development on adjacent properties.

November 9, 2016

City of Littleton
Historic Preservation Board

Subject: Upstairs Window Upgrade & Replacement
Batschelet Building

Ladies and Gentlemen:

On behalf of Main Street Partners 1, LLC, (MSP 1, LLC), I am pleased to present the proposed window upgrade and replacement to the second floor windows in the Batschelet Building at 2565-2579 West Main Street, Littleton, Colorado 80120.

The existing windows have been repaired on many occasions since the start of our ownership dating back to 2004. The existing windows continue to require extensive maintenance, pose a safety concern and are energy inefficient.

We propose that "like-kind" windows be installed that have the same look and feel from the exterior as the existing windows. The new windows are energy efficient, functional, and continue to upgrade and compliment the other improvements that we have invested in the Batschelet Building. Additionally, having a competitive, well maintained and upgraded property enhances property values for the downtown corridor.

On behalf of MSP 1, LLC, I appreciate your consideration of this important and necessary improvement. Thank you.

Sincerely,



Rees F Davis, Jr.
Managing Member of
MSP 1, LLC, Owner



COA APPLICATION

Section 4-6-14 of Littleton's Historic Preservation Code provides for improvements to be made to any locally designated landmark structure or to any property within a locally designated historic district with the receipt of a "Certificate of Historic Appropriateness" from the Historical Preservation Board or, in certain circumstances, from the Director of Community Development.

PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL November 9, 2016

PROPERTY INFORMATION

Historic name of property Batschelet Building

Property address 2565 - 2579 West Main Street, Littleton, CO 80120

Description of proposed alterations
Window replacement of 5 windows on second floor.

APPLICANT INFORMATION

Name of applicant: Rees F Davis Jr.

Applicant's address: 3695 E. Long Road; Greenwood Village, CO 80121

Phone number: 303-882-1682

E-mail address: rdavis@yescommunities.com

Applicant's signature: Date: November 9, 2016

Property owner's name: Mainstreet Partners 1, LLC by Rees F. Davis Jr.-Managing Member

Property owner's signature: Date: November 9, 2016

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Date: 11/09/2016

Received by:

COA16-0005

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETE APPLICATION



COA APPLICATION CHECKLIST

Existing Construction

Section 4-6-14 of Littleton's Historic Preservation Code provides for improvements to be made to any locally designated landmark structure or to any property within a locally designated historic district with the receipt of a "Certificate of Historic Appropriateness" from the Historical Preservation Board or, in certain circumstances, from the Director of Community Development.

PLEASE SUBMIT A COMPLETED COPY OF THIS CHECKLIST WITH YOUR APPLICATION

LEVEL OF APPLICATION: **Historical Preservation Board**

Historic / Current Name of Property Batschelet Building

Applicant Name Rees F. Davis, Jr., Managing Member of property owner Mainstreet Partners 1, LLC

Date of Submittal November 9, 2016

Size and number of plan sets

- ☐ Plan sets shall generally be on 11" x 17" two-sided sheets.
- ☐ Submit one electronic copy with application.
- ☐ Submit one paper copy with application. NOTE: Additional plan sets may be required.

INFORMATION TO BE PROVIDED ON ALL PLAN SETS

Cover page

- X Title should be written in large type across the cover page. Please use the following format:

Certificate of Appropriateness for: _____ (historic name of building)

Amendment #: _____ (if applicable) _____

Address of property: _____

- X Date of submittal
- X Owner, applicant and architect contact information
- X Signature block (see attachment)
- ☐ Index of drawings, if more than 2 sheets

Photographs

- ☐ Historical Photographs of the structure or site (the Littleton Museum has a

substantial historic photograph collection. Please contact the Museum at 303-795-3950 to make an appointment for the Research Center to view the collection. There is a fee to have photographs copied). If date of photo is known, please include. Pictures obtained from the Littleton Museum must credit the Museum.

- ☐ Current color digital photographs of all visible sides of building, close-up shots of any features proposed for alteration and streetscape shots to show adjacent buildings and/or the context of the subject property in its surroundings. Photographs must be good quality and clearly labeled.

Drawings

- ☐ Elevations of all sides of the building where alterations are proposed.
- ☐ Identify proposed alterations.
- ☐ Drawings must be scaled and dimensioned.
- ☐ Materials, existing and proposed, shall be labeled (samples may be requested)
- ☐ Construction details
- ☐ Color rendering is generally required with final submittal for HP Board packets, but may be waived for some projects.

Depending on the type of project for which you are seeking a COA, provide the following additional information in order to allow a full presentation of facts and proper consideration by the board

Check all project types that apply:

☐ New Building or Addition

- ☐ Scaled and dimensioned site plan showing existing conditions, adjacent streets, alleys, buildings and proposed new construction.
- ☐ Scaled and Dimensioned floor plans indicating existing and proposed features
- ☐ Principal structures: A 3D color rendering showing reveals and adjacent structures. Adjacent structures may be in block form.

☐ New Storefront Façade

- ☐ 3D color rendering showing reveals and adjacent structures. Adjacent structures may be in block form.
- ☐ Details and/or “tear” sheets (provide for each item that applies)
 - o Knee-wall panels
 - o Storefront frame, including transom
 - o Muttons (dimensions, profile and cross section)
 - o Doors
 - o Awnings and signage
- ☐ Note on the plan set that all glass shall be clear

☐ Phasing Plan

- ☐ Table that identifies work to be completed with each phase
- ☐ Elevations of the completed project at each phase
- ☐ Deck, Stairs and Stoop
 - ☐ Scaled and dimensioned site plan showing existing conditions and proposed new construction, including railings and steps
 - ☐ Proposed materials shall be identified.
 - ☐ Construction details
- ☐ Demolition
 - ☐ Written statement detailing what will be demolished and methods undertaken to protect the remaining portion of the building
 - ☐ Inclusion of proposed demolition on plan sets
- ☐ Signage
 - ☐ Scaled and dimensioned drawing with location shown on elevation
 - ☐ Details on how signage will be attached to the historic structure
 - ☐ Type of materials to be used
 - ☐ Illumination plan, if applicable
- ☐ Awnings
 - ☐ Scaled and dimensioned drawings – front and side elevations
 - ☐ Details on how awnings will be attached to the historic structure
- ☐ Re-Roofing (change in materials or roofline)
 - ☐ Picture of existing roof material with dimensions of tiles/shingles
 - ☐ Type of proposed material with dimensions (sample or cut sheet)
 - ☐ Plan showing flashing locations and flashing detail
- ☐ HVAC, Antennas, Satellite Dishes, Solar Panels, Caps and other Mechanical Equipment on Rooftop, Wall-mounted, or Ground-mounted
 - ☐ Rooftop: 3D elevation showing visual impact of rooftop equipment from opposite side of street, both at street level and second floor.
 - ☐ Rooftop: roof plan, dimensioned, showing location of equipment
 - ☐ Ground-mounted: Site plan, dimensioned, showing location of exterior ground-mounted equipment
 - ☐ Wall-mounted: show equipment, including conduit, meters, etc. on elevation.
 - ☐ All equipment: manufacturers' "tear" sheets
 - ☐ Note on plan set that all equipment will be located and screened to minimize its visibility from the street

☐ Painting of Previously Unpainted Surface

- ☐ Written statement on reason for the proposed change

☐ Windows or Storefront

- ☐ For replacement of original or historically significant windows:
The applicant must demonstrate the need to replace windows. In some cases, photographs and a written statement may suffice to demonstrate the need for replacement. In other cases, a window assessment completed by an individual with knowledge and experience with historic window repair may be necessary.
- ☐ Manufacturers/catalog "tear" sheets or construction detail. Details must include materials, dimensions, muttons, profile and cross section design.
- ☐ Note on plan set that all glass shall be clear.

☒ Windows or Storefront

- ☒ For replacement of original or historically significant windows:
The applicant must demonstrate the need to replace windows. In some cases, photographs and a written statement may suffice to demonstrate the need for replacement. In other cases, a window assessment completed by an individual with knowledge and experience with historic window repair may be necessary.
- ☒ Manufacturers/catalog "tear" sheets or construction detail. Details must include materials, dimensions, muttons, profile and cross section design.
- ☒ Note on plan set that all glass shall be clear.

☐ Brickwork/Stucco

- ☐ Detail of brick that depicts brick color, size, shape, layout pattern, grout color, thickness and profile.
- ☐ Note on the plan set that a mock-up shall be approved in the field prior to brick installation.

☐ Doors


- ☐ Manufacturers/catalog "tear" sheets or construction detail.

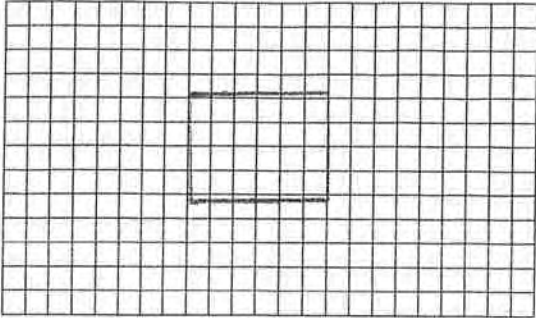
☐ Hardware (door knobs, wall-mounted mailboxes)

- ☐ Manufacturers/catalog "tear" sheets or construction detail.

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date			

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1290
CURRENT BUILDING NAME: Fritter's Cafe/Remember When Antiques		OWNER: J & M REEVES ASSOCIATES LLC 2072 W RIDGE RD LITTLETON CO 80120		
ADDRESS: 2569-75 W MAIN ST Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 17 NE 1/4 SE 1/4		
HISTORIC NAME: Batschelet Building		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME: Littleton Main Street		BLOCK: 4 LOT(S): 18, 19-20 P ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872		
FILM ROLL NO.: 97- 7 BY: Roger Whitacre	NEGATIVE NO.: 22	LOCATION OF NEGATIVES: Littleton Hist. Mus.	DATE OF CONSTRUCTION: ESTIMATE: SOURCE: Lit. Independent, 7-22-38	
			USE: PRESENT: Commercial	
			HISTORIC: Commercial	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: First story storefronts restored after 1955. Painted brick.	
STYLE: Twentieth Century Commercial			STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Brick, Wood			SQ. FOOTAGE: 10780	NATIONAL REGISTER ELIGIBILITY
ARCHITECTURAL DESCRIPTION: Rectangular, two-story, flat roof brick building with projecting bracketed cornice and frieze with dentil molding; also storefront cornice above display windows. Brick walls have continuous sill course on second story and string course of brick with stone insets above second story windows. Series of four entrances on front wall with doors with large rectangular lights and transoms. Plate glass display windows with wood kickplates below and are sheltered by awnings. Evenly spaced 1/1-light double-hung sash windows on upper story have architrave lintels.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: X YES NO	
			LOCAL LANDMARK DESIGNATION: Yes	
			NAME: Littleton DATE: 11-15-1994	
CONTINUED? YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5AH1290 ORIGINAL OWNER: E.F. Batschelet SOURCE: Littleton Independent, 7-22-38 THEME(S): Rail Era: Rail Town Physical Form, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): First floor converted to garage/auto sales between 1914 and 1921. One-story addition added across width of rear between 1921 and 1932.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The Littleton Independent reported in 1908 that E.F. Batschelet had erected his business block on Main Street next to the H.H. Lilley block. Edward F. Batschelet operated a large ranch at Sedalia, Colo. He died in 1912. In 1908, the building was divided into two storefronts on the first story (with an unspecified store on the west side and a clothing store on the east), with a hall occupying the second story. In 1912, Dr. Walter A. Palmer of Castle Rock sold the Batschelet Block to George E. Nickel. A dry goods store was located in the west part of the first floor in 1914. By 1921, reflecting the growing importance of the automobile, the lower floor of the building had been converted to a garage. The 1933 and 1939 city directories showed C.E. Stephenson Motor Co. in the building, with Stephenson Hall on the second floor. C.E. Stephenson was the owner of the Dodge-Plymouth dealership and had operated an auto business in Littleton since 1915. Stephenson was born in Silverton, Colo., in 1888, and was educated in the Denver Public Schools. He married Jessie R. Edgerton in Littleton in 1916. Stephenson worked for Leyner Engineering (1905-12) as an auto mechanic for Goehring Garage (1912-1914), and was a partner with I.W. Hunt in a garage/car dealership (1914-17). He was mayor of Littleton (1926-1928), as well as chief of the fire department and president of the Littleton Optimists. A one-story, full-width rear addition for repairing cars was constructed between 1921 and 1932. The 1953 city directory listed the Heckethorn Manufacturing and Supply Co. in the building and large letters spelling "H E C O" were displayed on the facade. Heckethorn made hardware, pulleys, war medals, and other metal products. During the late 1950s and early 1960s Shopper's Mart occupied this building.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This building is significant for its association with the development of commerce in Littleton, having been erected by prominent businessman E.F. Batschelet, for almost 90 years it has housed businesses such as dry goods and clothing stores and an automobile dealership/garage. The building is representative of twentieth century commercial construction in Littleton, as reflected in its brick construction, prominent cornice, first story storefronts, and evenly spaced double-hung windows with continuous sill course on the second story.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn Fire Insurance Maps, 1908-49; Littleton City Directories, 1932, 1939, and 1953-1963; Littleton Historical Museum files, Photograph Collection, #2006, 2621, and 583 and People and Places file, C.E. Stephenson and Roy E. Batschelet; Arapahoe County Assessor records; Littleton Independent, 22 July 1938, 20 August 1948, 8 July 1971				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997		

HPB Resolution 07-2016

Resolution Approving a COA for the Batschelet Building

2565 – 2579 W Main Street



Batschelet Building, circa 1908, 2569 – 2571 West Main Street



Existing second floor windows at the Batschelet Building.

Certificate of Appropriateness for Batschelet Building

Address: 2565 – 2579 West Main Street; Littleton, CO 80120

Submitted: November 9, 2016

Owner/Applicant:

Mainstreet Partners 1, LLC by Rees F. Davis, Jr.-Managing Member

303-882-1682

rdavis@yescommunities.com

Window Vendor/Installer:

Alpen Clear Performance by Nathan Maybon

303-834-3600

nmaybon@thinkalpen.com

Owner's Certification

I, Rees F. Davis, Jr., owner, or designated agent thereof, do hereby agree that the above described property will be developed in accordance with the design, materials, restrictions, and conditions contained in this COA. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including, but not limited to, exterior façade modifications and new construction related to the exterior of any structure. If, upon inspection, the City finds deficiencies in the on-site improvements, and after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply penalties as specified in section 4-6-19 of the Historic Preservation Code.



(Signature of owner)

Subscribed and sworn to before me by Rees F. Davis Jr this 9th day of November, 20 16.

Witness my hand and official seal.

My commission expires 2/14/17



Notary Public

CATHERINE E MOSIER
Notary Public
State of Colorado
Notary ID 19994029006
My Commission Expires Feb 14, 2017





Patty Kelly

From: Chad Bartlett <cbartlett@bootsconstruction.com>
Sent: Thursday, September 08, 2016 12:54 PM
To: Patty Kelly
Subject: RE: window repair
Attachments: 2579_Ste 201_Window (1)_9816.JPG; 2579_Ste 201_Window (2)_9816.JPG

Patty –

I visited Kathleen this morning. It appears that the glass has separated from the frame in the upper right hand corner of the window (see attached photos). I was unable to get this back into place and I think needs a “professional” window repair man to look at this closer. I don’t feel like there is eminent danger of the glass falling out of the frame at this time. Rees will want to look at this when he gets back into town.

CHAD BARTLETT | Principal
BOOTS CONSTRUCTION COMPANY
4949 S. Syracuse Street | Suite 450 | Denver, CO 80237
303.721.5806 d
720.933.0369 m
303.721.2918 f

Building Relationships
www.bootsconstruction.com

From: Patty Kelly [mailto:pkelly@yescommunities.com]
Sent: Thursday, September 08, 2016 7:55 AM
To: Chad Bartlett <cbartlett@bootsconstruction.com>
Subject: window repair

Hi Chad,
Here is the message regarding the broken window frame. Thanks so much for your help!
Patty

The wood window frame in Mikes office is broken. We are afraid the glass may fall out so what to get it looked ASAP.

Please let me know if you can send someone to look at it.

Thanks so much!

Kathleen

<image001.jpg>
Kathleen McCarthy
2579 W. Main Street
Suite 201
Littleton, CO 80120
720.941.3900 Office
215.313.4500 Cell
kmccarthy@mccormickequities.com



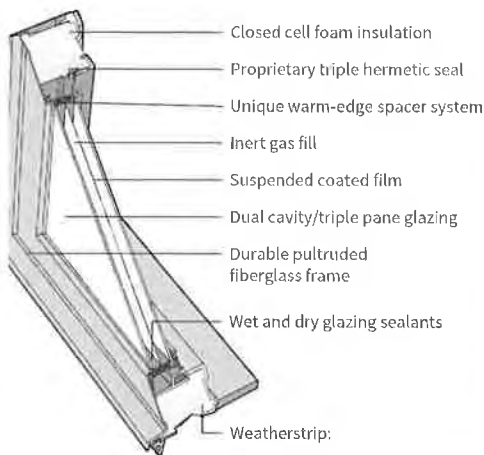
725 Series Alpen Windows

Alpen's 725 Series fiberglass windows deliver beauty, comfort, and long-lasting durability. Triple-pane suspended film glazing offers superior insulation in a range of performance levels to satisfy any home design. When used in conjunction with tight envelope construction and smart weatherization practices, 725 Series windows can help reduce energy loss.

Benefits:

- NFRC Certified thermal performance up to R-7.1 (U-0.14)
- Center-of-glass thermal performance up to R-9.1 (U-0.11)
- Custom built with superior craftsmanship and quality
- Industry leading air and water infiltration resistance
- High interior condensation resistance factors (CRF)
- 99% + UV blockage protects interior finishes
- Advanced glazing technology makes interior glass surface temperature warmer in the winter and cooler in the summer to enhance occupant comfort
- Multiple window styles and performance options offer design flexibility needed to meet net-zero energy, passive solar and other high performance home goals
- Passive House Certification data available in multiple window types

TECHNICAL SPECIFICATIONS



Triple weatherstrip on casements and awnings.

Double weatherstrip on sliding, single and double hung windows.

725 Series Full Frame NFRC Thermal Performance:

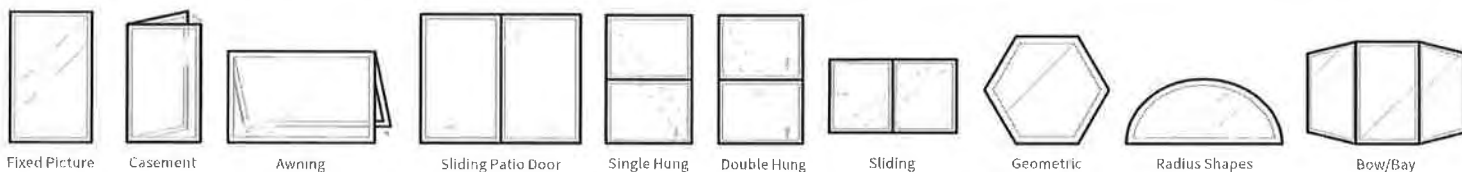
Styles	ALPENGlass 7L					ALPENGlass 7H				
	U-Factor	R-Value	SHGC	VT	CRF	U-Factor	R-Value	SHGC	VT	CRF
Picture Window LP	0.15	6.7	0.30	0.49	67	0.16	6.3	0.48	0.62	67
Picture Window HP	0.14	7.1	0.27	0.44	67	0.15	6.7	0.43	0.56	66
Casement	0.16	5.6	0.24	0.38	68	0.19	5.3	0.38	0.48	67
Awning	0.18	5.6	0.24	0.38	68	0.19	5.3	0.38	0.48	67
Single-Hung	0.18	5.6	0.25	0.41	61	0.19	5.3	0.40	0.51	60
Double-Hung	0.20	5.0	0.25	0.41	61	0.21	4.8	0.40	0.51	60
Horizontal Sliding	0.19	5.3	0.27	0.43	61	0.20	5.0	0.42	0.55	60
Sliding Patio Door	0.17	5.9	0.26	0.42	60	0.18	5.6	0.41	0.53	59

Alpenglass 7L utilizes low-e coated glass and suspended film plus inert-gas filled cavities and a warm-edge spacer to reduce unwanted solar heat gain and provide maximum insulation.

Alpenglass 7H offers superior insulation and high solar heat gain for homes with passive solar design; 7H also utilizes low-e coated glass and suspended film and inert-gas filled cavities.

A unique combination of 9 key technologies including a fully insulated fiberglass frame, suspended film, and gas-filled cavities maximize performance.

WINDOW STYLES



Exterior Trim Accessories: Nailing Fin, Aluminum Brick Mould with Nail Fin

Interior Trim Accessories: Jamb Extensions: 4-9/16", 6-9/16"; Pine, Oak and Fir

SIMULATED DIVIDED LIGHTS

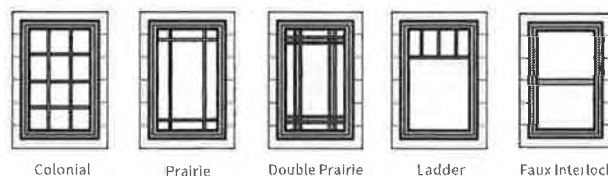
725 Series Windows offer interior and exterior-applied Simulated Divide Light (SDL) Grids in classic styles and custom patterns

Interior (wood)

Interior grille matches interior paint and color. For windows with interior wood veneer, grille is ready to stain.

Exterior (aluminum)

Exterior grille matches exterior paint color



PAINT AND FINISH OPTIONS

Picture Windows, Casements, Awnings and Sliding Patio Doors



Single/Double Hung and Sliding Window



Hardware





Customer Acknowledgement

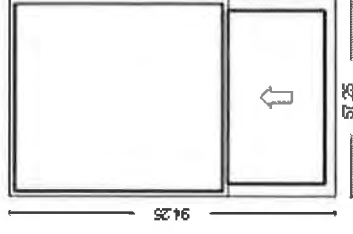
Sales Order #: 518396

Purchase Order #: CO 518396

Billing Information:		Shipping Information:		Job Comments:
CO-Maybon, Nathan 6268 Monarch Park Place		Yes Communities 2579 West Main St.		PLEASE CALL INSTALLER TO SCHEDULE 8-9 AM DELIVERY ON INSTALL DATE. NO PLACE TO STORE WINDOWS. JOSH 720-454-7353
Niwot 303-834-3600	CO 80503	Littleton JOSH INSTALLER 720-454-7353	CO 80120	

Project Name: 2579 w main st. 725 series
Quote Name: yes communities
Creation Date: 10/25/2016
Printed Date: 11/2/2016
Ship Date: Planned Ship Date Not Set
Carrier:

Line	Qty	Product Description	Overall Frame Size	Comment	Customer Price	Extended Price
1-1	5	725 Series Fiberglass Single Hung Venting 57.25 x 94.25 Call Width = Custom, Call Height = Custom, Frame Width = 57.25, Frame Height = 94.25, Sash Split = Oriel Hardware Color = White Unit 1 Lower: Glass Type = AlpenGlass 7L, Glass Strength = Annealed, Glass Thickness = Double Strength, Breather Tubes Required = No Unit 1 Upper: Glass Type = AlpenGlass 7L, Glass Strength = Annealed, Glass Thickness = 3/16", Breather Tubes Required = No Unit Type = Complete Unit, Operation / Venting = Venting, U-Factor = 0.18, SHGC = 0.26 Exterior Color = White, Interior Color/Material Type = White Screen = Charcoal Fiberglass, White, Applied, Half Screen Exterior Trim = Brickmould Applied Jamb Width = 3.25"	57.25" X 94.25"	second floor	1800.98	\$9,004.90



All glass shall be clear.

Thank you for your business.

Customer is deemed to have accepted shipped goods unless written notice of rejection is received by Alpen High Performance Products (HPP) within 48 hours of delivery. Customer is responsible for inspection of goods. Any shortage, damage or other claims must be made to Alpen HPP within 48 hours of delivery of the goods. All claims must be made in writing, include a picture of damages, and sent via fax to Alpen HPP at 303-834-3541. In no event will credit be given for goods returned without prior written approval by Alpen HPP. Returns will be subject to a 25% handling charge and shall be returned freight prepaid. In no event will a claim be allowed if customer disposes of product that has been damaged in transit without Alpen HPP's advance approval. Damage does not relieve customer of the duty to make timely payments of all obligations.

PLEASE NOTE - PVC Nail fin or brick mold adds 1/8" to overall window size.

PLEASE DEDUCT - 1/16" for all mulls. Round down to the nearest 1/16" on the window size

PLEASE NOTE - When choosing decorative hardware colors for all Hung or Sliders only the Lock and Keeper are available in those colors.

ALL VIEWS OUTSIDE LOOKING IN

SubTotal:	\$8,104.41
Tax 1:	\$360.20
Tax 2:	\$0.00
Shipping:	\$250.00
Handling:	\$0.00
Miscellaneous:	\$0.00
Total:	\$8,714.61
Deposit:	(\$0.00)

Sign

Date

*** Please note that as of December 1, 2013 our spacer system has changed to a silver mill spacer on all 725 & 925 orders. With the change in spacer the performance has also changed so please refer to the updated series data sheets on the website or call with any questions. ***



Staff Communication

File #: HPB Resolution 02-2016, **Version:** 2

Agenda Date: January 18, 2017

Subject:

Resolution to approve a COA for new development at 2679 West Main Street

Presented By: Andrea Mimnaugh, AICP, Principal Planner
--

BACKGROUND:

Property owner and applicant Jon Benallo has applied for a certificate of historic appropriateness (COA) for his project known as Littleton Mixed Use. The proposed project is a four-story structure with retail, office, residential uses and on-site parking for the property located at 2679 W. Main Street.

Prior to submittal of the COA application, the applicant received approval for a planned development overlay from the planning board (now planning commission) on August 22, 2016 that includes allowances for reduced open space and parking requirements with a maximum structure height of 61 feet. The planning board's approval was conditioned upon the property being included in the Main Street Historic District. Following the approval, Mr. Benallo filed an application for inclusion of the property into the district that was finalized by the Community Development Department on December 9, 2016. Once a property is included in the district, any new exterior work, including new structures, must receive a certificate of historic appropriateness (COA) before a building permit may be issued. The subject COA application was filed by the applicant on October 17, 2016.

UPDATE ON COA APPLICATION:

At its December 19, 2016 meeting, the historical preservation board held a public hearing on the COA application and continued it to January 18, 2017, finding that revisions to the proposed design are necessary to bring the application into compliance with the criteria for a COA. The applicant has submitted a revised plan set and an assemblage of proposed architectural materials which are attached to this staff communication.

The following two sections of this communication include a complete list of applicable criteria and design standards for the COA and sample motions that reflect each of the board's options.

COA CRITERIA:

The historical preservation board shall review the COA application for 2679 W. Main Street for compliance with the following applicable criteria:

Certificate of Appropriateness Criteria

Section 4-6-14(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 following criteria are met:

- 1. The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**
- 2. The proposed work is in conformance with any applicable adopted design guidelines.**
Please refer to Littleton Downtown Design Standards and Guidelines, Subarea #5, below.
- 3. The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**
- 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. In 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.**

Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street

The applicable adopted design guidelines for this property are the Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street. Per section 4-6-14(C) of the historic preservation code, a COA shall be “obtained in conformance with any applicable adopted design guidelines.”

5.2 Urban Design/Site Plan

5.2.1 Building and Use Orientation 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.

5.2.1.s3 Facades that face Main Street shall be designed to be the primary façade. Including such components as:

- High quality materials;**
- Large windows and entries;**
- Highest level of design and details.**

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 Standards

5.2.2.s1 In general, ground floor commercial uses with exterior exposure shall each have an individual public entry directly located on the public sidewalk along the street. A public entry not directly on the street or public open space shall not eliminate an entry that otherwise would be on the street.

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.

5.2.2.s3 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.

5.2.2.s4 Driveways and ramps to underground parking shall be perpendicular or generally perpendicular to the street.

5.2.2.s5 Driveways located across sidewalks shall maintain at least a six feet wide portion of the sidewalk at a maximum slope of 3 percent.

5.2.2.s6 Recessed entries shall be allowed if they are relatively shallow in depth (A), but shall not be allowed if deep enough to form an arcade (C) or large entry vestibule (B). (See illustration 5.2.2.s6.)

5.2.3 Parking Lot and Garage Location Standards

5.2.3.s1 Surface parking shall not be located between the front, street-facing, facade of the building and the street.

5.2.3.s2 Where minor additions are proposed for buildings (less than, cumulatively, 25% of the existing building's gross floor area) and which have an existing parking lot between the facade and the street, such parking lots may remain but shall not be expanded. If the proposed addition is, cumulatively, over 25% of the existing building gross floor area, the new addition must occur on or very close to the street right-of-way.

5.2.3.s1 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.

5.2.3.s4 Rear parking lots shall be connected to Main Street by pedestrian passages between the building and/or by side street sidewalks. Pedestrian passages may be enclosed if they are highly transparent and obvious to the street.

5.2.3.s5 Any parking structure that adjoins Main Street or its intersecting streets shall provide ground floor pedestrian-active space wherever it adjoins Main Street and for the majority of its frontage along an intersecting street.

5.2.3.s6 Where no pedestrian active uses may occur at the ground level, (for example, a portion of the ground level along an intersecting street), the majority of the parking structure's ground floor façade shall conceal the structure's interior, other than at the vehicular access points.

5.2.4 Service Areas, Trash Enclosures, Utility And Mechanical Equipment Location Standards

5.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where they must be in the amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment.

5.2.4.s2 Service areas and refuse storage areas shall not front onto Main Street. Such areas should be located in the alley.

5.2.5 On-Site Open Space Provision And Location Standards

5.2.5.s1 Along Main Street front setbacks shall not be allowed unless determined necessary to align with adjacent historic buildings.

5.3 Architecture

5.3.1 Building Scale, Form, Massing And Character 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.

Examples of techniques that meet this objective are:

- Variation in the building form such as recessed or projecting bays;
- Expression of architectural or structural modules and detail;
- Diversity of window size, shape or patterns that relate to interior functions;
- Emphasis of building entries through projecting or recessed forms, detail, color or materials;
- Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;
- Tighter, more frequent rhythm of column/bay spacing, subdividing the building facade into smaller, more human scaled elements.

5.3.1.s2 Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities.

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.

- Each ‘base’ should be composed of the first floor or possibly the first two floors of the building.
- Each ‘base’ in its entirety should be designed to give the appearance of greater height than any single floor of the middle.
- The architectural treatment of the ‘top’ should be designed to create a sense of distinctly completing or terminating the building facade. This architectural completion may be accomplished by such strategies as: providing a projecting cornice or cap, change in the window rhythm, change in apparent floor height, setback, use of other materials, or a combination of these elements.

5.3.1.s4 Primary building facades shall include some elements that provide a change in plane that creates interest through the interplay of light and shadow. Examples of such elements are:

- Recessed windows, at least 3 inches;
- Recessed entries and doors;
- Projecting sills;
- Projecting pilasters, columns, bays;
- Projecting cornices, roofs

5.3.2 Building Materials Standards

5.3.2.s1 The great majority if not all of the facade facing Main Street and, for corner buildings, the façade along an intersecting street (not including windows, doors and their framing systems), shall be composed of modular brick.

5.3.2.s2 Highly transparent glass shall be provided in all windows and storefronts.

5.3.2.s3 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the historic district and/or any building located along Main Street. However, a one or two coat ‘hard coat’ stucco system with a synthetic finish (typically 100 percent acrylic based coating) is acceptable.

5.3.4 Building Lighting Standards

5.3.4.s1 Primary building entries shall be externally lit so as to promote a more secure environment at the door, emphasize the primary point of entry into the building and provide sufficient lighting for efficient access into the building.

5.3.4.s2 Entry lighting shall complement the building’s architecture. Standard security lighting shall be allowed.

5.3.5 Roof-Top Design and Mechanical Equipment Screening Standards

5.3.5.s1 All roof mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened, or set back from view from a public street.

5.3.5.s2 Unscreened rooftop equipment shall be setback from a front façade so that it is not visible to pedestrian view from the center of the sidewalk directly across the street from the screened equipment.

5.3.5.s3 Mechanical equipment screening material shall be opaque, and be compatible in color, and texture with the building.

5.3.5.s4 Mechanical equipment screening shall be at least 6 inches higher than all portions of the equipment to be screened except an occasional flue or vent.

5.4 Landscape Architecture

5.4.1 Open Space on Private Property Standards

5.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.

5.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.

5.4.1.s3 Where a front setback area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods.

5.4.1.s4 Where a side setback area occurs, it shall be designed as a passageway, or contribute to a paved driveway or alley.

5.4.2 Parking Areas Standards

5.4.2.s1 Coverage: At least 5 percent of the interior area of a parking lot, including the area for parking lot screening (see 5.4.2.s4) shall be landscaped if the lot contains fifteen (15) or more spaces. This requirement shall be counted toward the unobstructed open space requirements of each zone district. At least 75 percent of the required landscaped area shall include living plant material. (This 75 percent living plant material coverage requirement shall be met within three years of planting.)

5.4.2.s2 Larger parking lots containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall impact by at least one of the following approaches; 1) increasing the interior parking lot landscaping requirement to a minimum of 10 percent of the parking lot area, excluding areas used for parking lot screening; 2) in addition to the requirement for at least 5 percent of the parking lot interior to be landscaped, dividing the parking lot into visual segments by either breaking the lot up into visually separate lots with at least a 20 foot wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street, or by creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10 foot wide landscape zone running the length of, at most, every third double-sided parking row. All landscaped areas that divide parking lots shall include shade trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

5.4.2.s3 Islands: Landscaped parking lot islands shall be delineated by a clear physical barrier, such as concrete or cut stone curbs to protect the plant material from vehicular damage. Landscape timbers are not acceptable in this subarea. All islands shall be irrigated in conformance with the Landscape Manual.

The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), low evergreen shrubs or ground cover and a mulch installed over a weed barrier fabric. Ornamental shrubs, boulders and flower areas may be added as accents where appropriate. Islands should be spaced so as to maximize the amount of shade afforded by trees while minimizing large expanses of uninterrupted pavement.

Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical concrete curb at least 6 inches high. Pocket islands may count double their area for any landscaping percentage requirement.

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 and extending the distance that the lot adjoins the street, not including driveways and exclusive of car bumper overhangs, planted with at least two rows of shrubs (at least one row planted to create a consistent hedge) with a spacing of no greater than 3 feet on center. A row of trees at a maximum spacing of 30 feet on center may be substituted for one row of shrubs. Other groundcover lower than 3 feet high is needed when trees are substituted for shrubs. Shrub height shall be at least 2 ft. installed but maintained no higher than 3 ft. 6in. at maturity.
- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6in. feet at maturity, and a railing or solid masonry wall at least 3 feet 6 inches high.

5.4.3 Site Distance Triangles Standards

5.4.3.s1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.

5.4.5 Screening, Walls and Fencing Standards

5.4.5.s1 Outside trash receptacles, loading docks, open storage areas and utility boxes shall be screened from public sidewalks, streets and other public areas from which the property is visible. Screening for such areas shall be opaque and be provided for by means of walls or solid fences. Landscape screening is not acceptable.

5.4.5.s2 All utility boxes, which include electric transformers, switch gearboxes, cable television boxes, telephone pedestals and boxes, shall be screened on the sides visible from the public rights of way that are not used for service access.

5.4.5.s3 Screening enclosures for refuse containers and service areas shall be incorporated into building architecture and utilize the same materials as the principle building to be greatest degree practicable. Trash receptacles and dumpsters shall be entirely screened from view and enclosed by a solid, gated wall or fence. Screen walls and fences shall be one foot higher than the object being screened. An opaque metal gate shall be included where required for complete screening. The trash enclosure shall be sited so the service vehicle can conveniently access the enclosure and maneuver without backing onto a public right of way

5.4.5.s4 Typical vertical board or palisade fences are not allowed if viewable from the street.

5.4.5.s5 All trash containers must be covered.

5.4.7 Site Lighting/Parking Lot Lighting Standards

5.4.7.s1 All lighting shall comply with Chapter 15, Lighting Requirements, Title 10 of the City of Littleton Municipal Code.

5.4.7.s2 Private and/or open spaces accessible to the public shall be lit to accommodate expected activities and events.

5.4.7.s3 Where the light source is directly visible, the luminaires shall be designed to incorporate elements to reduce glare, such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices.

5.4.7.s4 Parking lot light type shall be fully shielded luminaires mounted on poles no higher than 20 feet and be consistent in color.

5.4.7.s5 Lighting shall not provide objectionable glare onto adjoining properties.

5.4.7.s6 Pedestrian lights shall be provided in paths between buildings from parking areas to building entries or public streets.

5.4.8 Paving Materials Standards

5.4.8.s1 Paving materials and patterns used on private development parcels shall be coordinated with the design of public pedestrian facilities where they intersect.

5.4.8.s2 Engineered base and setting conditions determined by soil conditions shall be used for paving.

5.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance Standards

5.4.9.s1 Underground automatic irrigation systems shall be required for all landscaped projects. All projects with irrigation shall be subject to the provisions in Section 6 of the Landscape Manual.

5.4.9.s2 Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met and that water is not being wasted.

5.4.9.s3 The type, size, quality and quantity of the living and non-living landscaping materials shall comply with the requirements in Section 8 and the plant lists included in the Landscape Manual.

5.4.9.s4 Only those plant species that are healthy and compatible with the local climate and the site soil characteristics, drainage and water supply shall be planted.

5.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.

5.5 Signs

5.5.1 General Criteria

a. Type Standards

5.5.1.sa1 New or rehabilitated buildings shall provide a sign plan showing locations, sizes, heights, and probable design and illumination of all sign types to be used on the building or its site.

b. General Number and Location Standards

5.5.1.s1 Wall, window, awning and projecting signs shall not be allowed above the ground floor except that the HPB or DRC, at its discretion, may allow above the ground floor:

- Painted, externally-lit wall signs;
- Internally-lighted channel letter signs and/or logos;
- Painted wall murals with a minor component for the identification of a business;
- One unlit window sign per business;
- The extension of a ground floor projecting sign;
- The name of the building integrated into the material and/or design of the facade;
- In no case shall an internally lighted, cabinet type wall sign be allowed above the ground floor.

c. General Size and Height Standards

5.5.1.sc1 Maximum sign size or total sign area shall not be increased by the amount of

setback provided by the building.

d. General Design and Illumination Standards

5.5.1.sd1 Materials for signs shall complement the color, material and overall character of the architecture.

5.5.1.sd2 Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion. All mechanical fasteners shall be of hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze.

5.5.1.sd3 All conduits, transformers, and other equipment shall be concealed, and shall have UL ratings.

5.5.1.sd4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below to minimize night sky light pollution.

5.5.1.sd5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.

5.5.1.sd6 A business's corporate logo or typical sign design may be allowed by the HPB or the DRC. However, the HPB or the DRC shall retain complete control over the design, dimensions, location, number and type of the sign.

5.5.1.sd7 Hand-painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.

5.5.2 Wall Signs Standards

5.5.2.s1 Wall signs shall be located within any sign areas clearly designed for signs on existing or proposed building facades.

5.5.2.s2 Lighted wall signs shall not be located at the top of a building's facade if the facade is higher than two stories and faces a residential neighborhood.

5.5.2.s3 Maximum wall sign size shall not be increased by an increase in sign height.

5.5.2.s4 Wall signs may project into the right-of-way up to 12 inches. Where a wall sign is on private property, it may have a depth of up to 18 inches before it is considered as a projecting sign.

5.5.3 Projecting Signs Standards

5.5.3.s1 Each use by right shall be limited to one projecting sign for each of that use's street frontage.

5.5.3.s2 Projecting signs shall not be located above the ground floor.

PROPOSED MOTIONS:

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.

MOTION TO APPROVE AND/IF NECESSARY, WITH CONDITIONS

I move to approve HPB Resolution 02-2016, approving the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street with the following condition(s):

1. Additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application to demonstrate conformance with the following standards of the Littleton Downtown Design Standards and Guidelines:
 - 5.3.4 Building Lighting Standards
 - 5.3.5 Roof-top Design and mechanical equipment screening
 - 5.4.2 Parking areas
 - 5.4.3 Site Distance triangles
 - 5.4.5 Screening, walls and fencing standards
 - 5.4.7 Site Lighting/Parking Lot Lighting
 - 5.4.8 Paving Materials
 - 5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

Note: If additional conditions are necessary, include them here:

- 2.
- 3.

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 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; 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 02-2016, concerning the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street, to _____ (insert date) in order to _____.

MOTION TO DENY

I move to deny HPB Resolution 02-2016, concerning the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

CITY OF LITTLETON, COLORADO

HPB Resolution No. 02-2016

Series, 2016

**A RESOLUTION OF THE HISTORICAL PRESERVATION BOARD OF
THE CITY OF LITTLETON, COLORADO,**

WHEREAS, The historical preservation board of the city of Littleton, Colorado, held a public hearing at its regular meetings of December 19, 2016 and January 18, 2017 to consider a certificate of historic appropriateness for property located at 2679 W. Main Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the historical preservation board considered evidence and testimony concerning the proposed certificate of historic appropriateness;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. The historical preservation board finds that the proposed certificate of historical appropriateness for property known as 2679 W. Main Street meets the criteria set forth in Section 4-6-14 of the city code.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Historical Preservation Board of the City of Littleton, Colorado, on the 18th day of January, 2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Denise Ciernia
RECORDING SECRETARY

Pamela Grove
CHAIR

APPROVED AS TO FORM:

Kenneth S. Fellman
ACTING CITY ATTORNEY

EXHIBIT "A"

Legal Description for 2679 W. Main Street

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.;

CITY OF LITTLETON, COLORADO**PB RESOLUTION NO. 15****Series of 2016****A RESOLUTION OF THE PLANNING BOARD OF
THE CITY OF LITTLETON, COLORADO,
APPROVING A PLANNED DEVELOPMENT
OVERLAY FOR PROPERTY LOCATED AT 2679 W.
MAIN STREET**

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of August 22, 2016 to consider a proposal for a planned development overlay for property located at 2679 W. Main Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed planned development overlay;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. The planning board finds that the planned development overlay conforms to the development standards of the planned development overlay criteria as specified in section 10-9-5 of the city code.

Section 2. The planning board does hereby APPROVE the planned development overlay for property located at 2679 W. Main Street WITH THE CONDITION that the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 22nd day of August, 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote: 4-3.

ATTEST:

DocuSigned by:



D03BC259132D426...

Denise Ciernia, Secretary

APPROVED:

DocuSigned by:



C8DBF2F28A91481...

Karina Elrod, Chair

APPROVED AS TO FORM:

DocuSigned by:



4A3FB34EA4384FE...

Resolution No. 15-2016
Littleton Planning Board
Page 2

EXHIBIT "A"

Legal Descriptions for 2679 W. Main Street

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.;



COA APPLICATION

PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL October 17, 2016

PROPERTY INFORMATION

Historic name of property NA

Property address 2679 West Main Street, Littleton, Colorado 80120

Description of proposed alterations
New Construction - Please see attached narrative

APPLICANT INFORMATION

Name of applicant: LAI Design Group, Attn. Josh Rowland

Applicant's address: 88 Inverness Circle East, Bldg J, Suite 100, Englewood, Colorado 80112

Phone number: 303-734-1777

Fax number: 303-734-1778

E-mail address: jrowland@laidesigngroup.com

Applicant's signature: _____ Date: _____

Property owner's name: 2679 Main Street Partners, Attn. Jon Benallo

Property owner's signature: _____ Date: _____

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
(To be completed by Community Development Department staff)

Date: _____

Received by: _____

See reverse side for additional information required for a complete application



COA APPLICATION

APPLICATION PROCESS AND SUBMITTALS

A pre-application conference with city staff is strongly encouraged.

Applications should contain information to assure full presentation of pertinent facts for proper consideration of the application, including:

- Completed application form
- Cover letter addressed to the Historical Preservation Board describing the proposed project and signed by property owner.
- Names and addresses of abutting property owners.
- Plans (please see the Checklist for required information on the plans)

Number of plan sets required:

2 At time of initial submittal.

20 After completion of staff review and at time of scheduling for Historical Preservation Board review.

If you have further questions, Please contact Dennis Swain, Historic Preservation Planner, dswain@littletongov.org or 303-795-3755.



Application to Join the Main Street Historic District

OFFICIAL APPLICATION FORM

PROPERTY INFORMATION

1. Property address: 2679 Main Street
2. Historic name of the property: Valley Feed Store

OWNER INFORMATION

1. Owner's name: 2679 Main Street Partners LLC
2. Owner's mailing address: 1460 17th Street Suite 300
3. City, state, ZIP code: Denver CO 80202
4. Daytime phone number: 303-606-7842
5. Cell phone number: 720-883-5338
6. E-mail address: jbenallo@surre.com

I, Jon Benallo, owner of the property located at 2679 Main Street, Littleton, Colorado, have read the attached Historic Preservation Code. I understand and agree to abide by the provisions of the city code, including those provisions that apply to properties that have opted-in to the Main Street Historic District, particularly §4-6-12, §4-6-13, and §4-6-14. I understand that inclusion in the district is permanent, i.e. runs with the property, and that there are certain benefits and obligations that will apply to my property. I also understand that any changes to the city code will be subject to public review and hearing, that the public is given notice (although I will not be given individual notice) of such hearings, and that at such hearings, I will have an opportunity to comment on any proposed amendments.

Owner's signature:

[Signature]
Date: 12-9-16

Title: Authorized Agent

For use by the Director only:

Per §4-6-5 of the Historic Preservation Code, THIS PROPERTY IS INCLUDED IN THE MAIN STREET HISTORIC DISTRICT and is designated:

A CONTRIBUTING PROPERTY _____ A NON-CONTRIBUTING PROPERTY X

Director's signature:

[Signature]

Date: 12/9/16



Staff Communication

File #: HPB Resolution 02-2016, Version: 1

Agenda Date: December 19, 2016

Subject:

Resolution to approve a COA for new development at 2679 West Main Street

Presented By: Andrea Mimnaugh, AICP, Planning Manager

APPLICATION SUMMARY:

Project Name: Littleton Mixed Use

Application Type: Certificate of Historic Appropriateness (COA)

Location: 2679 W. Main Street

Current Use: Vacant

Proposed Use: New 4-story, 41,691 sq.ft. building for retail, office and residential uses.

Zoning: B-2 (Community Business District) with a Planned Development Overlay

Historic District: Main Street Historic District

Applicant/

Owner: Jon Benallo, 2679 Main Street Partners, L.L.C.

Staff

Recommendation: Approval

BACKGROUND:

The applicant, Jon Benallo, of 2679 Main Street Partners, L.L.C., recently purchased the property formerly occupied by Valley Feed, at 2679 West Main Street, and is proposing to redevelop the site with a 41,691 square foot , four-story retail, office and residential mixed-use project that includes a storefront along Main Street and grade-level parking under and adjacent to the building. The property was recently included in the Main Street Historic District.

Per Title 4, Chapter 6 of the Littleton Code, all COA requests shall be heard before the Historical Preservation Board for official determination.

PROJECT DESCRIPTION:

The color rendering in Figure 1 is the applicant's depiction of the proposed structure. Additional renderings, the plan set and information on proposed materials are provided in the attachments to this report. The applicant proposes a four-story, mixed-use building to include ground floor retail and office, second and third story offices uses, and fourth floor residential apartments.

The proposed building is placed at the property line at Main Street. The façade of the first two stories is brick with main entrance and storefront design at street level and historically proportioned windows at the second story; the third and fourth stories are stepped back from the façade. A cedar canopy is a prominent design element of the third story and a vertical feature, which houses the elevator shaft towards the front of the building, extends above the roofline.

A variety of building materials are proposed, including precast cement base at street level, brick at the first and second stories, decorative metal shingles at the third story and cement board siding at the residential fourth story. The height of the building is proposed at 53.5 feet with an elevator shaft near the front of the building at 54.5 feet and stairwell at the rear of the building reaching 61 feet.

Ingress and egress to the site is off of Main Street. Sixty-four onsite surface parking spaces are located on the west side of the building and tucked under the second story. Open space and landscaping is located primarily along the east, north and west perimeters of the site and internal to the parking lot.



Figure 1.
Color rendering of the proposed Littleton Mixed Use Building, provided by the applicant.

LOCATION AND CONTEXT:



**Figure 2.
Vicinity Map**



**Figure 3.
Street View of 2600 Block of W. Main Street**



**Figure 4.
2679 W. Main Street after the demolition of the Valley Feed
structure, with the Bradford Autobody in the background.**

As shown in the map in Figure 2, the Littleton Mixed Use project is located on the westernmost block of Main Street, between Bradford Autobody, a hair salon and the Melting Pot Restaurant (Carnegie Library). In Figure 3, the subject property is shown within the context of the 2600 block of West Main Street, prior to the demolition of the Valley Feed store structure, and in Figure 4, the property is shown how it exists following the demolition of the Valley Feed store.

MAIN STREET HISTORIC DISTRICT:



Figure 5.
Subject property, 2679 W. Main Street, has been included in the
Main Street Historic District.

The subject property was included in the Main Street historic district on December 9, 2016 as a non-contributing property. The Main Street historic district is an opt-in district, meaning that a property may be included in the district at the property owner's discretion. Once a property is included in the historic district, it cannot be opted-out; i.e., inclusion of property into a historic district is considered permanent under the historic preservation code.

The process for inclusion of property in the Main Street historic district is for a property owner to submit an

application for inclusion to the director of community development. Under section 4-6-5 of the historic preservation code, any property within the established “opt-in boundary” of the district (refer to the map in Figure 3) may be included: “Any owner of property within the opt in boundary may apply with the director to be included in the Main Street historic district and upon receipt of such application, the director shall include such property in the Main Street historic district and shall designate such property as a contributing property or a noncontributing property.” The former Valley Feed store structure on the property was demolished prior to the inclusion of the property into the historic district, hence, the non-contributing designation of the property.

Inclusion of vacant property within the opt-in boundary into the Main Street historic district is supported by section 4-6-2(B) of the historic preservation code, Declaration of Policy and Purpose:

“(B) The purpose of this chapter is to promote the public health, safety and welfare through:

1. The protection, enhancement, perpetuation and use of buildings, structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
2. The development and maintenance of appropriate settings and environments for such buildings and structures, and in such sites and areas;”

Consistent with Section 4-6-2(B)2, the inclusion of vacant land in an historic district and the resulting addition of historical preservation board review of new development help to develop and maintain an appropriate setting and environment for the historic buildings and structures in the district.

A certificate of historic appropriateness (COA) is required for any new structure within the historic district, per section 4-6-16 of the historic preservation code. The map in Figure 3 shows the location of the subject property within the Main Street historic district.

PROCESS:

Approval of a certificate of historic appropriateness is one of four planning approvals required by the city before a building permit can be issued for the proposed development. The required approvals are as follows:

Planned Development Overlay Application (PDO)

- Purpose: establishes zoning requirements and compatibility with applicable design guidelines in accordance with section 10-9 of the zoning code.
- Approved by Planning Board (now Planning Commission) on August 22, 2016 with a condition that the property be included in the Main Street Historic District (PB Reso 15-2016 is attached).

Inclusion in Main Street Historic District

- Approved by the Community Development Director in accordance with section 4-6-5 of the historic preservation code on December 9, 2016

➤ Certificate of Historic Appropriateness (COA)

- Purpose: establishes compliance with COA criteria and conformance with applicable adopted design guidelines
- Approval by Historical Preservation Board (HPB)

Site Development Plan (SDP)

- Purpose: establishes compliance with applicable city regulations, including but not limited to zoning, landscaping, drainage, utility design, transportation and conformance with the PDO and COA.
- Administrative approval

PDO Approval

Prior to including the property in the Main Street Historic District, the applicant submitted a PDO application to the city requesting variations in zoning requirements and deviations from the Littleton Downtown Design Standards and Guidelines. Through the PDO process, such requests can be approved in exchange for creative, high quality design. Following a public hearing at its August 22, 2016 meeting, planning board (now planning commission) approved the PDO with the condition that the property must join the Main Street Historic District. The specifics of the PDO approval are as follows:

**Table 1.
PDO Zoning Approvals**

Zoning and Littleton Downtown Design Standards and Guidelines Approvals for the Littleton Mixed Use PDO	
Zoning	
Parking Spaces Required	50 percent reduction for all uses except residential
Parking Stall Dimensions	Reduction in parking stall length from 20-feet to 15 feet
Unobstructed Open Space for Overall Property	Reduced from 20 percent to 12 percent
Unobstructed Open Space Along Street Frontage	Reduced from 10 percent to 2.4 percent
Littleton Downtown Design Standards	
Upper floor setbacks: deviation from the standard requiring a maximum of 25 percent visibility of upper-story building setbacks (Standard #5.3.1.s2)	Stair and elevator corridors and associated lobby area may be located within 12' of the Main Street right-of-way, 25 foot maximum width along right-of-way. Exterior balcony canopies that front the Main Street right-of-way may encroach into the 25 percent all-weather visible area of the floor above.
Parking lot location: deviation from the standard requiring parking lots to be located at the rear of the buildings (Standard #5.2.3.s3)	Up to 60 feet of the 125-foot frontage along Main Street may be used for parking and driveway access provided that adequate screening between the side lot and the parking lot is provided on site.

All other design standards:	Planning Board found that all other design standards were met.
Planning Board Resolution #15-2016	
The Planning Board found that all criteria for a planned development overlay application were met for the Littleton Mixed Use PDO (#PDO16-0001) and approved the application with the following condition: [T]hat the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design. PB Resolution #15-2016 is an attachment to this report.	

The PDO and the COA review processes differ in perspective and purview, but both processes encompass the Littleton Downtown Design Guidelines as a component of the review; as such, design standards found to be met under the PDO review may be revisited during the COA review and may result in a different outcome.

On December 6th and 7th, 2016, the property owner demolished the buildings formerly on the site and submitted an application to have the property included in the Main Street Historic District. The property is now in the Main Street Historic District and a certificate of historic appropriateness (COA) proposal is being presented to HPB.

STAFF ANALYSIS:

Certificate of Historic Appropriateness:

Section 4-6-14(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 following criteria are met:

- 1. The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**
The structures on this property had been demolished and the site cleared prior to the property coming into the district. Thus, this criterion is not applicable to the application.
- 2. The proposed work is in conformance with any applicable adopted design guidelines.**
The Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street, are applicable to this application. The proposed Littleton Mixed Use building appears to be in compliance with the Design Standards, and thus, this criterion. An analysis is provided in the following section of this report.
- 3. The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**
There are no other designated historic structures located on the property. This criterion is not applicable to the application.
- 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. In 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.**

The architectural mix within the four-block Main Street includes a range of commercial styles that span 70 years of development between 1880 and 1950. The inner-two blocks of the district, between South Prince Street and Curtice Street, are lined with one and two story buildings built primarily in the early 20th century commercial style, but also several buildings built 1940-50's era modern architectural styles.

On the outer-two blocks of the district, there is less conformity in terms of architectural style and building size. The western-most block of Main Street includes the 1920's Bussard Building, which reflects auto dealership construction of the early twentieth century, the Carnegie Library, that is designed in the Italian Renaissance Revival/Beaux Arts architectural style, and buildings that have been altered from their original architectural style, including the Main Street Centre, Bradford Autobody, Blue Ribbon Stables and the multi-tenant building that includes Penny Robin Dancewear. Moreover, several buildings on this block are larger in size, including Bradford Autobody and the multi-tenant building on the southwest corner of Main and Curtice streets that includes the Penny Robin store.

The eclectic mix of buildings is what gives Main Street its own unique character, yet there are common elements as well: most buildings can be characterized simple, straight-forward and having unassuming architecture and materials. Salient architectural features include rectangular storefront windows, recessed entrances, second story double-hung windows, cornices and brick construction. Carnegie Library and Town Hall, designed by renowned Colorado architect JJB Benedict in 1916 and 1920, respectively, are notable exceptions to this rule. These former public buildings feature arches and ornamentation.

The proposed Littleton Mixed Use building is adjacent to one property within the opt-in Main Street Historic District-the Carnegie Library, located at the western end of Main Street (the buildings share a property line at the far end of each property). The requirement for new buildings to be "visually compatible" with development on adjacent properties within the district, per the criterion, can be addressed in several ways, including that the new building "enhances the mixture of complementary architectural styles of surrounding structures." With this option, the proposed Littleton Mixed Use Building would complement the prevalent existing historic character of the western-most block of Main Street in the following ways: it will be built out to the property line on Main Street, the main entrance is located on Main Street, it includes a storefront design, the building setback at the upper stories, is broken down into smaller parts so as to replicate the smaller building sizes typical along the street and it will have a masonry exterior. Smaller scale details, such as recessed windows and signage are also consistent with the character of the Main Street Historic District.

At 41,641 square foot in size and up to 61 feet in height, the proposed Littleton Mixed Use building would be one of the largest buildings on Main Street, but includes design elements that appear to make it visually compatible with the mixture of complementary architectural styles of surrounding structures.

This criterion appears to be met.

Littleton Downtown Design Standards and Guidelines, SubArea #5, Main Street

The applicable adopted design guidelines for this property are the Littleton Downtown Design Standards and Guidelines, SubArea #5, Main Street. Per section 4-6-14(C) of the historic preservation code, a COA shall be "obtained in conformance with any applicable adopted design guidelines."

Using the design standards, city staff and the city's consulting architects reviewed the application for this project against all applicable standards. The consulting architects' comments are incorporated into this report.

Overview of Applicable Design Standards

Following is an overview of applicable design standards for this project and the staff analysis for each category of standards:

Table 1
Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street

Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street Applicable Stand	
Review Category	Staff Analysis
5.2 Urban Design/Site Plan	
5.2.1 Building and use orientation-4 standards	Appears to meet standards
5.2.2 Pedestrian and vehicular access-6 standards	Appears to meet standards
5.2.3 Parking lots and garage locations-4 standards.	Appears to meet requirements for requested deviation for parking lot location.
5.2.4 Service area, trash enclosures, utility and mech locations-1 standard	Appears to meet standard
5.2.5 On-site open space provision and location-1 sta	Appears to meet standard
5.3 Architecture	
5.3.1 Building scale, form, massing and character-4 s	Appears to meet standards
5.3.2 Building materials-3 standards	Appears to meet standards
5.3.4 Building lighting-2 standards	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.3.5 Roof-top design and mechanical equipment scr	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4 Landscape Architecture	
5.4.1 Open space on private property-4 standards	Appears to meet standards
5.4.2 Parking areas-2 standards	Compliance with the standard on parking lot screening is a condition of approval of the COA and must be met with the SDP application.

5.4.3 Site distance triangles	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4.5 Screening, walls and fencing standards-5 standards receptacles, utility boxes to be screened by walls or standards boxes-only need screening as viewed from ROW. Trash trash receptacle.	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4.7 Site lighting/parking lot lighting	Compliance with this standard is a condition of approval of the COA and must be met with the SDP application.
5.4.8 Paving materials-2 standards	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4.9 Landscape materials, xeriscaping, irrigation and	Compliance with standard is a condition of approval of the COA and must be met with the SDP application.
5.5 Signs	
5.5 Signage	A separate COA application for signage is required.

Complete Analysis of Applicable Design Standards

5.2 Urban Design/Site Plan

5.2.1 Building and Use Orientation 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.

5.2.1.s3 Facades that face Main Street shall be designed to be the primary façade. Including such components as:

- **High quality materials;**

- **Large windows and entries;**
- **Highest level of design and details.**

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.

The north block-face of the 2600 block of West Main Street includes four existing properties. As shown in the location map (Figure 1), two properties, the adjacent Bradford Autobody and the Main Street Centre buildings, are setback from Main Street. However, neither of these properties are currently identified as “contributing” buildings to the Main Street Historic District. Under Standard 5.2.1.s2, buildings shall be located on the street right-of-way or aligned with the face of an existing historic building. Since the Bradford Autobody and Main Street Centre buildings are not considered contributing historic buildings, the building frontage for the proposed Littleton Mixed Use building shall be at the Main Street right-of-way line.

The ground floor of building frontage along Main Street is designed to provide the main entrance to the building and 2-3 retail or bank businesses, each with its own access from Main Street. As such, the proposed ground floor design should generate pedestrian activity along the 2600 block of West Main Street.

The storefront along Main Street is intended as the primary façade of the building and incorporates high quality materials, including architectural precast concrete panels at the base of the building, a bronze aluminum storefront system, decorative columns utilizing two colors of brick, aluminum sun louvers at the top of the storefront and architectural precast concrete decorative medallions.

Windows are appropriately sized for the mass and scale of the building and appear sufficient in size.

The above standards appear to be met with this application.

5.2.2 Pedestrian and Vehicular Access Standards

5.2.2.s1 In general, ground floor commercial uses with exterior exposure shall each have an individual public entry directly located on the public sidewalk along the street. A public entry not directly on the street or public open space shall not eliminate an entry that otherwise would be on the street.

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.

5.2.2.s3 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.

5.2.2.s4 Driveways and ramps to underground parking shall be perpendicular or generally perpendicular to the street.

5.2.2.s5 Driveways located across sidewalks shall maintain at least a six feet wide portion of the sidewalk at a maximum slope of 3 percent.

5.2.2.s6 Recessed entries shall be allowed if they are relatively shallow in depth (A), but shall not be allowed if deep enough to form an arcade (C) or large entry vestibule (B). (See illustration 5.2.2.s6.)

The ground floor commercial uses with exterior exposure each has an individual public entry directly located on the public sidewalk along Main Street. The building has a clearly identifiable front door that faces Main Street. The main entry is wider and deeper than the entries for the ground floor retail and has a more prominent sign. The applicant has worked with city staff on recessed entrances as a mechanism for delineating individual storefronts and strengthening the rhythm of the façade. The street-level entrance to the upper floors opens to both the Main Street sidewalk and to the interior parking.

Although the proposed project has a two-way driveway that crosses the sidewalk on the north side of Main Street and has a curb cut associated with that driveway, the driveway and curb cut are necessities because the site is not serviced by an alley. The proposed project limits driveways and curb cuts to one and the applicant has worked with the Public Works Department to meet city engineering standards and to provide the width of driveway and curb cut that balances the needs and safety of vehicular and pedestrian traffic.

The above standards appear to be met with this application.

5.2.3 Parking Lot and Garage Location Standards

5.2.3.s1 Surface parking shall not be located between the front, street-facing, facade of the building and the street.

5.2.3.s2 Where minor additions are proposed for buildings (less than, cumulatively, 25% of the existing building's gross floor area) and which have an existing parking lot between the facade and the street, such parking lots may remain but shall not be expanded. If the proposed addition is, cumulatively, over 25% of the existing building gross floor area, the new addition must occur on or very close to the street right-of-way.

5.2.3.s1 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.

5.2.3.s4 Rear parking lots shall be connected to Main Street by pedestrian passages between the building and/or by side street sidewalks. Pedestrian passages may be enclosed if they are highly transparent and obvious to the street.

5.2.3.s5 Any parking structure that adjoins Main Street or its intersecting streets shall provide ground floor pedestrian-active space wherever it adjoins Main Street and for the majority of its frontage along an intersecting street.

5.2.3.s6 Where no pedestrian active uses may occur at the ground level, (for example, a portion of the ground level along an intersecting street), the majority of the parking structure's ground floor façade shall conceal the structure's interior, other than at the vehicular access points.

The proposed site layout does not meet Standard 5.2.3.s1 in that there is a vehicular access from Main Street and an onsite parking lot located at the side and rear of the property. However, section 8.15 of the Design Standards and Guidelines allows for deviations from design standards when unique site factors exist and when an alternative can achieve the stated intent. The site is unique in that it has no opportunity to take access from side streets, forcing parking lot access to be directly from Main Street. In response to the limitations of the site, the applicant has provided a site wall that screens the parking from Main Street using material from the building creating the continuity desired in the standard.

The proposed building comes up to and is parallel to the sidewalk and does not have parking between it and the sidewalk. The project provides surface parking both under the rear and to the west of the building. Contrary to Standard 5.2.3.s1, which states: “Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street,” The west portion of the surface parking is a side parking lot that extends to the sidewalk. *The parking lot extends for 60’ of the 150’ street frontage.* The parking lot is separated from the sidewalk by a three-foot brick wall and planting area, providing a pedestrian-friendly and visually pleasing appearance to the West 2600 block of Main Street.

The above standards appear to be met with this application.

5.2.4 Service Areas, Trash Enclosures, Utility And Mechanical Equipment Location Standards

5.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where they must be in the amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment.

5.2.4.s2 Service areas and refuse storage areas shall not front onto Main Street. Such areas should be located in the alley.

The Xcel transformer cabinet and meter are located in the southwest edge of the parking lot. There is not an alley; instead, the trash enclosure is located at the rear of the property, within the parking lot. It is enclosed and has a swing gate.

The above standards appear to be met with this application.

5.2.5 On-Site Open Space Provision And Location Standards

5.2.5.s1 Along Main Street front setbacks shall not be allowed unless determined necessary to align with adjacent historic buildings.

The proposed building does not have a front setback; it extends to the sidewalk. There are two buildings on the block face that have significant front setbacks; however, they are not considered contributing historic buildings. If these properties are redeveloped, it is anticipated that any new structure will also be brought to the sidewalk.

The above standard appears to be met with this application.

5.3 Architecture

5.3.1 Building Scale, Form, Massing And Character 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.

Examples of techniques that meet this objective are:

- **Variation in the building form such as recessed or projecting bays;**
- **Expression of architectural or structural modules and detail;**
- **Diversity of window size, shape or patterns that relate to interior functions;**
- **Emphasis of building entries through projecting or recessed forms, detail, color or materials;**
- **Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;**
- **Tighter, more frequent rhythm of column/bay spacing, subdividing the building facade into smaller, more human scaled elements.**

5.3.1.s2 Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities.

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.**
- **Each ‘base’ should be composed of the first floor or possibly the first two floors of the building.**
- **Each ‘base’ in its entirety should be designed to give the appearance of greater height than any single floor of the middle.**
- **The architectural treatment of the ‘top’ should be designed to create a sense of distinctly completing or terminating the building facade. This architectural completion may be accomplished by such strategies as: providing a projecting cornice or cap, change in the window rhythm, change in apparent floor height, setback, use of other materials, or a combination of these elements.**

5.3.1.s4 Primary building facades shall include some elements that provide a change in plane that creates interest through the interplay of light and shadow. Examples of such elements are:

- **Recessed windows, at least 3 inches;**
- **Recessed entries and doors;**
- **Projecting sills;**
- **Projecting pilasters, columns, bays;**
- **Projecting cornices, roofs**

The proposed building maintains the prevailing commercial storefront character, human scale, interest, and variation with its use of a two story base; simple flat-roofed forms; wall planes parallel to the street; individual storefronts that follow the prevailing module; inset, transparent glass storefronts; and doors to each storefront.

Above the first two stories, the building steps back to a third and fourth story. The upper floors and the sides and rear of the building vary the materials and windows. The proposed building provides a varied skyline with its set-back third and fourth story and a service tower element at its southeast corner.

Standard 5.3.1.s2 states: *“Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities.”*

The standard for 25% of the upper floor being visible is not met, but the setback requirement may be waived due to architectural emphasis and improvement in material qualities. While the building does step back the third and fourth floor stories, the proposed building includes a third story canopy along the front façade and a vertical element (shaft) that exceeds the maximum allowance of 25 percent visibility from the sidewalk directly across Main Street.

Both elements are integrated into the architectural design of the overall building. The use of cedar for the canopy and metal wall shingles for the vertical element, as shown in the plan set, provides high-end finishes and constitutes an improvement in material quality for the overall building. Therefore, a waiver from the standard for upper-floor setback may be justified.

The proposed design creates an architectural character that respects the traditional design principles of historic buildings along Main Street by providing:

- A building facade with three vertical divisions: ‘base’, ‘middle’ and ‘top’.
- A ‘base’ composed of the first two floors of the building.
- A ‘base’ that in its entirety is designed to give the appearance of greater height than any single floor of the middle.
- An architectural treatment of the ‘top’ that creates a sense of distinctly completing or terminating the building facade. This architectural completion is accomplished by providing a change in the window rhythm, change in apparent floor height, setback, and use of other materials.

The front façade of the proposed Littleton Mixed Use building include elements that provide a change in plane, as required per Standard 5.3.1.s4 by the inclusion of a canopy at the third story that projects over the second story patio, and by the design of the primary entrance to the building, which is recessed from the front façade.

The above standards appear to be met with this application.

5.3.2 Building Materials Standards

5.3.2.s1 The great majority if not all of the facade facing Main Street and, for corner buildings, the façade along an intersecting street (not including windows, doors and their framing systems), shall be composed of modular brick.

5.3.2.s2 Highly transparent glass shall be provided in all windows and storefronts.

5.3.2.s3 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the historic district and/or any building located along Main Street. However, a one or two coat ‘hard coat’ stucco system with a synthetic finish (typically 100 percent acrylic based coating) is acceptable.

All façades will be finished with modular brick. Other wall materials will include architectural precast concrete panels, cement board siding with reveals, and clear-sealed cedar. Sheet metal will be used for sun visors, eye brows, and metal wall shingles. Painted aluminum will be used for window frames, door frames, balcony railings, and hardware. No EIFS is included in the list of materials. The glass in all windows and storefronts will be highly transparent glass.

The above standards appear to be met with this application.

5.3.4 Building Lighting Standards

5.3.4.s1 Primary building entries shall be externally lit so as to promote a more secure environment at the door, emphasize the primary point of entry into the building and provide sufficient lighting for efficient access into the building.

5.3.4.s2 Entry lighting shall complement the building’s architecture. Standard security lighting shall be allowed.

Lighting details have not been provided with the COA application. A condition of approval has been added to the board’s suggested motion at the end of this report that lighting and other details will be reviewed with the SDP application for compliance with these standards.

5.3.5 Roof-Top Design and Mechanical Equipment Screening Standards

5.3.5.s1 All roof mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened, or set back from view from a public street.

5.3.5.s2 Unscreened rooftop equipment shall be setback from a front façade so that it is not visible to pedestrian view from the center of the sidewalk directly across the street from the screened equipment.

5.3.5.s3 Mechanical equipment screening material shall be opaque, and be compatible in color, and texture with the building.

5.3.5.s4 Mechanical equipment screening shall be at least 6 inches higher than all portions of the equipment to be screened except an occasional flue or vent.

The roof has a one foot high parapet wall on all sides and all mechanical equipment is shown as set back from all sides of the building. Given the height of the building, the parapet, and the setbacks, it appears as though the rooftop mechanical

equipment will not be visible to pedestrian view. Further details on all mechanical equipment will be requested by staff as part of the SDP application and will be reviewed by staff for compliance with these standards. A condition of approval has been added to the board's suggested motion at the end of this report that mechanical equipment screening will be reviewed with the SDP application for compliance with these standards.

5.4 Landscape Architecture

The landscape architecture section of this document references the City of Littleton Landscape Design Criteria Manual (here in referred to as the Landscape Manual) and Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code. Quantity, quality, size, and type of plant materials required are identified in the Landscape Manual. Where the quantity, size, or type of plant material is given in these guidelines, the guidelines supersede the Landscape manual.

5.4.1 Open Space on Private Property Standards

5.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.

5.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.

5.4.1.s3 Where a front setback area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods.

5.4.1.s4 Where a side setback area occurs, it shall be designed as a passageway, or contribute to a paved driveway or alley.

While the building does not have a front landscaped setback, the side of the lot contributes to a paved driveway and surface parking lot with landscaping. All areas not covered by parking areas and walks are shown as landscaped. Landscaping within the parking lot include a variety of trees and shrubs, including the following species: honey locust, linden and pear trees; privet and juniper shrubs.

The above standards appear to be met with this application.

5.4.2 Parking Areas Standards

5.4.2.s1 Coverage: At least 5 percent of the interior area of a parking lot, including the area for parking lot screening (see 5.4.2.s4) shall be landscaped if the lot contains fifteen (15) or more spaces. This requirement shall be counted toward the unobstructed open space requirements of each zone district. At least 75 percent of the required landscaped area shall include living plant material. (This 75 percent living plant material coverage requirement shall be met within three years of planting.)

5.4.2.s2 Larger parking lots containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall impact by at least one of the following approaches; 1) increasing the interior parking lot landscaping requirement to a minimum of

10 percent of the parking lot area, excluding areas used for parking lot screening; 2) in addition to the requirement for at least 5 percent of the parking lot interior to be landscaped, dividing the parking lot into visual segments by either breaking the lot up into visually separate lots with at least a 20 foot wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street, or by creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10 foot wide landscape zone running the length of, at most, every third double-sided parking row. All landscaped areas that divide parking lots shall include shade trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

5.4.2.s3 Islands: Landscaped parking lot islands shall be delineated by a clear physical barrier, such as concrete or cut stone curbs to protect the plant material from vehicular damage. Landscape timbers are not acceptable in this subarea. All islands shall be irrigated in conformance with the Landscape Manual.

The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), low evergreen shrubs or ground cover and a mulch installed over a weed barrier fabric. Ornamental shrubs, boulders and flower areas may be added as accents where appropriate. Islands should be spaced so as to maximize the amount of shade afforded by trees while minimizing large expanses of uninterrupted pavement.

Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical concrete curb at least 6 inches high. Pocket islands may count double their area for any landscaping percentage requirement.

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 and extending the distance that the lot adjoins the street, not including driveways and exclusive of car bumper overhangs, planted with at least two rows of shrubs (at least one row planted to create a consistent hedge) with a spacing of no greater than 3 feet on center. A row of trees at a maximum spacing of 30 feet on center may be substituted for one row of shrubs. Other groundcover lower than 3 feet high is needed when trees are substituted for shrubs. Shrub height shall be at least 2 ft. installed but maintained no higher than 3 ft. 6in. at maturity.
- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6in. feet at maturity, and a railing or solid masonry wall at least 3 feet 6 inches high.

The portion of the proposed parking lot that is not covered by the building is designed for 32 parking spaces and exceeds the minimum of 5 percent area of landscaping with a proposed 6 percent landscaping area.

The parking lot landscape design includes two pocket islands that meet the minimum 6-foot island width, each with a shade tree.

A three-foot tall brick wall extends the distance that the parking lot adjoins the street on the west side of the driveway. A landscape zone is provided on the north side of the wall for additional screening. The east side of the driveway is adjoined by a loading zone that is designed to double as a plaza with specialty paving, trees, and a bench.

The standards generally appear to be met; however, some details such as landscaping coverage after three years of planting, mulching and weed barriers have not been provided at this time. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the details be provided with the SDP application and reviewed by staff for compliance with the above standards.

5.4.3 Site Distance Triangles Standards

5.4.3.s1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.

A condition of approval has been added to the suggested staff motion at the end of this report that would require that be provided with the SDP application and reviewed by staff for compliance with the above standard regarding site distance triangles.

5.4.5 Screening, Walls and Fencing Standards

5.4.5.s1 Outside trash receptacles, loading docks, open storage areas and utility boxes shall be screened from public sidewalks, streets and other public areas from which the property is visible. Screening for such areas shall be opaque and be provided for by means of walls or solid fences. Landscape screening is not acceptable.

5.4.5.s2 All utility boxes, which include electric transformers, switch gearboxes, cable television boxes, telephone pedestals and boxes, shall be screened on the sides visible from the public rights of way that are not used for service access.

5.4.5.s3 Screening enclosures for refuse containers and service areas shall be incorporated into building architecture and utilize the same materials as the principle building to be greatest degree practicable. Trash receptacles and dumpsters shall be entirely screened from view and enclosed by a solid, gated wall or fence. Screen walls and fences shall be one foot higher than the object being screened. An opaque metal gate shall be included where required for complete screening. The trash enclosure shall be sited so the service vehicle can conveniently access the enclosure and maneuver without backing onto a public right of way

5.4.5.s4 Typical vertical board or palisade fences are not allowed if viewable from the

street.

5.4.5.s5 All trash containers must be covered.

A condition of approval has been added to the suggested staff motion at the end of this report that would require that the details be provided with the SDP application and reviewed by staff for compliance with the above standards.

5.4.7 Site Lighting/Parking Lot Lighting Standards

5.4.7.s1 All lighting shall comply with Chapter 15, Lighting Requirements, Title 10 of the City of Littleton Municipal Code.

5.4.7.s2 Private and/or open spaces accessible to the public shall be lit to accommodate expected activities and events.

5.4.7.s3 Where the light source is directly visible, the luminaires shall be designed to incorporate elements to reduce glare, such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices.

5.4.7.s4 Parking lot light type shall be fully shielded luminaires mounted on poles no higher than 20 feet and be consistent in color.

5.4.7.s5 Lighting shall not provide objectionable glare onto adjoining properties.

5.4.7.s6 Pedestrian lights shall be provided in paths between buildings from parking areas to building entries or public streets.

Lighting details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

5.4.8 Paving Materials Standards

5.4.8.s1 Paving materials and patterns used on private development parcels shall be coordinated with the design of public pedestrian facilities where they intersect.

5.4.8.s2 Engineered base and setting conditions determined by soil conditions shall be used for paving.

Landscaping details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

5.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance Standards

5.4.9.s1 Underground automatic irrigation systems shall be required for all landscaped projects. All projects with irrigation shall be subject to the provisions in Section 6 of the Landscape Manual.

5.4.9.s2 Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met and that water is not being wasted.

5.4.9.s3 The type, size, quality and quantity of the living and non-living landscaping materials shall comply with the requirements in Section 8 and the plant lists included in the Landscape Manual.

5.4.9.s4 Only those plant species that are healthy and compatible with the local climate and the site soil characteristics, drainage and water supply shall be planted.

5.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.

Landscaping details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

5.5 Signs

5.5.1 General Criteria

a. Type Standards

5.5.1.sa1 New or rehabilitated buildings shall provide a sign plan showing locations, sizes, heights, and probable design and illumination of all sign types to be used on the building or its site.

The drawings show the general locations, sizes, heights, and probable design and illumination of all sign types used on the building. As noted on the drawings, a separate staff level COA must be sought for specific signs and will be reviewed for compliance with the sign code and applicable design standards.

b. General Number and Location Standards

5.5.1.s1 Wall, window, awning and projecting signs shall not be allowed above the ground floor except that the HPB or DRC, at its discretion, may allow above the ground floor:

- **Painted, externally-lit wall signs;**
- **Internally-lighted channel letter signs and/or logos;**
- **Painted wall murals with a minor component for the identification of a business;**
- **One unlit window sign per business;**
- **The extension of a ground floor projecting sign;**

- **The name of the building integrated into the material and/or design of the facade;**
- **In no case shall an internally lighted, cabinet type wall sign be allowed above the ground floor.**

Wall, window, awning or projecting signs are not proposed above the ground floor. The above standards appear to be met with this application.

c. General Size and Height Standards

5.5.1.sc1 Maximum sign size or total sign area shall not be increased by the amount of setback provided by the building.

The ground floor signs are provided on the south wall, will have no setback from the south property line, and will be adjacent to the sidewalk.

Location and general size of signage has been submitted with the COA application and it appears that the standards relating to this information is in conformance with the above standards. As noted on the plan set, separate staff-level COA must be sought for specific signs and details will be reviewed to determine compliance with the sign code and applicable design guidelines.

d. General Design and Illumination Standards

5.5.1.sd1 Materials for signs shall complement the color, material and overall character of the architecture.

5.5.1.sd2 Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion. All mechanical fasteners shall be of hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze.

5.5.1.sd3 All conduits, transformers, and other equipment shall be concealed, and shall have UL ratings.

5.5.1.sd4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below to minimize night sky light pollution.

5.5.1.sd5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.

5.5.1.sd6 A business's corporate logo or typical sign design may be allowed by the HPB or the DRC. However, the HPB or the DRC shall retain complete control over the design, dimensions, location, number and type of the sign.

5.5.1.sd7 Hand-painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.

As noted on the plan set, a separate staff level COA must be sought for specific signs. The sign COA will review the design, size, and lighting of individual signs for conformance with the sign code and the

above applicable design standards.

5.5.2 Wall Signs Standards

5.5.2.s1 Wall signs shall be located within any sign areas clearly designed for signs on existing or proposed building facades.

5.5.2.s2 Lighted wall signs shall not be located at the top of a building's facade if the facade is higher than two stories and faces a residential neighborhood.

5.5.2.s3 Maximum wall sign size shall not be increased by an increase in sign height.

5.5.2.s4 Wall signs may project into the right-of-way up to 12 inches. Where a wall sign is on private property, it may have a depth of up to 18 inches before it is considered as a projecting sign.

As noted on the drawings, a separate staff level COA must be sought for specific signs. While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs for conformance with the sign code and the above applicable design standards.

5.5.3 Projecting Signs Standards

5.5.3.s1 Each use by right shall be limited to one projecting sign for each of that use's street frontage.

5.5.3.s2 Projecting signs shall not be located above the ground floor.

The drawings are not showing any projecting signs. As noted on the drawings, a separate staff level COA must be sought for specific signs. While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs and will be reviewed for compliance with the sign code and applicable design standards.

STAFF RECOMMENDATION

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed COA for 2679 West Main Street meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution 02-2016 approving the Certificate of Historic Appropriateness for the Littleton Mixed-Use Project at 2679 West Main Street.

PROPOSED MOTION:

I move to approve HPB Resolution 02-2016, approving the Certificate of Historic Appropriateness for the Littleton Mixed-Use Project at 2679 West Main Street with the following condition:

1. Additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application to demonstrate conformance with for the following standards of the Littleton Downtown Design Standards and Guidelines:

- 5.3.4 Building Lighting Standards
- 5.3.5 Roof-top Design and mechanical equipment screening
- 5.4.2 Parking areas
- 5.4.3 Site Distance triangles
- 5.4.5 Screening, walls and fencing standards
- 5.4.7 Sit Lighting/Parking Lot Lighting
- 5.4.8 Paving Materials
- 5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

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 any applicable adopted 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.



Application to Join the Main Street Historic District

OFFICIAL APPLICATION FORM

PROPERTY INFORMATION

1. Property address: 2679 Main Street
2. Historic name of the property: Valley Feed Store

OWNER INFORMATION

1. Owner's name: 2679 Main Street Partners LLC
2. Owner's mailing address: 1460 17th Street Suite 300
3. City, state, ZIP code: Denver CO 80202
4. Daytime phone number: 303-606-7842
5. Cell phone number: 720-883-5338
6. E-mail address: jbenallo@surre.com

I, Jon Benallo, owner of the property located at 2679 Main Street, Littleton, Colorado, have read the attached Historic Preservation Code. I understand and agree to abide by the provisions of the city code, including those provisions that apply to properties that have opted-in to the Main Street Historic District, particularly §4-6-12, §4-6-13, and §4-6-14. I understand that inclusion in the district is permanent, i.e. runs with the property, and that there are certain benefits and obligations that will apply to my property. I also understand that any changes to the city code will be subject to public review and hearing, that the public is given notice (although I will not be given individual notice) of such hearings, and that at such hearings, I will have an opportunity to comment on any proposed amendments.

Owner's signature:

[Signature] Title: Authorized Agent
Date: 12-9-16

For use by the Director only:

Per §4-6-5 of the Historic Preservation Code, THIS PROPERTY IS INCLUDED IN THE MAIN STREET HISTORIC DISTRICT and is designated:

A CONTRIBUTING PROPERTY _____ A NON-CONTRIBUTING PROPERTY X

Director's signature:

[Signature] Date: 12/9/16

CITY OF LITTLETON, COLORADO

PB RESOLUTION NO. 15

Series of 2016

A RESOLUTION OF THE PLANNING BOARD OF
THE CITY OF LITTLETON, COLORADO,
APPROVING A PLANNED DEVELOPMENT
OVERLAY FOR PROPERTY LOCATED AT 2679 W.
MAIN STREET

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of August 22, 2016 to consider a proposal for a planned development overlay for property located at 2679 W. Main Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed planned development overlay;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. The planning board finds that the planned development overlay conforms to the development standards of the planned development overlay criteria as specified in section 10-9-5 of the city code.

Section 2. The planning board does hereby APPROVE the planned development overlay for property located at 2679 W. Main Street WITH THE CONDITION that the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 22nd day of August, 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote: 4-3.

ATTEST:

DocuSigned by:

Denise Ciernia

D03BC259132D426...

Denise Ciernia, Secretary

APPROVED:

DocuSigned by:

Karina Elrod

C8DBF2F28A91481...

Karina Elrod, Chair

APPROVED AS TO FORM:

DocuSigned by:

4A3FB34EA4384FE...

Resolution No. 15-2016
Littleton Planning Board
Page 2

EXHIBIT "A"

Legal Descriptions for 2679 W. Main Street

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.;



COA APPLICATION

PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL October 17, 2016

PROPERTY INFORMATION

Historic name of property NA

Property address 2679 West Main Street, Littleton, Colorado 80120

Description of proposed alterations

New Construction - Please see attached narrative

APPLICANT INFORMATION

Name of applicant: LAI Design Group, Attn. Josh Rowland

Applicant's address: 88 Inverness Circle East, Bldg J, Suite 100, Englewood, Colorado 80112

Phone number: 303-734-1777

Fax number: 303-734-1778

E-mail address: jrowland@laidesigngroup.com

Applicant's signature: _____ Date: _____

Property owner's name: 2679 Main Street Partners, Attn. Jon Benallo

Property owner's signature: _____ Date: _____

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
(To be completed by Community Development Department staff)

Date: _____

Received by: _____

See reverse side for additional information required for a complete application



COA APPLICATION

APPLICATION PROCESS AND SUBMITTALS

A pre-application conference with city staff is strongly encouraged.

Applications should contain information to assure full presentation of pertinent facts for proper consideration of the application, including:

- Completed application form
- Cover letter addressed to the Historical Preservation Board describing the proposed project and signed by property owner.
- Names and addresses of abutting property owners.
- Plans (please see the Checklist for required information on the plans)

Number of plan sets required:

2 At time of initial submittal.

20 After completion of staff review and at time of scheduling for Historical Preservation Board review.

If you have further questions, Please contact Dennis Swain, Historic Preservation Planner, dswain@littletongov.org or 303-795-3755.

December 9, 2016

Andrea Mimnaugh
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80120

**Re: Littleton Mixed Use – 2679 West Main Street
Certification of Appropriateness Application**

Dear Ms. Mimnaugh,

On behalf of 2679 Main Street Partners, we respectfully submit our application for a Certification of Appropriateness (COA) for the Littleton Mixed Use project located at 2679 W. Main Street to the City of Littleton Community Development Department. 2679 West Main Street as described in this application is an infill mixed use project that incorporates ground floor retail, bank, and office uses, additional office space on the second and third floors, and five luxury multi-family residential apartment units on the fourth floor. This submittal includes all required items as outlined in the checklist; as well as addresses the Criteria for Certificates of Historic Appropriateness for a property that is in the local historic district, but not individually landmarked as historic.

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

The property is an irregular shaped vacant parcel approximately .72 acres in size, served by public utilities with 160 feet of frontage along Main Street. The western panhandle of the site is impeded with a sewer easement that will remain. No buildings exist that could be negatively affected.

2) Is otherwise in conformance with any applicable adopted design guidelines.

The project has obtained Planning Board approval for the Planned Development Overlay (PDO) dated July 15, 2017 and is in the process of obtaining a Site Development Plan (SDP) approval. The approved PDO establishes site development criteria pertaining to the location of site access and parking areas, allowed building height, and the location of the building on the site and required “step back” requirements of the building massing along the Main Street right-of-way. The applicant worked extensively with City Planning and Historic Preservation staff during the PDO and SDP review, and made many modifications and enhancements as requested by staff, in order to create a project that fits within and conforms to the character of the district and the associated Littleton Downtown Design Standards and Guidelines. Following is an explanation of how the project conforms with applicable sections of the design standards and guidelines.

Urban Design/Site Plan – The project provides a ground floor entirely occupied by active pedestrian uses that is located directly on the street right-of-way. Building materials reflect a commitment to quality and durability by incorporating a substantial use of brick on the first two floors with intricate detailing that maintains the architectural theme of other buildings in the area. The ground level along Main Street incorporates a pattern of repeating store front bays separated by brick column elements that serve to break up the long building face and provide visual interest and pedestrian respites outside of the retail spaces and office lobby/vestibule. All tenants have primary entries oriented toward the street.

Pedestrian and Vehicular Access / Parking Lot Location – All ground floor commercial uses have individual public entries located along Main Street and a secondary entry to western most commercial bay is also provided along the pedestrian plaza. Recessed entries are provided for each retail and/or commercial entry which are relatively shallow and are not deep enough to allow for arcades or large entry vestibules as depicted in the standards.

Due to the location and orientation of this parcel, which does not allow for vehicular access from an alley or side street, a single driveway access off of Main Street is provided that leads to parking in the rear of the building. The access and parking lot configuration were approved with the PDO as a variance to the design guidelines and standards. In order to minimize the visual impact of this condition, the driveway has been enhanced with decorative pavers to give the appearance that it is an extension of the adjacent pedestrian plaza and a brick wall matching the building and landscape screening are provided to block views into the rear parking area. Bollards are provided to separate the pedestrian and vehicular circulation.

Service Areas, trash enclosures, utility and mechanical equipment locations – All utility appurtenances are located in areas that are out of view from the Main Street corridor. Electric transformer and panels are located behind the neighboring building to the west, the water meter and connection are located inside the building, and all mechanical systems are located on the roof and are appropriately screened by the building parapet. The trash enclosure is located at the rear of the property under the building and its design utilizes the same materials as the building allowing it to blend into the façade.

On-Site Open Space Provision and Location – Usable open space is provided in the form of a pedestrian plaza along the west face of the building situated next to the Main Street corridor serving as a pedestrian passage to the rear parking area as required in the guidelines. Per the standard, there is no side setback for the east building façade located along Main Street. Street scape amenities including benches, planter pots, bike racks and tree grates are provided to enhance the pedestrian environment. Open space areas surrounding the edges of the project are used to provide landscape screens to adjacent properties. Upper floors of the building provide large balconies that serve as additional open space areas for office tenants and residential units. The PDO provided for a variance to the open space requirement in order to allow the building to be situated along the Main Street right-of-way and to reduce the on-site open space requirement.

Architectural Building Scale, Form, Massing and Character – The design of the building provides human scale through variation of the building form with recessed bays and column projections that express the architectural and structural modules and emphasize building entries. A diversity of window sizes are used that is consistent with the historical character along Main Street. Brick and masonry detailing provide articulation of building elements and subtle decorative design features to the façade. Distinct vertical divisions of the façade are provided through the use of cast limestone and brick column base, a middle field of brick with detailing elements and the top consisting of a detailed brick parapet that is the guardrail of the third floor balcony. The primary building façade provides the details required in the standards including recessed entries and doors, projecting sills, columns and cornices.

The building mass provides for the required step back dimensions as defined in the standards with the exception that was approved with the PDO allowing the stair and elevator core to encroach into the step back zone. Multiple 3D illustrations are provided in the COA plan set depicting the pedestrian and vehicular views of the building from Main Street. The buildings will be primarily viewed looking west as cars and pedestrians travel to that end of downtown. A 3D view has been provided depicting what the street scape will look like in the future when properties such as Bradley Auto Body are redeveloped in the future with two-story storefront elevations which will block the majority of views to the stepped back third and fourth floors of the building.

- 3) The board must find the proposed work visually compatible with designated historic structures located on the property in terms of:**
- a. Design, b. Finish, c. Material, d. Scale, e. Mass and f. Height.**

We have taken great consideration to the design, finish, material, scale, mass and height when approaching the building construction and how it will fit seamlessly into the Main Street Historic District. The architectural design of the proposed building reinforces the straight-forward and unassuming building styles seen in historic structures along Main Street. A prominent two story brick façade is placed along the right of way, accented with four recessed storefront bays with large windows on the first floor transitioning to second floor windows with historic proportions. The third and fourth floors are pushed away from the right of way to maintain the two story character at the street and to maintain the architectural dominance of the Carnegie Library at the end of the street. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim. While the landscape amenities which include street trees, landscape planters, benches, bike racks, lighting and trash receptacles placed on vivid pavers and detailed concrete work enhance the pedestrian-friendly streetscape.

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

We have worked closely with the City to develop a final plan with elevations that complements the downtown district. The project will anchor the west end of Littleton's Main Street business district; and further enhance the lively and pedestrian-friendly streets in Downtown Littleton. The zero front setback of the proposed building continues the urban form of the downtown district and carries the vibrant streetscape to its western edge. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim. While the landscape amenities which include street trees, landscape planters, benches, bike racks, lighting and trash receptacles placed on vivid pavers and detailed concrete work enhance the pedestrian-friendly streetscape.

- 5) In the case of partial demolitions, the board must also 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.**

Not Applicable.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jrowland@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,



Joshua L. Rowland
Principal, LAI Design Group

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

OWNERSHIP CERTIFICATION

I, _____ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY _____

ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THIS _____ DAY OF _____, 20____

DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS _____ DAY OF _____, 20____

CHAIR, HISTORICAL PRESERVATION BOARD

ZONING CHART

TYPE	UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
MINIMUM LOT AREA	NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE	1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,710 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES	NO MAXIMUM	PROPOSED BUILDING HEIGHT: 53' - 6" NOT INCLUDING ELEVATOR OVER RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1.3 : 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT FOR ALL USES EXCEPT RESIDENTIAL; RETAIL SPACE: 1,675 GSF = 4 SPACES REQUIRED OFFICE/BANK: 29,763 GSF = 50 SPACES REQUIRED MULTIFAMILY RESIDENTIAL: 5 UNITS = 8 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 61 SPACES REQUIRED / 64 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 15 SPACES PROVIDED (15 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (31,438 COMMERCIAL GFA)
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 2. COMMERCIAL USES: UP TO 76 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	1. STAIR AND ELEVATOR CORRIDORS AND ASSOCIATED LOBBY AREAS MAY BE LOCATED WITHIN 12' OF THE MAIN STREET RIGHT-OF- WAY, 25 FOOT MAXIMUM WIDTH ALONG R.O.W. 2. EXTERIOR BALCONY CANOPIES THAT FRONT THE MAIN STREET R.O.W. MAY ENCROACH INTO THE 25 PERCENT ALLOWED VISIBLE AREA OF THE FLOOR ABOVE.
DESIGN GUIDELINES	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

DRAWING INDEX

SHEET 1 COVER SHEET
SHEET 2 PHOTOGRAPHS
SHEET 3 PHOTOGRAPHS
SHEET 4 ELEVATIONS
SHEET 5 ELEVATIONS
SHEET 6 ELEVATIONS
SHEET 7 ELEVATIONS
SHEET 8 SITE PLAN
SHEET 9 LANDSCAPE PLAN
SHEET 10 FLOOR PLAN - GROUND FLOOR
SHEET 11 FLOOR PLAN - SECOND FLOOR
SHEET 12 FLOOR PLAN - THIRD FLOOR
SHEET 13 FLOOR PLAN - FOURTH FLOOR
SHEET 14 ROOF PLAN
SHEET 15 3D COLOR RENDERING
SHEET 16 3D COLOR RENDERING
SHEET 17 3D COLOR RENDERING
SHEET 18 3D COLOR RENDERING
SHEET 19 3D COLOR RENDERING-FUTURE
SHEET 20 MAIN STREET STOREFRONT AND SIGNAGE DETAILS
SHEET 21 FIRST FLOOR STOREFRONT AND SECOND FLOOR ARCHITECTURAL DETAILS
SHEET 22 THIRD AND FOURTH FLOOR (WEST AND MAIN STREET) ARCHITECTURAL DETAILS
SHEET 23 PARKING LOT SCREEN AND SITE WALL DETAILS
MANUFACTURER CUT SHEET / DETAILS -> PLEASE SEE SUPPLEMENTAL PACKAGE

ARCHITECT / PLANNER
LAI DESIGN GROUP 88 Inverness Circle East Bldg J Suite 101 Englewood, Colorado 80112 T 303.734.1777 F 303.734.1778
OWNER/CLIENT
2679 MAIN STREET PARTNERS ATTN: Jon Benallo 1660 17th Street, Ste 300 Denver, Colorado 80022 303-606-7841

CERTIFICATE OF APPROPRIATENESS FOR:
LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

PROJECT #: 15081
DRAWN BY: JC
CHECKED BY: JR

ISSUE RECORD

COA SUBMITTAL #1	10/17/2016
COA SUBMITTAL #2	11/04/2016
COA SUBMITTAL #3	12/09/2016
COA SUBMITTAL #4	01/05/2017

SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

ADJACENT PROPERTIES: EAST



ADJACENT PROPERTIES: WEST



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

CONTEXT PHOTOGRAPHS:

DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)



ADJACENT PROPERTIES: NORTH



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

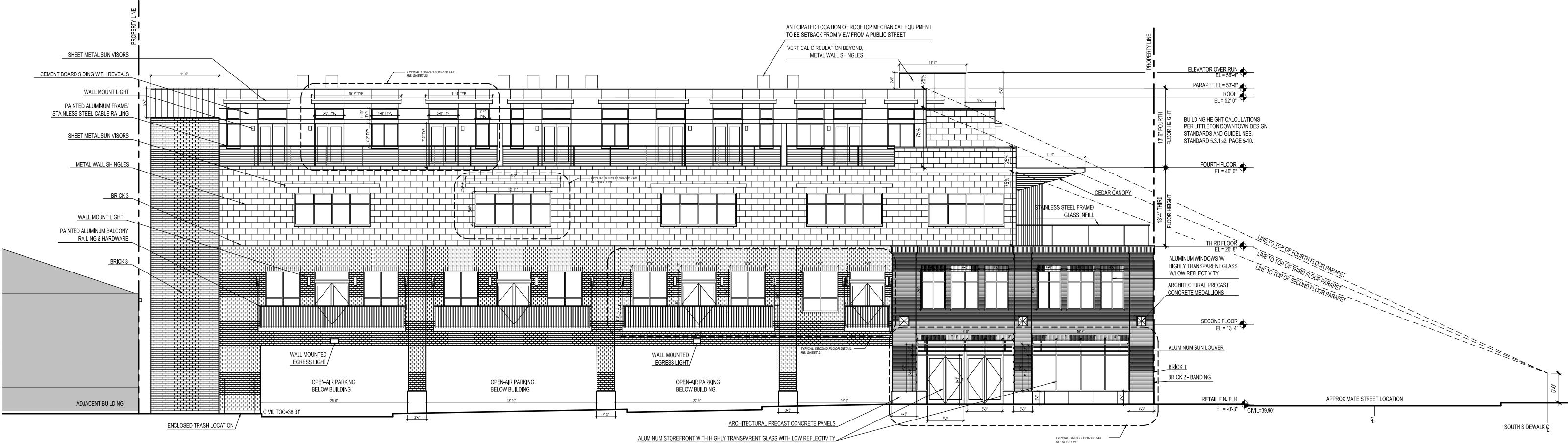
SOUTH ELEVATION (3/32" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA16-0003

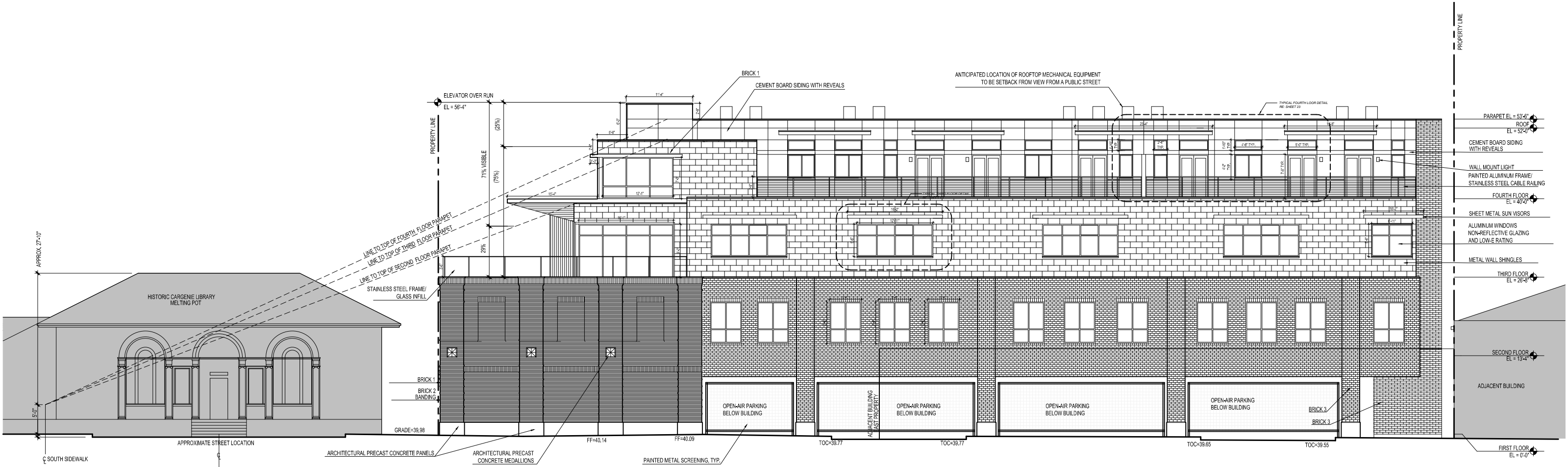
WEST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA16-0003

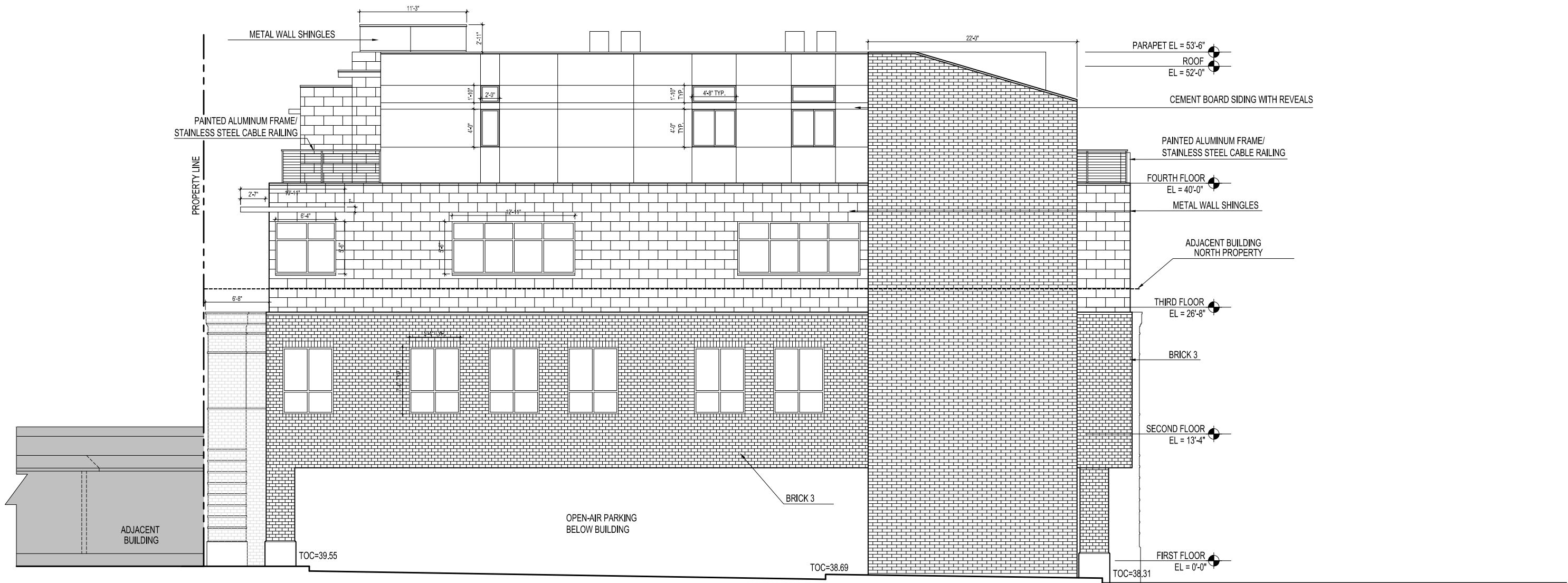
EAST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA16-0003

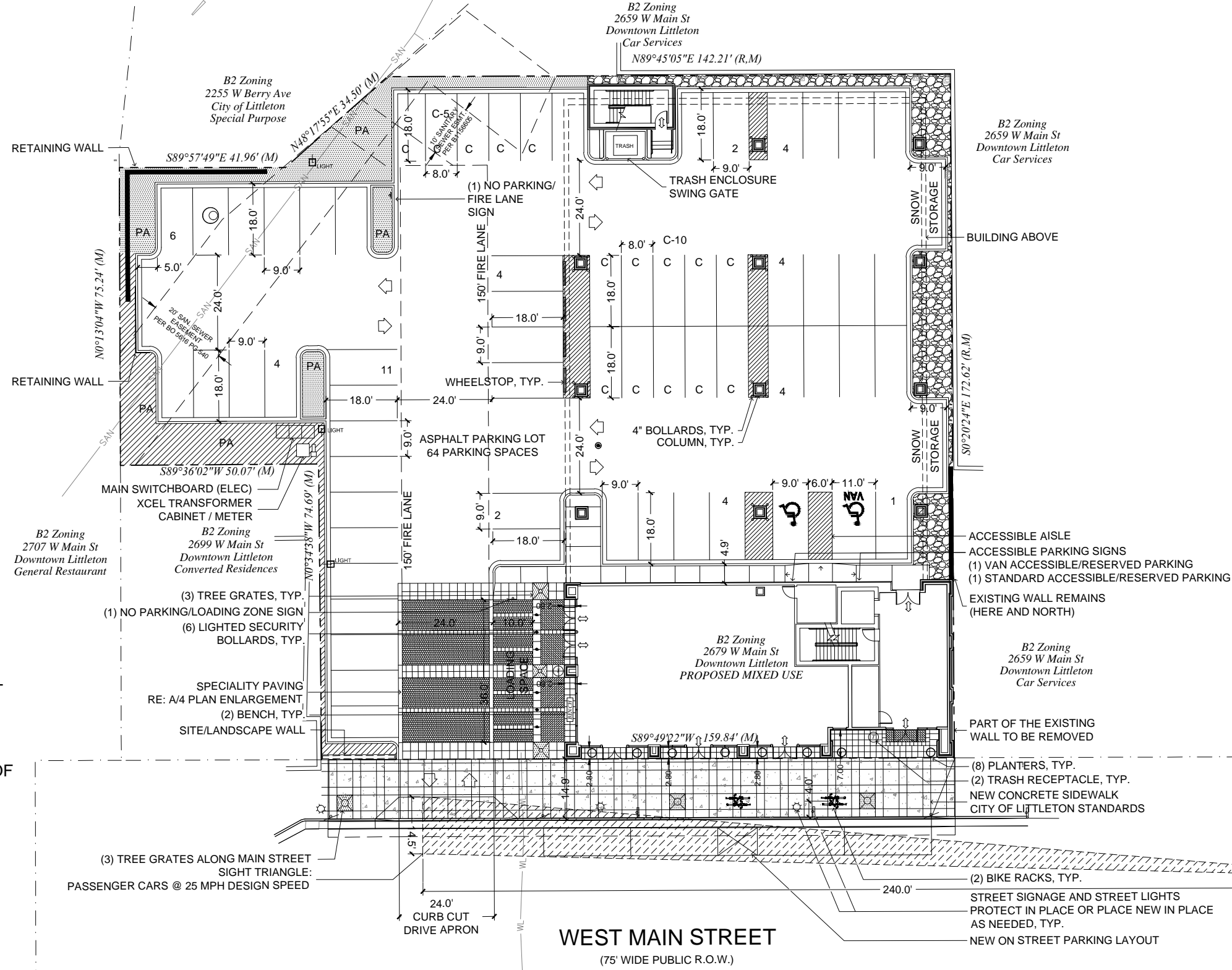
NORTH ELEVATION (3/32" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

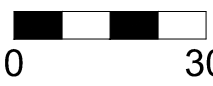
CASE # COA16-0003



NOTE:
THE DRIVEWAY
LOCATED ACROSS
THE MAIN STREET
SIDEWALK SHALL
MAINTAIN ATLEAST
A SIX FEET WIDE
PORTION OF THE
SIDEWALK AT A
MAXIMUM SLOPE OF
3 PERCENT.



NORTH



SCALE: 1" = 30'-0"

LIGHTING NOTE 5.4.7.g4:
THE COLOR OF THE LIGHT EMITTED BY
PARKING LOT AND OFF-STREET
PEDESTRIAN LIGHTING SHOULD MATCH
THE COLOR OF LIGHT EMITTED BY
ON-STREET LIGHTING. IF BOTH WHITE
LIGHT (FLUORESCENT OR METAL
HALIDE) AND WARM YELLOW (HIGH
PRESSURE SODIUM) ARE USED IN
ON-STREET LIGHTING, PARKING LOT
LIGHTING SHALL MATCH ON-STREET
LIGHTING; AND OFF-STREET
PEDESTRIAN LIGHTING SHALL MATCH
ON-STREET PEDESTRIAN LIGHTING.

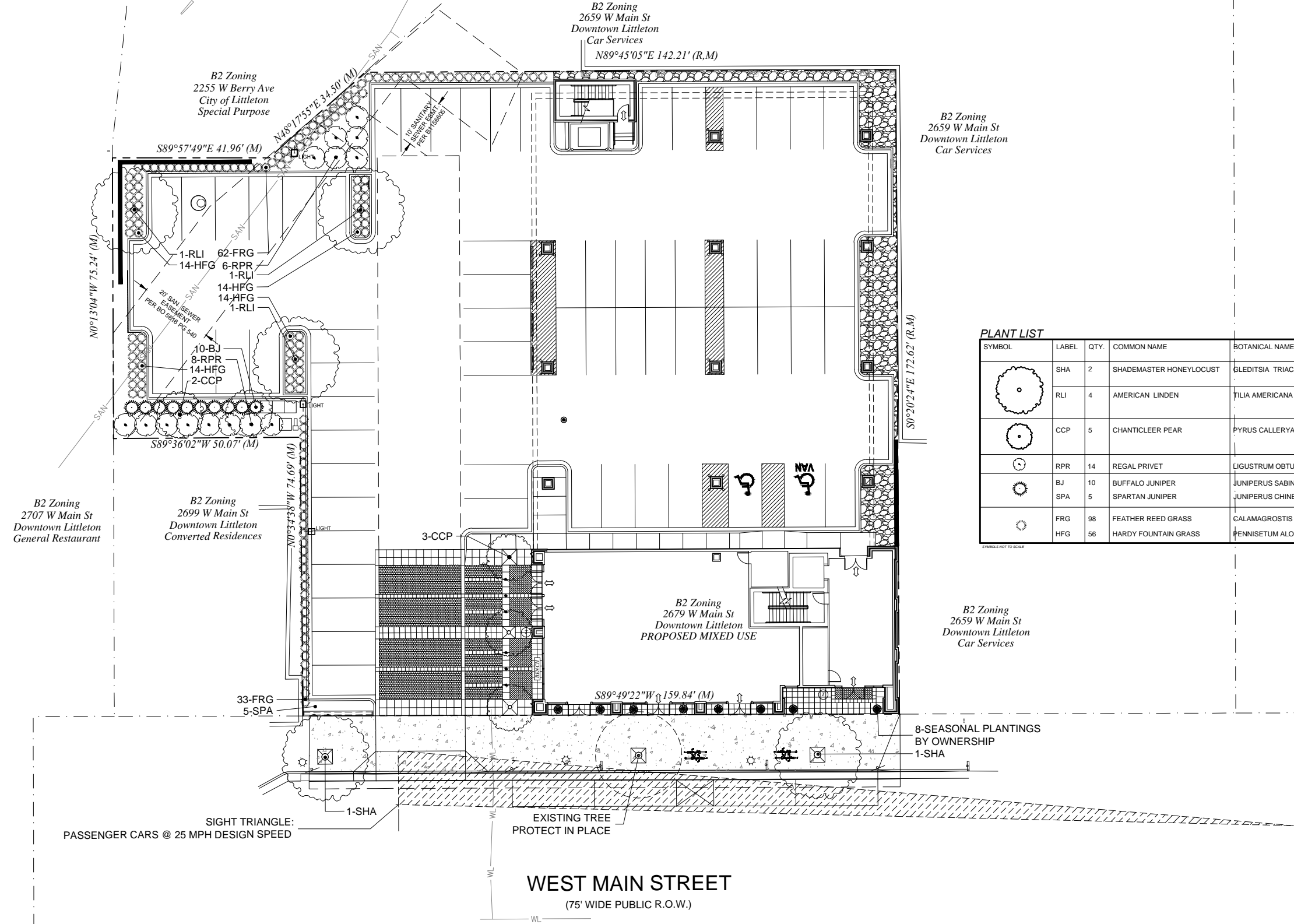
WEST MAIN STREET
(75' WIDE PUBLIC R.O.W.)

SHEET NUMBER

SITE PLAN

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

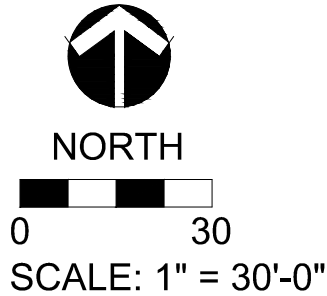
CASE # COA16-0003



PLANT LIST

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2' CAL	35'	50'
	RLI	4	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2' CAL	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2' CAL	15'	35'
	RPR	14	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	SPA	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#10	5'	15'
	FRG	98	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	56	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5	2'	2-3'

SYMBOLS NOT TO SCALE



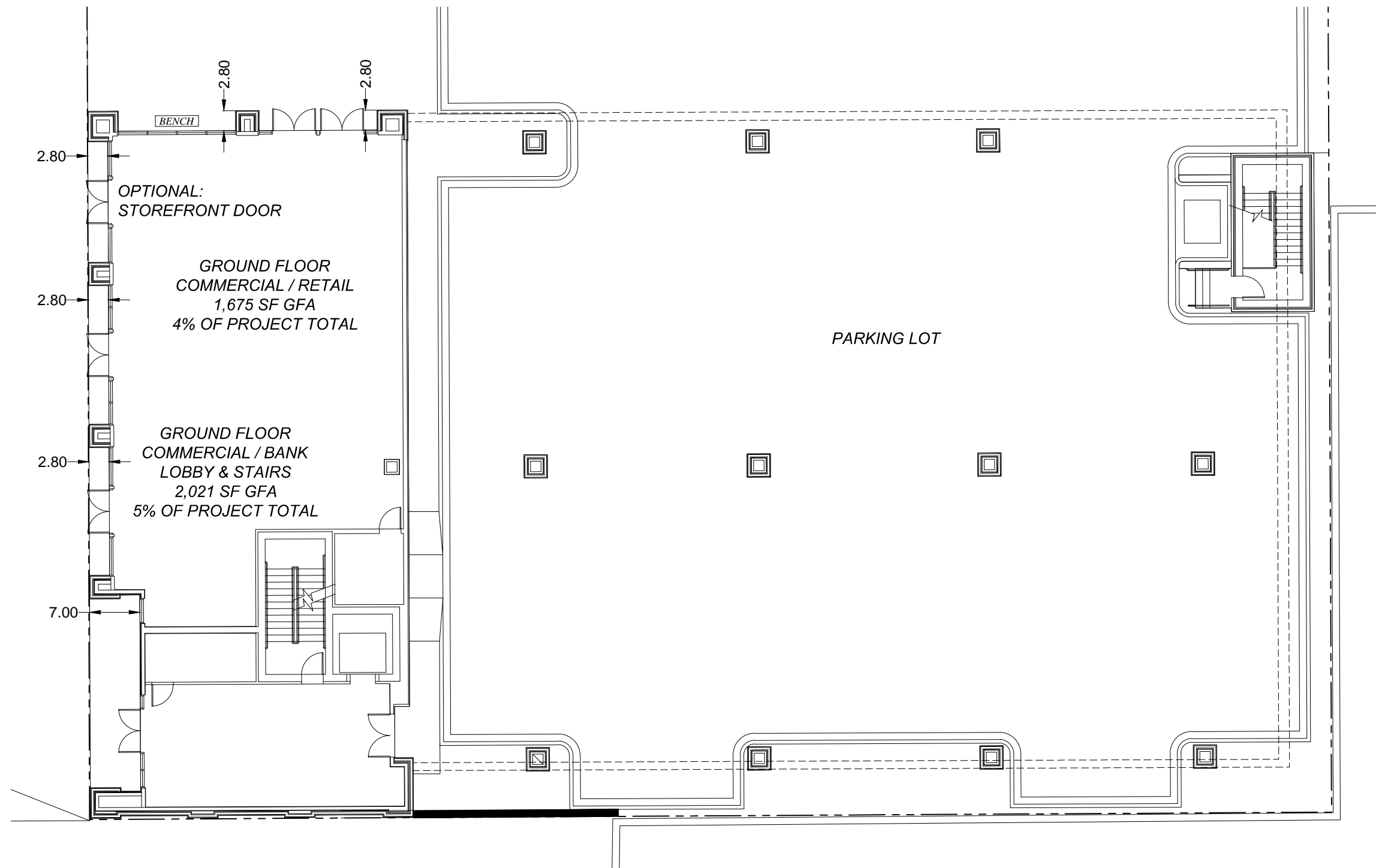
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

2679 WEST MAIN STREET

LITTLETON, COLORADO 80120

CASE # COA16-0003

GROUND FLOOR PLAN



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

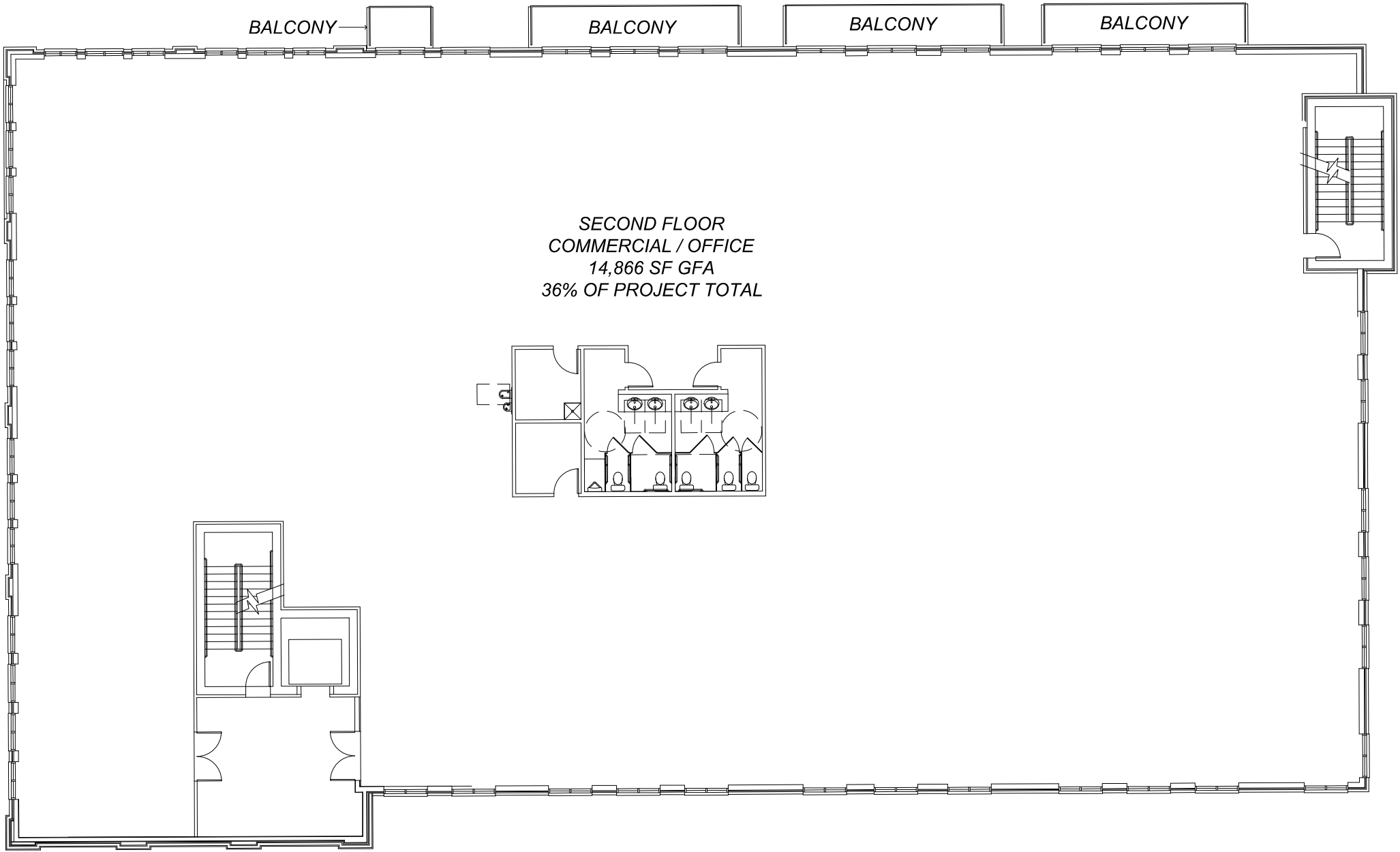
FLOOR PLAN

10 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

SECOND FLOOR PLAN



NORTH



0 8' 16'

SCALE: 1/16" = 1'-0"

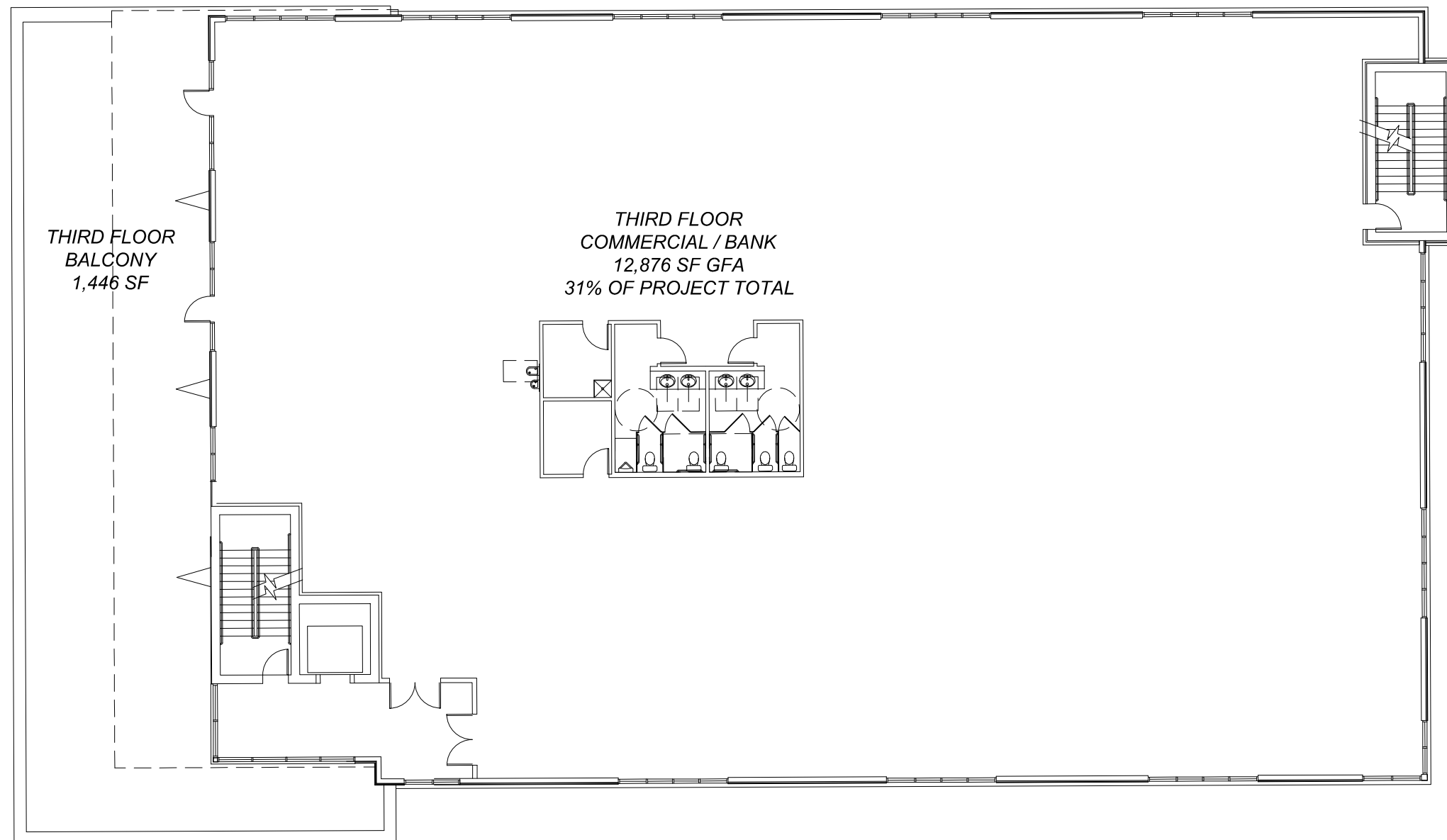
SHEET NUMBER

FLOOR PLAN

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

THIRD FLOOR PLAN



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

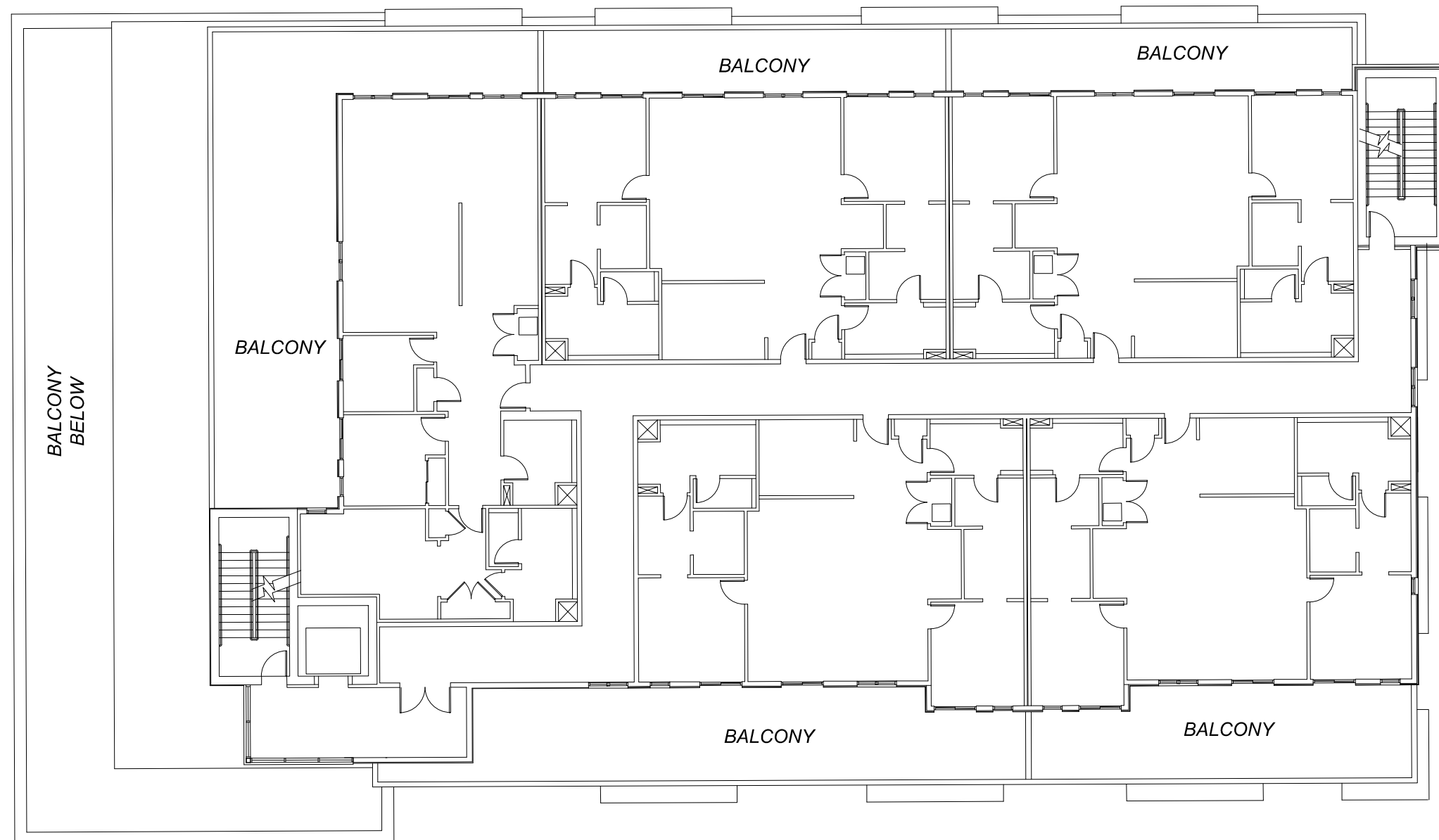
FLOOR PLAN

12 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

FOURTH FLOOR PLAN



FOURTH FLOOR
M.F. RESIDENTIAL
5 DU
9,664 SF GFA
24% OF PROJECT TOTAL



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

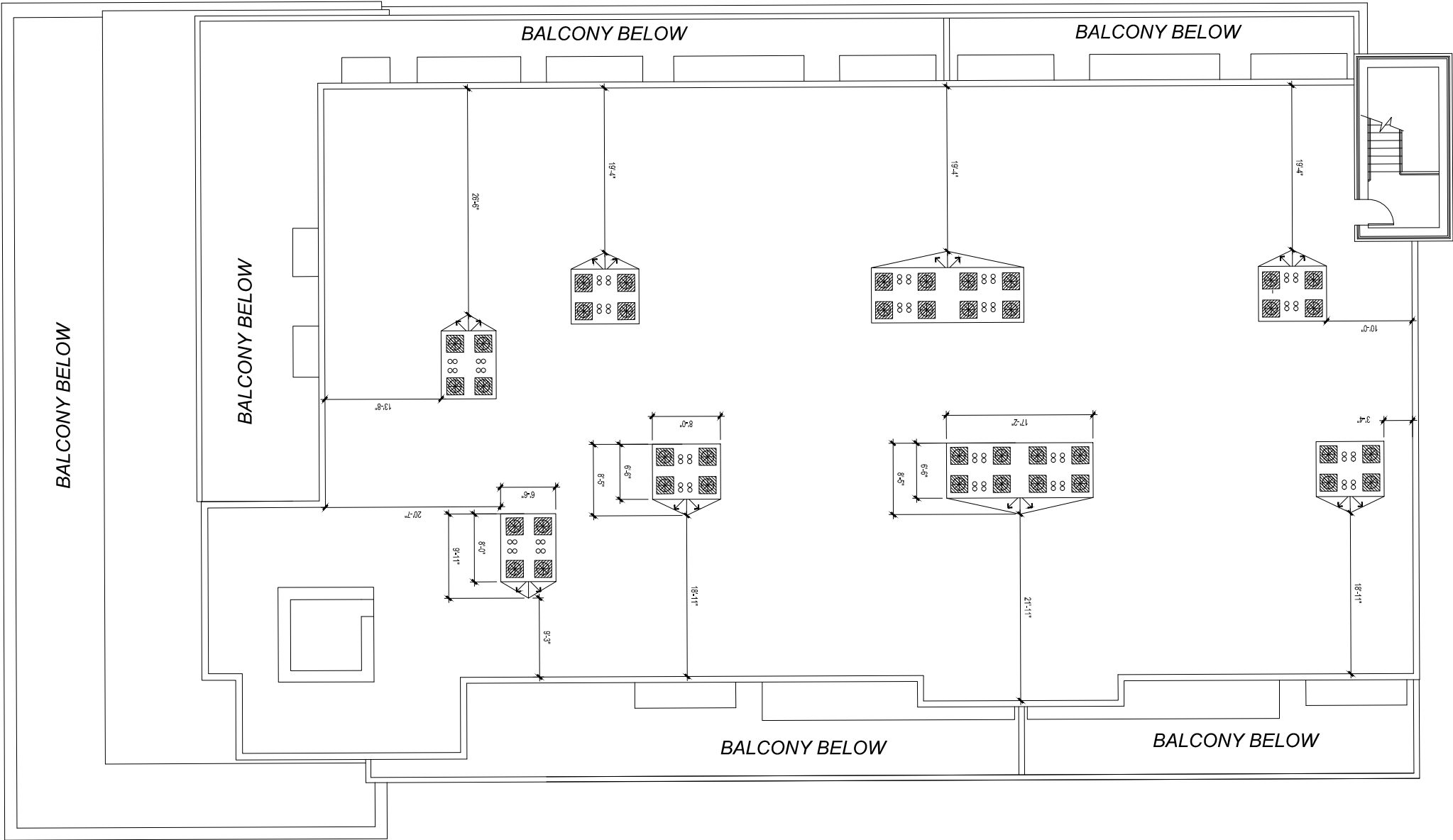
FLOOR PLAN

13 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

ROOF PLAN



NORTH



0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

ROOF PLAN

14 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

SOUTH FACADE - WEST MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

15 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

SOUTH AND WEST FACADES



SHEET NUMBER

3D COLOR RENDERING

16 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

EAST FACADE LOOKING WEST DOWN MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

17 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

SOUTH AND EAST FACADES



SHEET NUMBER

3D COLOR RENDERING

18 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

FUTURE DEVELOPMENT ALONG MAIN STREET



SHEET NUMBER

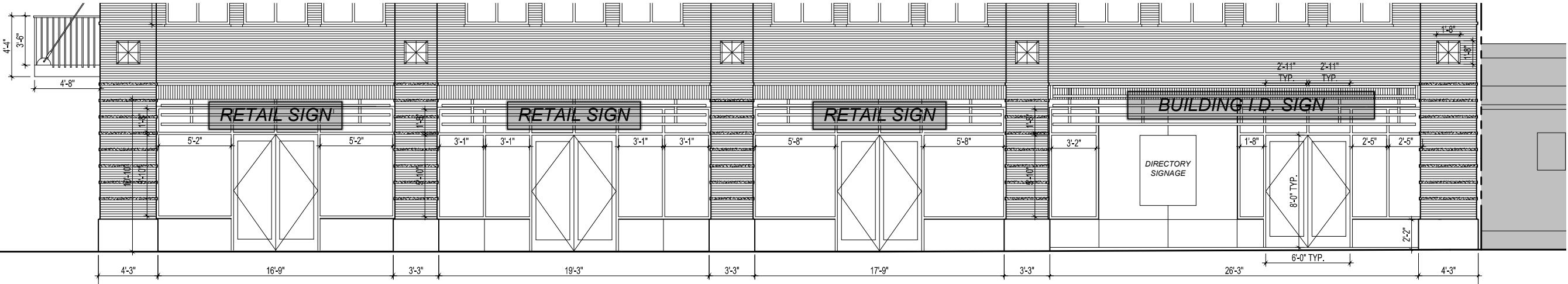
3D COLOR RENDERING

19 OF 23
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

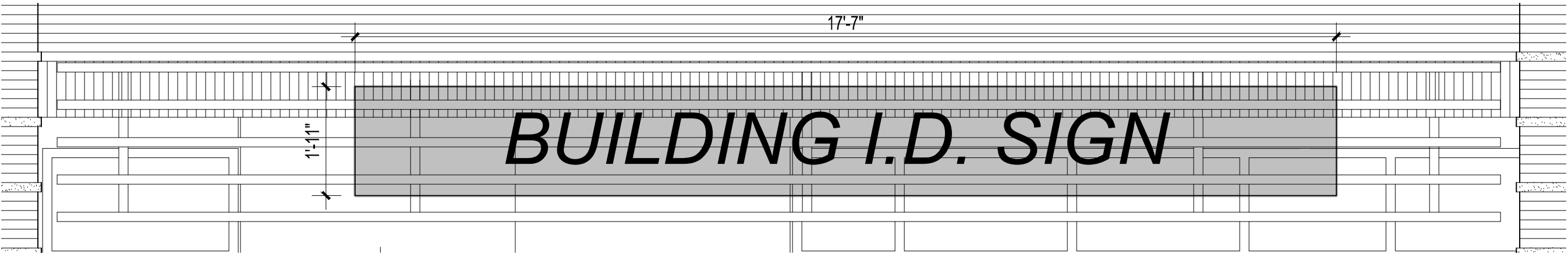
CASE # COA16-0003

MAIN STREET STOREFRONT (1/8" = 1'-0")

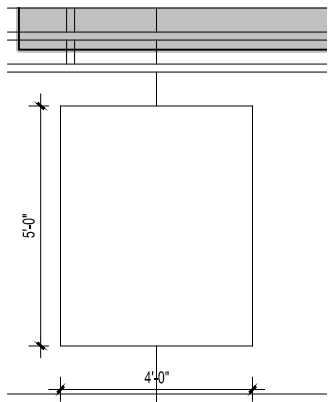


NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

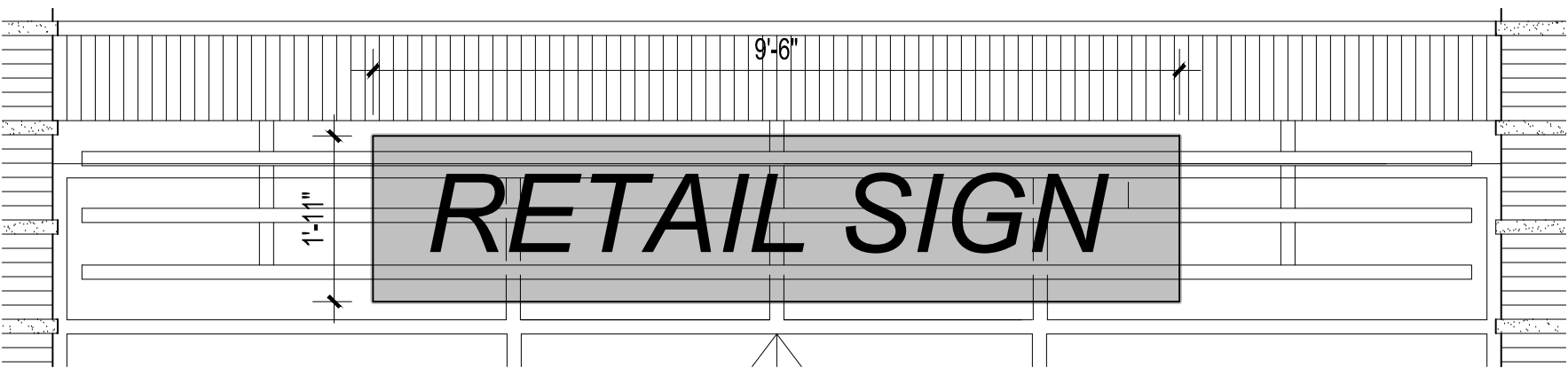
SIGNAGE ENLARGEMENT (1/4" = 1'-0")



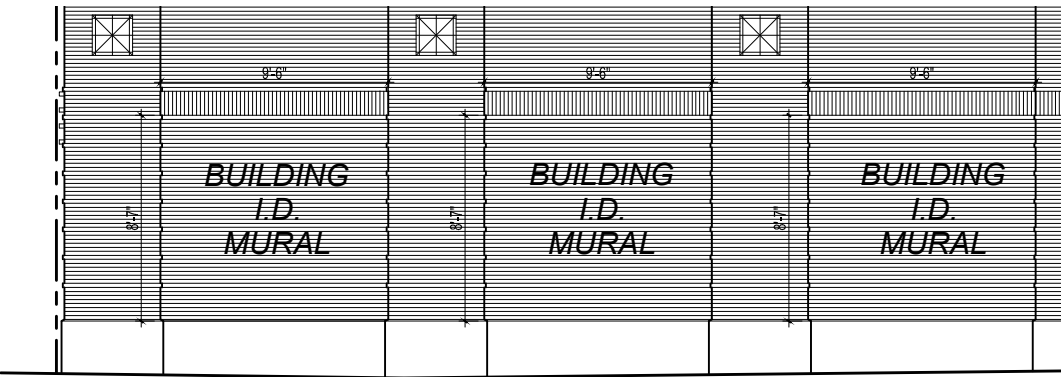
DIRECTORY
SIGNAGE
(1/4" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



BUILDING ID MURAL (1/8" = 1'-0")



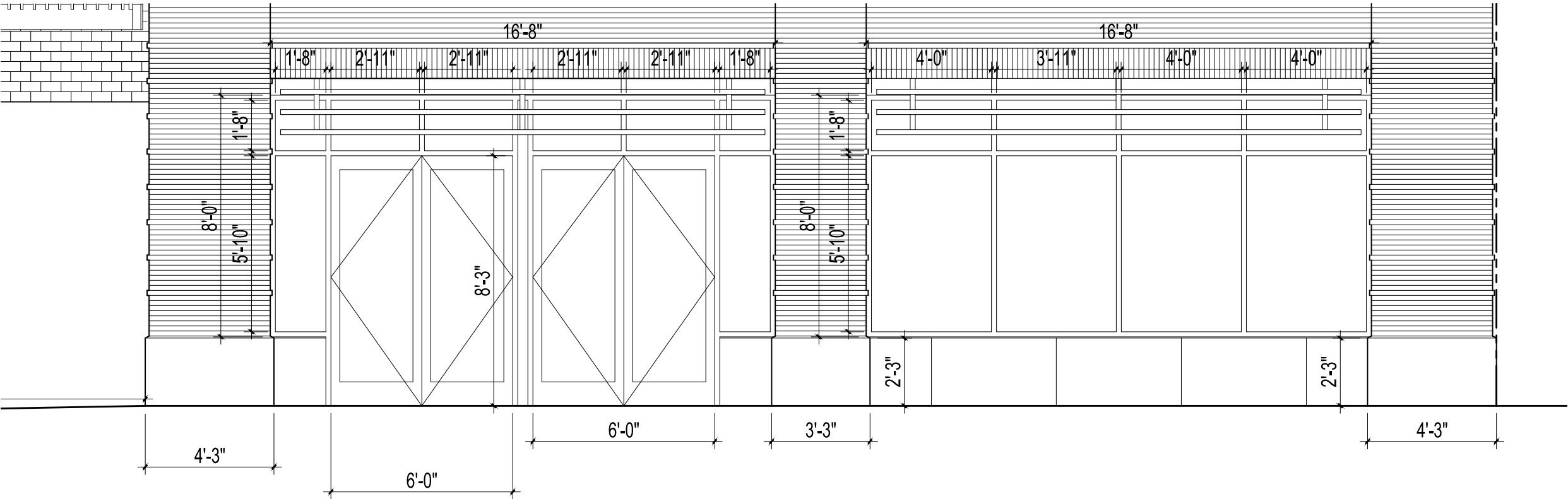
NOTE:
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

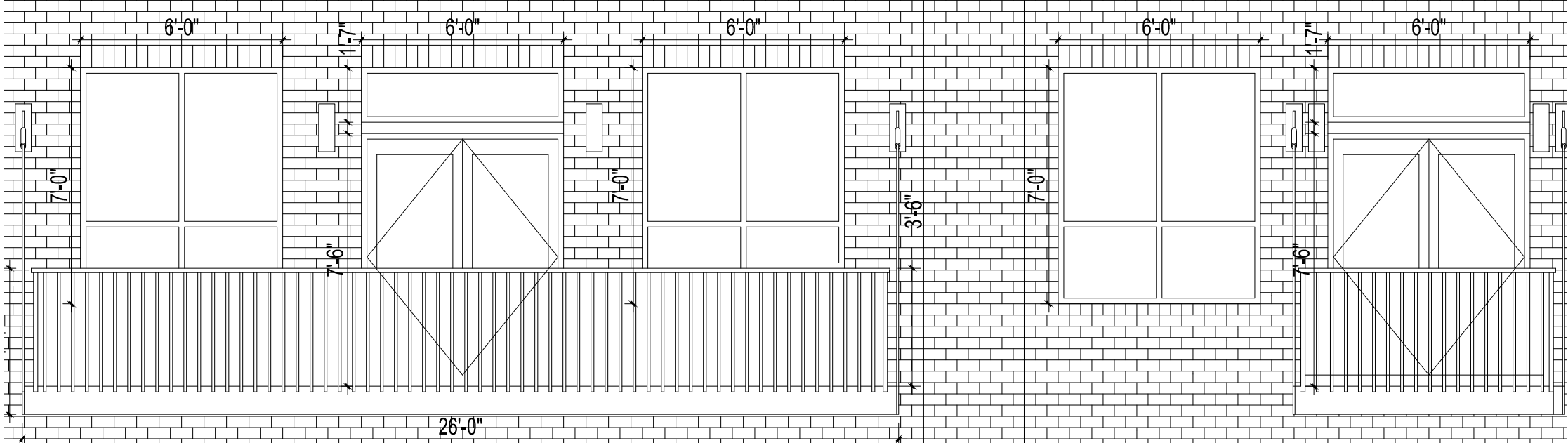
CASE # COA16-0003

FIRST FLOOR STOREFRONT
WEST ELEVATION (1/4" = 1'-0")

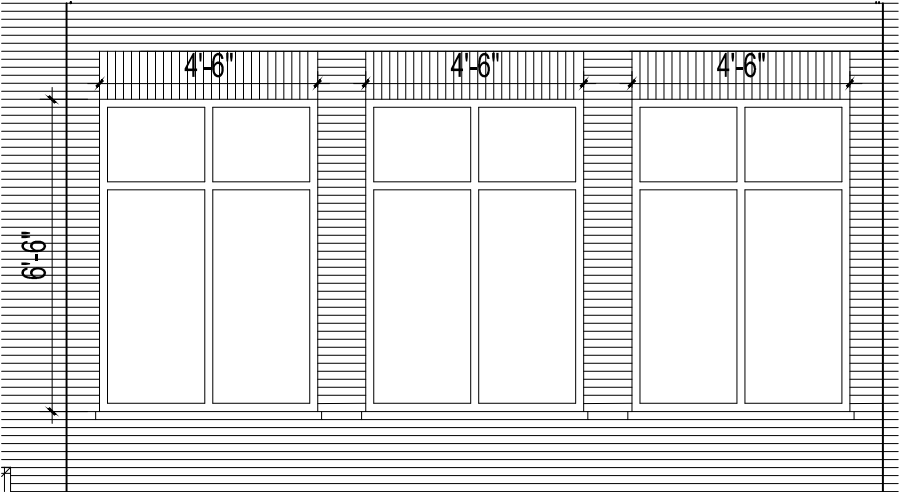


NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS
WEST ELEVATION (1/4" = 1'-0")



TYPICAL SECOND FLOOR WINDOWS
MAIN STREET (1/4" = 1'-0")

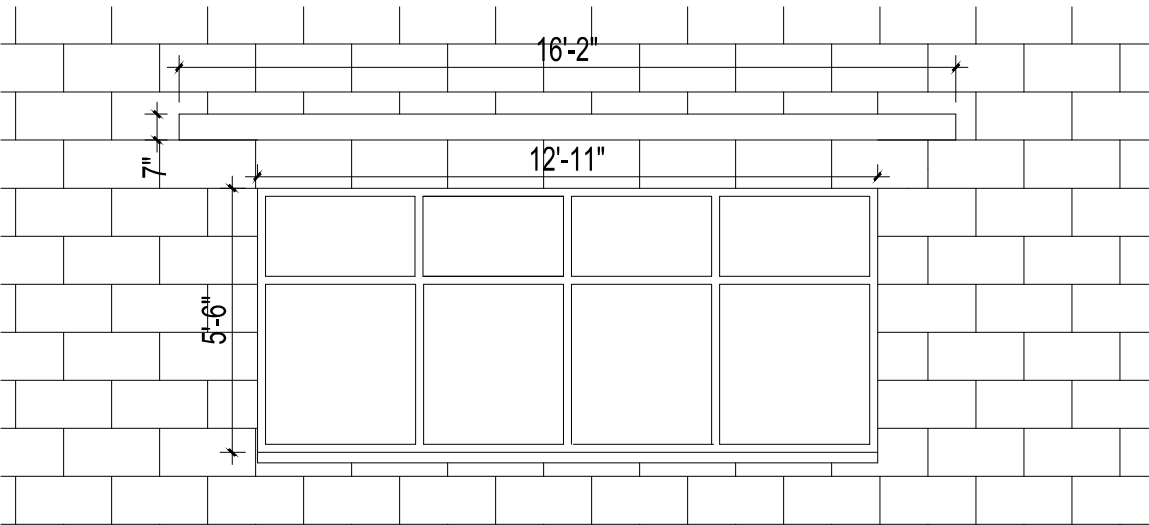


SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

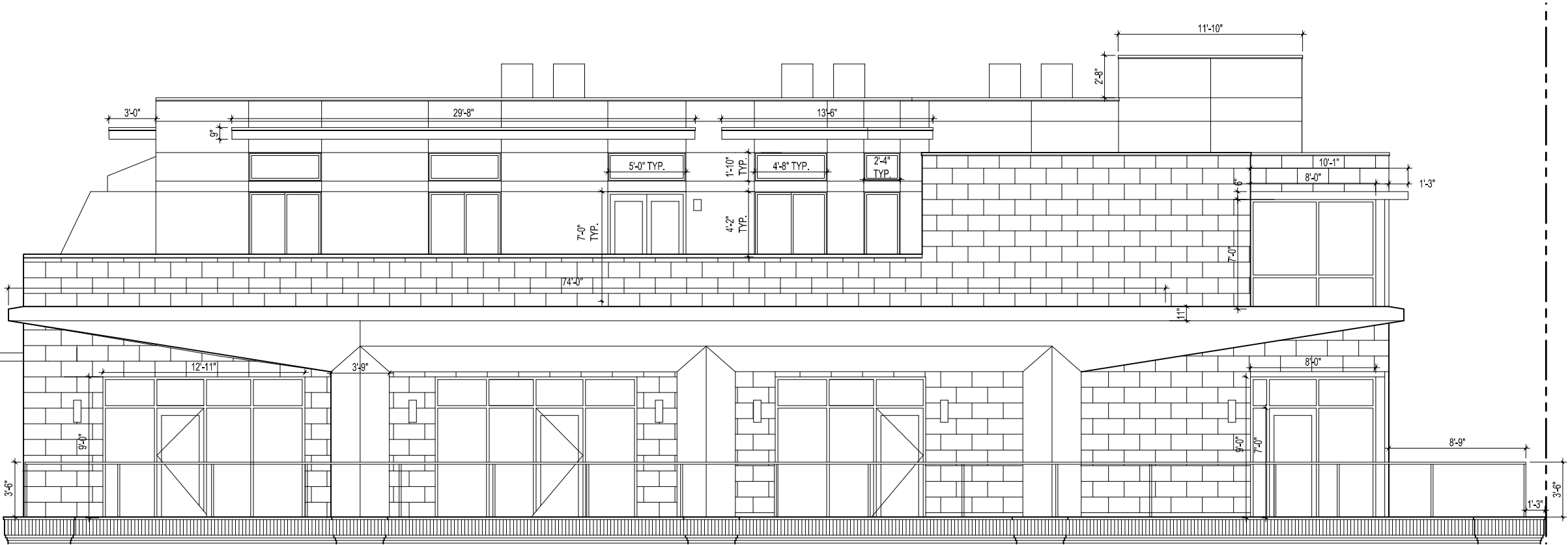
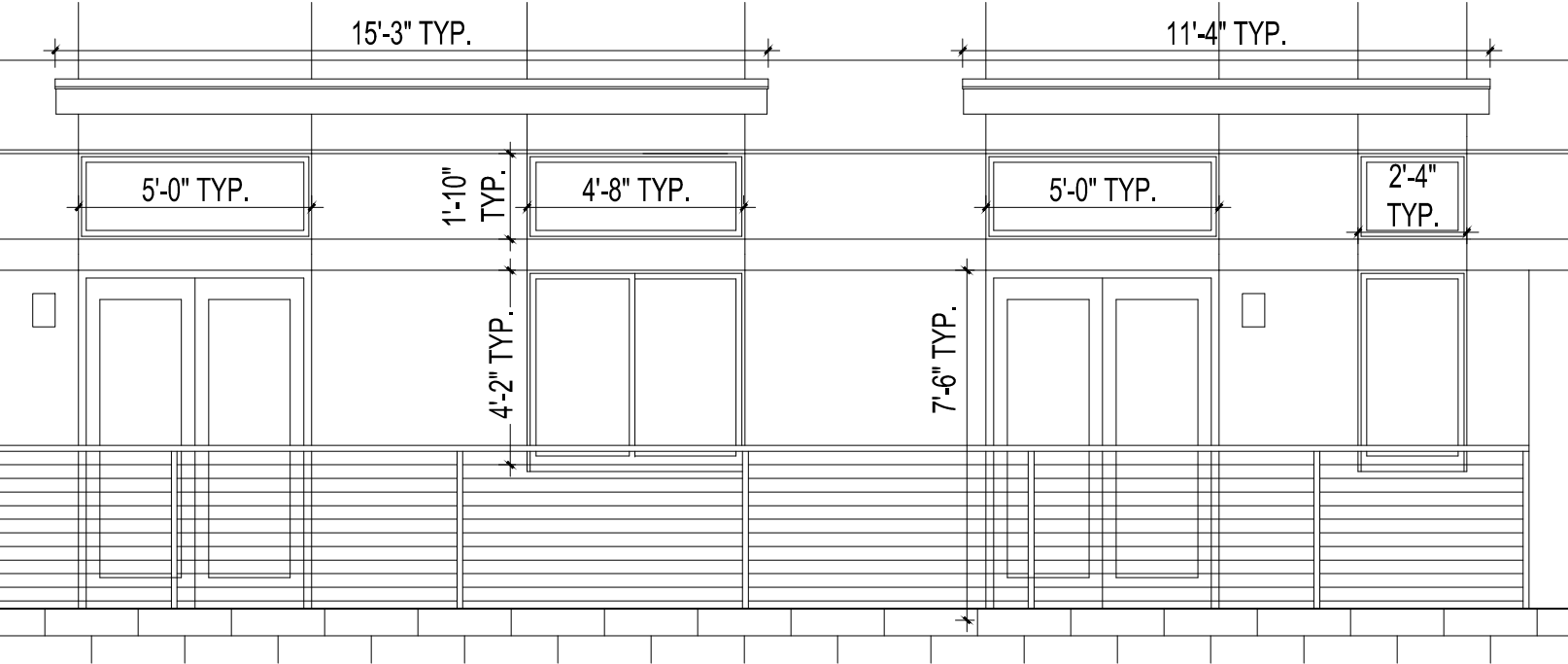
CASE # COA16-0003

TYPICAL THIRD FLOOR WINDOWS / SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



THIRD AND FOURTH FLOOR DOORS, WINDOWS, BALCONY
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")

TYPICAL FOURTH FLOOR DOORS, WINDOWS, SUN VISORS
WEST ELEVATION (1/4" = 1'-0")

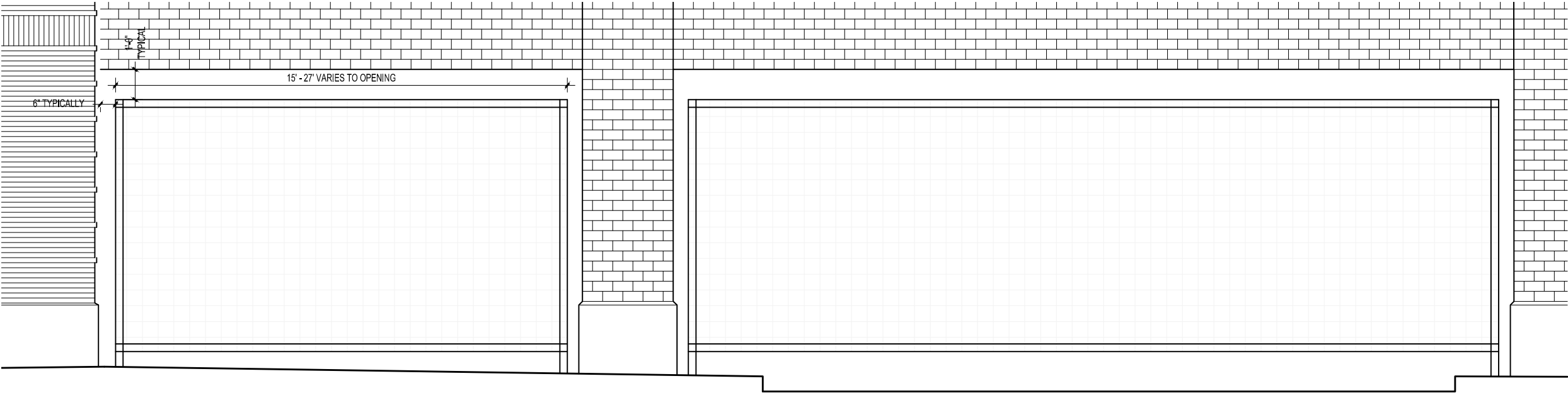


THIRD AND FOURTH FLOOR (WEST AND MAIN STREET) ARCHITECTURAL DETAILS

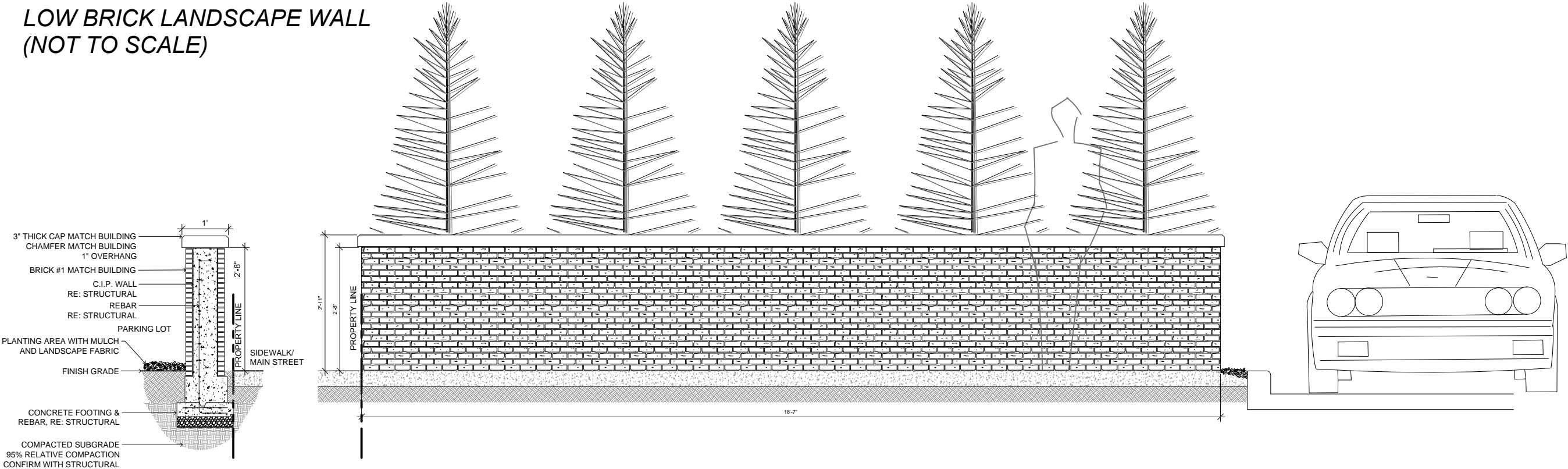
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

PAINTED METAL SCREENING
(1/4" = 1'-0")



LOW BRICK LANDSCAPE WALL
(NOT TO SCALE)



SHEET NUMBER

PARKING LOT SCREEN AND SITE WALL DETAIL

CUT SHEETS

ARCHITECTURAL MATERIALS

Table of Contents

- 1 – Brick 1 + Grout
- 2 – Brick 2 + Grout
- 3 – Brick 3 + Grout
- 4 – Architectural Precast Concrete Panels (Product + Color)
- 5 – Window Systems (Product + Color)
- 6 – Window Systems (Product + Color)
- 7 – Storefront Framing System
- 8 – Storefront Framing System
- 9 – Storefront Doors
- 10 – Storefront Doors / Hardware
- 11 – Architectural Glass
- 12 – Sheet Metal Sun Visors, Eye Brows and Metal Wall Shingles (Product)
- 13 – Sheet Metal Sun Visors, Eye Brows and Metal Wall Shingles (Color)
- 14 – Architectural Screen
- 15 – Cement Board Siding with Reveals
- 16 – Cement Board Siding with Reveals
- 17 – Cedar Canopy
- 18 – Light Fixture: Pedestrian/Security Bollard
- 19 – Light Fixture: Downlight (Recessed)
- 20 – Light Fixture: Pedestrian Scale Parking Lot
- 21 – Light Fixture: Wall Mounted Egress
- 22 – Light Fixture: Cylindrical Sconce Up/Down Light (Upper Floors)
- 23 – Light Fixture: Cylindrical Sconce Down Light (Upper Floors)
- 24 – Light Fixture: Street Light
- 25 – Balcony / Railings

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

BRICK 1
CHEROKEE ROMAN SMOOTH
CLOUD CERAMICS

Home Brick Matching Projects Sizes How to Order About Us LEED Contribution

BROWSE OUR BRICK

Cherokee
brick 1

Styles

- Overview
- Architectural
- Residential
- Paving Units

Colors

- Overview
- Bufs
- Browns
- Reds
- Pinks
- Ironspots
- Greys

Textures

TEST REPORT-CL BURG 2013>
MSDS Information>
Cleaning Recommendations>

Textures:

- Antique
- Shadowtex
- Velour
- Vertex
- Wiretex
- Smooth *←*

Sizes: Closure
Kingsize
Modular
Norman *←*
Roman
Utility

Grout Selection - Mushroom Grout

[raw]

CAD-ready texture tile with White grout [Download](#)

Click for larger image

[/raw]

Phone: 785-243-1284

Fax: 785-243-1287

Mail: Cloud Ceramics
PO Box 369
Concordia, KS 66901

Standard 3/8" Concave Mortar Joint

Projects that use this brick

? How do I place an order?

Colors shown are intended as a guide only and may vary. To ensure color accuracy call for a sample.
All material © 2006 by www.cloudceramics.com All rights reserved.
info@cloudceramics.com

web@print

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture

Planning & Entitlements

Visual Media

Landscape Architecture

Real Estate Advisory

BRICK 2

CRIMSON IRONSPOT ROMAN SMOOTH

CLOUD CERAMICS

Real Estate Advisory

BRICK 3

SAHARA LIGHT BUFF CLOSURE VELOUR

CLOUD CERAMICS

[Home](#)
[Brick Matching](#)
[Projects](#)
[Sizes](#)
[How to Order](#)
[About Us](#)
[LEED Contribution](#)

BROWSE OUR BRICK

Styles

Overview

Architectural

Residential

Paving Units

Colors

Overview

Bufs

Browns

Reds

Pinks

Ironspots

Greys

Textures

TEST REPORT-CL BUFF 2013

SAHARA light buff brick 3

TEST REPORT-CL BUFF 2013>

MSDS Information>

Cleaning Recommendations>

Textures:

Rockface

Shadowtex

Velour

Vertex

Wiretex

Sizes:

Closure

Kingsize

Modular

Norman

Roman

Utility

Phone:

785-243-1284

Fax:

785-243-1287

Mail:

Cloud Ceramics

PO Box 369

Concordia, KS 66901

[raw]

Grout Selection - Mushroom Grout

CAD-ready texture tile with White grout

Download

Click for larger image

[/raw]

Standard 3/8" Concave Mortar Joint

Projects that use this brick

How do I place an order?

Colors shown are intended as a guide only and may vary. To ensure color accuracy call for a sample.

All material © 2006 by www.cloudceramics.com. All rights reserved.

info@cloudceramics.com

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture

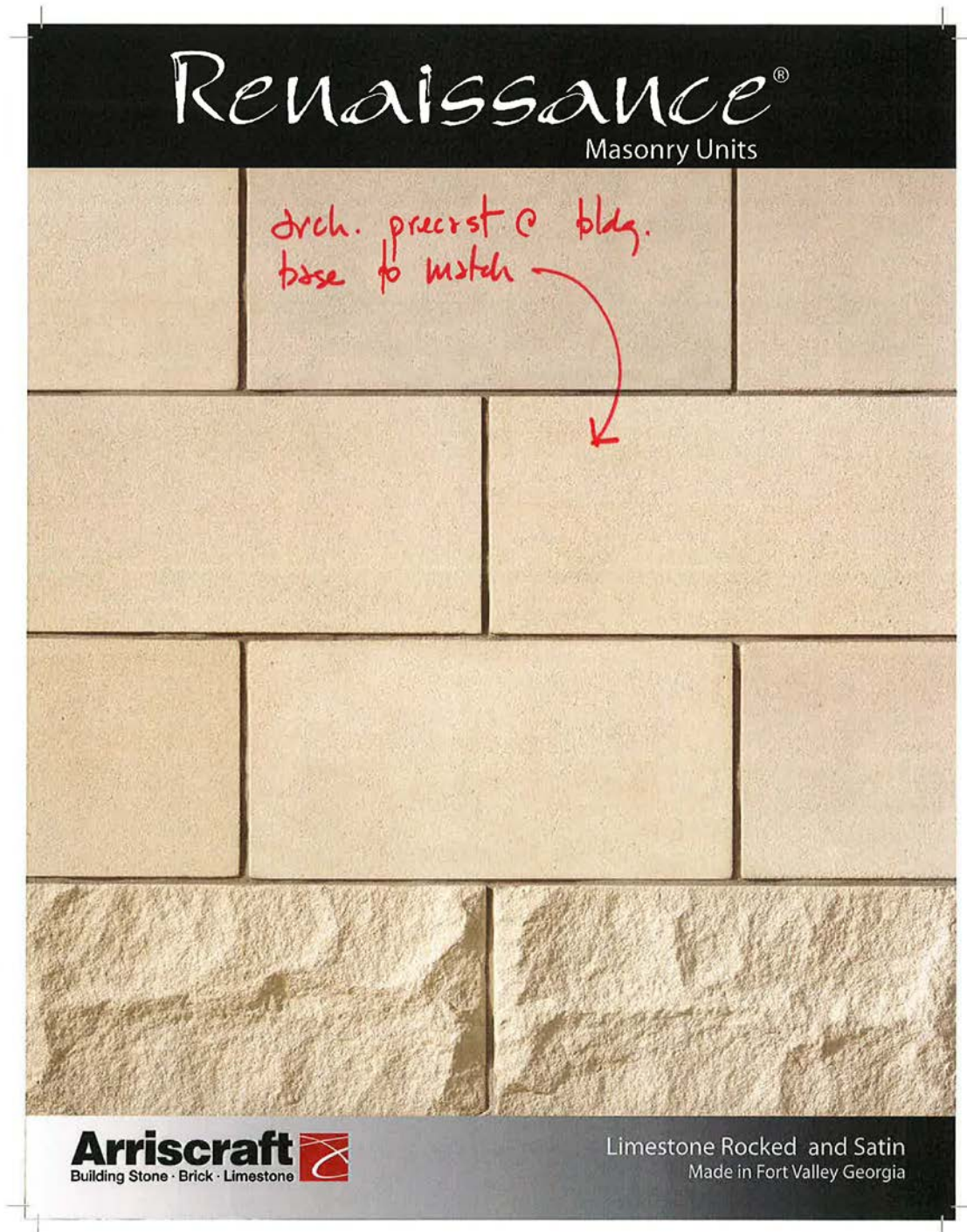
Planning & Entitlements

Visual Media

Landscape Architecture

Real Estate Advisory

ARCHITECTURAL PRECAST
CONCRETE PANELS
COLOR: OAK RIDGE
CHAMFER / SMOOTH FINISH



Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture ■

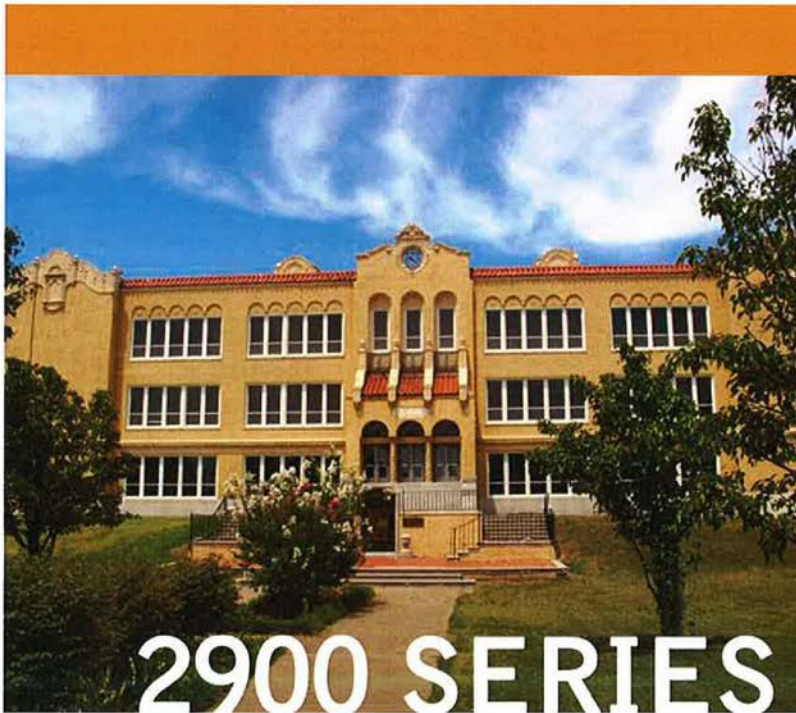
Planning & Entitlements ■

Visual Media ■

Landscape Architecture ■

Real Estate Advisory ■

COLOR:
MEDIUM BRONZE



2900 SERIES

2 1/2" ARCHITECTURAL GRADE

Fixed, Projected, and Casement Window System
(F-AW100, AP-AW80, C-AW80)

This heavy duty window system was designed for the "flush" appearance of the sash and frame with a beveled "historical replica" exterior glazing leg. The sightline of the fixed main frame is 1 1/2". The 2900 series carries AAMA Architectural Window Class (AW) Certification. The frame and operating sash depths are 2 1/2". Multiple snap trim sizes are available. Perimeter receptor systems and a full range of pannings (standard and/or custom) are also available. The flush sash design minimizes air infiltration. Principal wall members are .125" thick at structural areas. Main frame sashes use mechanically joined, angle reinforced, mitered corner construction. Square interior removable glass stops accommodate 1" glazing infills. This product and its accessories employ an integral structural thermal barrier that maximizes thermal performance. Applied muntins complete the historical look of both wood and steel windows.

FEATURES

- Structurally tested per ANSI/AAMA 101
- Life cycle tested per AAMA 910
- Forced Entry Resistance Level 10
- Flush vent construction
- Integral structural thermal barrier
- Beveled Historical replica exterior glazing leg
- Dual EPDM weathering at operating sash
- Angle reinforced vent corner joinery
- Pre-glazed at factory
- 1" glazing infills
- Equal or unequal leg frames
- Vertical or horizontal stacking
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Extruded screen frames
- Aluminum screen wire
- Wide variety of locking, operating, and hinging hardware
- True, applied, and between glass muntins
- Hermetically sealed units integral blinds
- Custom configurations with standard details
- Standard/custom panning systems
- Interior snap trims

2900

800 Hayes Drive
Manhattan, KS 66502
Phone: (800) 642.1488
Fax: (800) 576.1656



11000 East 51st Ave., Suite B
Denver, CO 80239
Phone: (888) 642.1488
Fax: (303) 375.0669

Please visit:
www.mankowindows.com
for more information

Certificate of Appropriateness for: Littleton Mixed Use

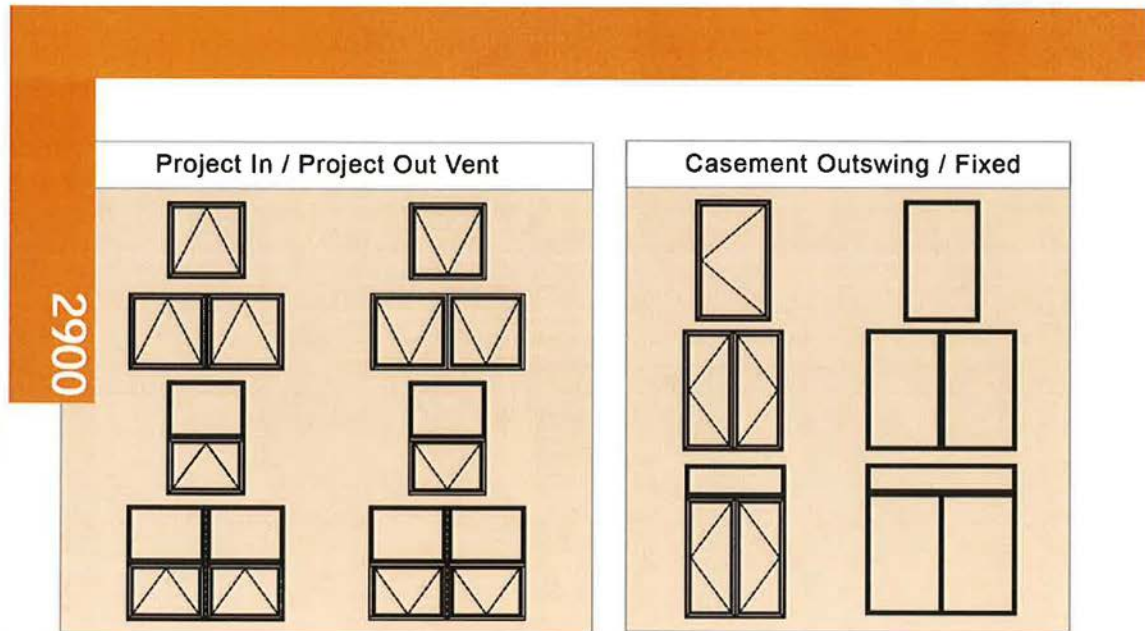
2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

COLOR:
MEDIUM BRONZE



Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS

	AAMA/ NWWDA 101/ I.S.2-97 Rating	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	Forced Entry Resistance
Project In	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Project Out	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Casement	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Fixed	F-AW100	.1 CFM	12 PSF	150 PSF	N/A

▲ Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

▲ Windows can be inside or outside glazed (inside glazing is strongly recommended unless absolutely necessary) with an extruded aluminum snap-in glazing bead.

2900 SERIES HARDWARE OPTIONS

	4 Bar Hinge	Butt Hinge	Friction Adjuster	Key Release Limit Arm	Single Arm Roto Operator	Dual Arm Roto Operator	Cam Handle	Pole Ring Cam	Access Controlled Lock	Lift Lock	Glazing Options
Project In	S		O	O			S	O	O		1"
Project Out	S		O	O		O*	S	O	O	O*	1"
Casement Outswing Butt Hinges		S	O	O	S*		O		O	S	1"
Casement Outswing 4-Bar Hinge	S		O	O			S		O		1"
Casement Inswing Butt Hinges		S	S	O			S		O		1"
Casement Inswing 4-Bar Hinges	S		O	O			S		O		1"

* = size limitations apply

S = Standard Hardware O = Optional Hardware

▲ Locking cam handles, access controlled locks, and keepers are of cast white bronze with US26D finish. Four-bar hinges are fabricated of stainless steel, meeting AAMA 904.1 requirements. Butt hinges are made of extruded aluminum 6063-T6 alloy with stainless steel pins.

Feb 2009

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

COLOR:
MEDIUM BRONZE



ALUMINUM FLUSH GLAZED STOREFRONT

450 series 13/4" x 4 1/2" Non Thermal | 1450 series 2" x 4 1/2" Non Thermal
2450 series 2" x 4 1/2" Center Glazed Thermal | 2450 FS series 2" x 4 1/2" Front Glazed Thermal
2650 series 2" x 6 1/2" Offset Glazed Thermal | 5450i series 2 1/4" x 4 1/2" Center Glazed Isobar

Manko's flush glazed storefront systems can accommodate a wide variety of design applications including entrance door framing, entrance sidelites, horizontal punched opening, and mullions for ribbon windows. Need ventilation? No problem. Insert an 800 or 1100 series projected vent. Flush glazed storefronts are part of a lineal program designed for installers to fabricate their own openings to reduce lead times and meet construction schedules. These systems are dry glazed and internally weeped. If you are designing a low cost framing system that requires a fast installation schedule, then storefront framing will answer the call.

FEATURES

- Structurally tested per ANSI/AAMA 101
- 1 3/4" to 2 1/4" sightlines
- 4 1/2" and 6 1/2" frame depths
- Screw spline construction
- EPDM gaskets provide dry glazing
- 6063-T5 or 6063-T6 aluminum alloy
- .078" wall thickness
- Integral framing accommodates storefront doors installed in system
- Optional 90 corner mullions
- Window vent options provide ventilation
- 1/4" to 1 1/8" glazing infills
- Sill starter and head receptor options
- Vertical expansion joint mullions
- "Azo-braided" thermal barrier
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Dual glazing integral blinds
- Inside or outside glazing
- Multi-plane glazing
- Pivoting mullions

Storefront Framing

800 Hanco Drive
Manchester, NH 03102
Phone: (603) 642.1400
Fax: (603) 576.2659



1000 East 51st Ave., Suite A
Denver, CO 80239
Phone: (303) 642.1400
Fax: (303) 576.2659

Please visit:
www.mankowindows.com
for more information

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

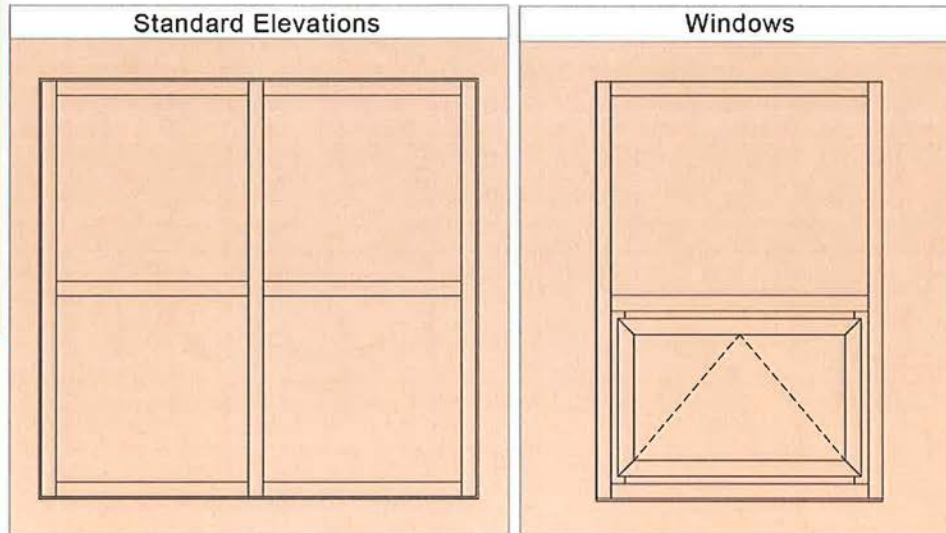
January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

COLOR:
MEDIUM BRONZE

Storefront Framing



Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS				
	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	CRF
450 Series	N/T	N/T	N/T	N/T
1450 Series	.06 CFM	12 PSF*	60 PSF	N/T
2450 Series	.06 CFM	12 PSF*	60 PSF	61
2450FS Series	.06 CFM	12 PSF*	60 PSF	61
2650 Series	.06 CFM	12 PSF*	60 PSF	62
5450I Series	.06 CFM	12 PSF*	60 PSF	63
Window Vents				
800 Series	.1 CFM	12 PSF	120 PSF	57
1100 Series	.1 CFM	10 PSF	120 PSF	52

* = high performance sub sill N/T = Not Tested

Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

GLAZING OPTIONS				
	1/4"	3/8"	1"	1 1/8"
450 Series	S	O		
1450 Series	O	O	S	O*
2450 Series	O	O	S	O*
2450FS Series	O	O	S	O*
2650 Series	O	O	S	O*
5450I Series	O	O	S	O*

S = Standard hardware

O = Optional hardware

* = Glazing options include hermetically sealed integral blinds, swing sash blinds and take out sash blinds

WINDOW HARDWARE									
	4 Bar Hinge	Butt Hinge	Friction Adjuster	Key Release Limit Arm	Single Arm Roto Operator	Cam Handle	Pole Ring Cam	Access Controlled Lock	Lift Lock
800 PO / PI Vent	S		O	O		S	O	O	
800 Casement		S	O	O	S	O		O	S
1100 PO Vent	S		O	O	S*	S	O	O	
1100 Casement		S	O	O	S*	O		O	S

* = size limitations apply

S = Standard hardware O = Optional hardware

Locking cam handles, access controlled locks, and keepers are of cast white bronze with US26D finish. Four-bar hinges are fabricated of stainless steel, meeting AAMA 904.1 requirements. Butt hinges are made of extruded aluminum 6063-T5 or 6063-T6 alloy with stainless steel pins.

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

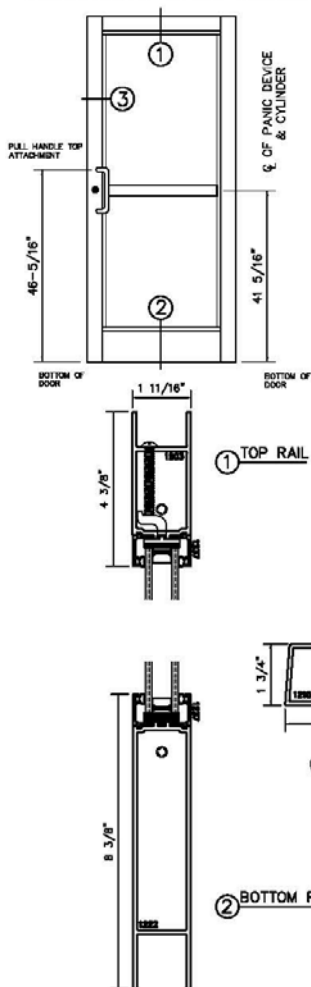
LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

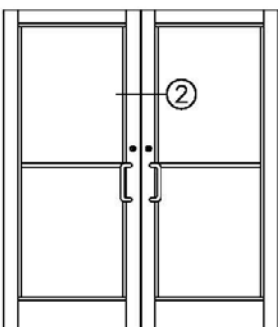
COLOR:
MEDIUM BRONZE

STANDARD ENTRANCES DOOR TYPE / SECTION DIMENSION

135 MEDIUM STILE
3690 CONCEALED EXIT (SHOWN)



STANDARD MEETING RAILS
135 MEDIUM STILE



ALUMINUM STOREFRONT SWING DOORS

100 series 2 1/4\" Medium Stile | 135 series 3 11/16\" Medium Stile | 150 series 5\" Wide Stile
135H series 3 11/16\" Medium Stile Heavy Wall | 150H series 5\" Wide Stile Heavy Wall
135i series 3 11/16\" Medium Stile Isobar | 150i series 5\" Wide Stile Isobar

Manko's aluminum storefront entrance doors are designed for offices, schools, retail shops, municipalities, churches or any other commercial buildings. These doors are offered in narrow stile, medium stile, and wide stile configurations. When combined with optional rails and intermediates (horizontal and/or vertical), these door systems are flexible enough to meet most design and hardware requirements. The availability of multiple glazing stops allow for the use of a broad range of glazing products. These storefront doors utilize a telescoping mortise and tenon joint coupled with a horizontal shear block. These joints are then further reinforced with a 3/8\" steel tie rod and sleeve. This tripled redundancy ensures structural integrity and long term durability. Welded corner construction is also available upon request. Anti Terrorist Force Protection (ATFP) certification can be obtained using these systems (consult factory for details).

FEATURES

- Structurally tested per ANSI/AAMA 101
- 3-way corner construction (welded upon request)
- Horizontal and vertical midrail options
- 3/16\" to 1\" glazing infills
- 6063-T5 or 6063-T6 aluminum alloy
- .125 or .187 wall thickness
- 1 3/4\" or 2\" face dimensions
- Adjustable glass setting blocks
- Double adjustable astragals with poly-pile weathering on pairs
- Standard 1\" round offset push-pulls
- Offset pivots, butt hinges, center pivots or continuous geared hinges options
- Maximum security dead bolts, concealed rod panic, or rim panic exit devices
- Doors will accommodate most hardware types
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Integral structural thermal barrier on 135i and 150i series

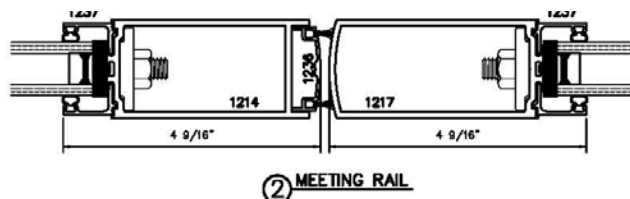
Storefront Doors

800 Hayes Drive
Manhattan, KS 66502
Phone: (800) 642.1488
Fax: (800) 576.2656



11000 East 51st Ave., Suite B
Denver, CO 80239
Phone: (888) 642.1488
Fax: (303) 375.0669

Please visit:
www.mankowindows.com
for more information



Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

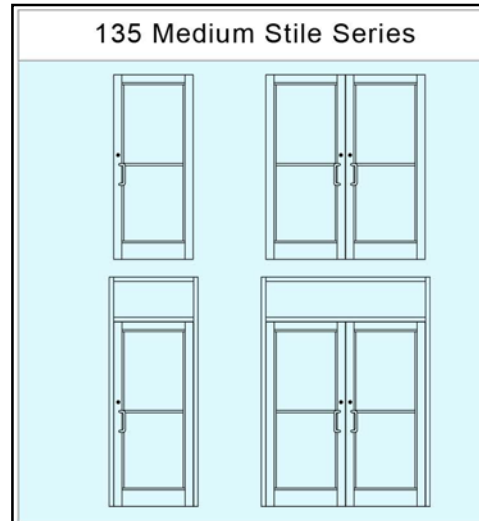
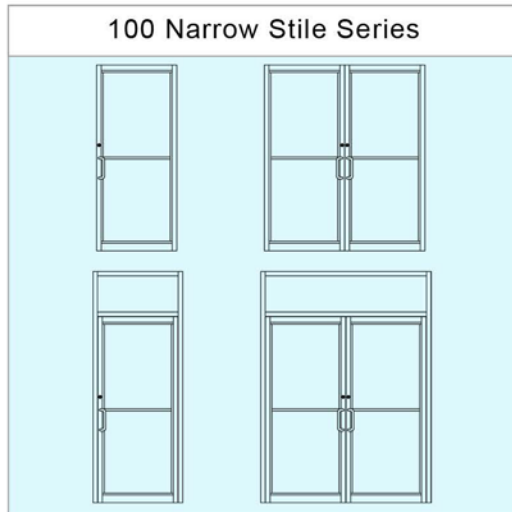
January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

COLOR:
MEDIUM BRONZE

Storefront Doors



Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS				
	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	CRF
100 series*	.50 CFM	N/A	45 PSF	N/A
135 series*	.50 CFM	N/A	60 PSF	N/A
150 series*	.50 CFM	N/A	60 PSF	N/A
135H series	.50 CFM	N/A	60 PSF	N/A
150H series	.50 CFM	N/A	60 PSF	N/A
135i series	.50 CFM	N/A	60 PSF	N/A
150i series	.50 CFM	N/A	60 PSF	N/A

N/A = Not applicable

▲ Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

* Single door leaf



DOOR HARDWARE & GLAZING OPTIONS								
	Maximum Security Locking	Concealed Panic Exits	Rim Panic Exits	Vertical Mid Rails	Horizontal Mid Rails	Option 10" Bottom Rail	1/4" Glazing	1" Glazing
100 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
135 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
150 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

▲ Hinging can be offset pivots, butt hinges, continuous hinges or center pivots. Push / pulls are a 1" round offset pull handle and push bars.

Feb 2009

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

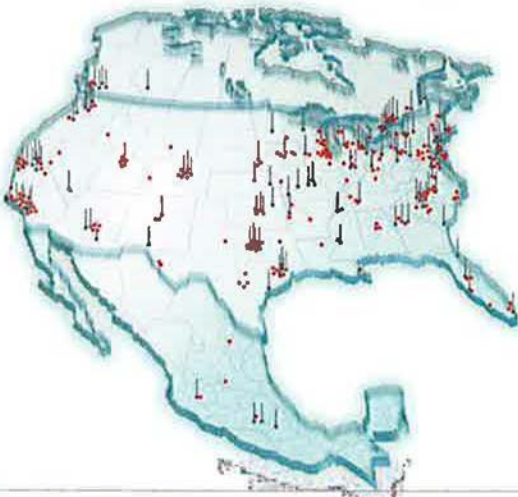
January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Fabricators & Glaziers

GUARDIAN GLASS INNOVATION AND TECHNICAL SUPPORT



Guardian Select® Fabricators SunGuard Advanced Architectural Glass products are produced at multiple U.S. locations and are distributed through a network of independent Guardian Select Fabricators (shown above). These fabricators have completed a rigorous certification process administered by Guardian. Select Fabricators offer comprehensive glass fabrication for commercial projects and typically are able to cut, heat-treat, insulate, laminate, etch-screen and produce spandrel glass. In addition, some Select Fabricators can bend SunGuard coated glass for more complex designs. Select Fabricators provide glass samples for mock ups and typically offer fast-track delivery.

Glazier Connection™ Members Guardian's Glazier Connection quickly puts you in touch with glazing contractors that are experienced in installing Guardian high performance coated glass for commercial applications, including all types of facades, curtainwalls, windows, punched openings and commercial windows, spandrel glass, storefronts, and much more. Guardian Glazier Connection members work seamlessly with our Guardian Select Fabricator network of glass fabrication companies to provide you with quick turnaround and expertise, so your project can be completed on time.

To locate a Guardian Select Fabricator or Glazier Connection member near your project site, visit www.SunGuardGlass.com.

USGBC LEED Certification Using SunGuard SuperNeutral, SunGuard High Performance and SunGuard Solar Series glass products can be an important part of obtaining LEED certification in five credit categories: Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation and Design Process, and Regional Priority. For a copy of our LEED Brochure, call 1-866-GuardSG (482-7374) or visit www.SunGuardGlass.com.

Web Resources at www.SunGuardGlass.com Guardian provides several easy-to-use online tools and resources to help architects specify SunGuard products on our web site at www.SunGuardGlass.com, including Glass Analytics, a comprehensive suite of tools comprised of a Performance Calculator, BIM Generator, Building Energy Calculator and Glass Visualizer that offers architects and other project specifiers comprehensive tools to evaluate commercial glazing options and their impact on energy use and design; a smartphone app that allows interaction with hundreds of projects worldwide; a searchable commercial building project database; a SunGuard performance comparison tool; a Guardian Select Fabricator locator and a Glazier Connection member locator.

3-Part Specifications Guardian's SunGuard specifications in standard CSI 3-part format are available from your Guardian Architectural Design Manager (ADM) and at www.SunGuardGlass.com. ARCOG, the exclusive publisher of AIA (the American Institute of Architects) MASTERSPEC®, has authorized Guardian to offer a licensed version of PRODUCT MASTERSPEC on the SunGuard Web site and, for AIA members, on the AIA website. In addition, you can find SunGuard specifications online at BSO SpecLink and AIA/CES.

AIA/CES Presentations Guardian Glass participates in the American Institute of Architects Continuing Education System (AIA/CES) by providing seminar presentations, some of which qualify for Health, Safety and Welfare credits. Whether you are interested in basic commercial glass knowledge, glass from an energy conservation perspective or current applications for laminated glass, we can provide you with helpful information regarding design using glass. Call 1-866-GuardSG (482-7374) or your local SunGuard Architectural Design Manager to arrange a time and place for a seminar presentation. In addition, a number of these presentations can be accessed on the McGraw-Hill Construction Continuing Education Center online.

Technical Support Hotline: 1-866-GuardSG (482-7374)

Technical support is always available from your Architectural Design Manager (ADM) and/or Regional Technical Advisor (RTA). For technical or product information, please call our Technical Support Hotline to find the technical specialist in your area. Some areas where we can help are:

- solar, thermal or acoustical performance of coated glass
- computer-based wind load and thermal stress analysis program
- product availability and specification information
- architectural glass sample boxes and 12" x 12" samples

SUNGUARD® Advanced Architectural Glass

PERFORMANCE DATA – SUPERNEUTRAL

Product	Outboard, Inboard Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	Shading Coefficient	Light to Skin Coefficient (LSC)	Light to Skin Coefficient (LSC)
SunGuard SuperNeutral							
Coating #2 Surface							
6 mm/1/2" min. A.A./6 mm							
SNX 62/27	UltraClear - UltraClear	Ultra Clear	64	8	24	11	0.29
	Clear - Clear	Clear	62	6	23	11	0.29
	Green - Clear	Green	52	3	16	9	0.29
	TwilightGreen - Clear	Dark Green	46	3	16	8	0.29
	CrystalGray - Clear	Light Gray	44	3	16	8	0.29
	Gray - Clear	Gray	41	3	12	6	0.29
CrystalBlue - Clear	Blue	40	4	15	7	0.29	
SNX 51/23	UltraClear - UltraClear	Light Blue	53	14	20	14	0.29
	Clear - Clear	Light Blue	51	11	19	14	0.29
	Green - Clear	Blue-Green	43	5	15	11	0.29
	TwilightGreen - Clear	Dark Green	38	3	13	10	0.29
	CrystalGray - Clear	Light Gray	36	3	14	9	0.29
	Gray - Clear	Gray	36	5	10	7	0.29
CrystalBlue - Clear	Blue	26	3	13	9	0.29	
SN 68	UltraClear - UltraClear	Ultra Clear	71	40	37	11	0.29
	Clear - Clear	Clear	68	30	33	11	0.29
	Green - Clear	Green	57	13	23	9	0.29
	TwilightGreen - Clear	Dark Green	51	9	20	8	0.29
	CrystalGray - Clear	Light Gray	48	17	23	11	0.29
	Gray - Clear	Gray	34	13	18	6	0.29
CrystalBlue - Clear	Blue	44	19	23	7	0.29	
SN 54	UltraClear - UltraClear	Ultra Clear	56	22	26	13	0.29
	Clear - Clear	Clear	54	16	24	13	0.29
	Green - Clear	Green	45	7	17	11	0.29
	TwilightGreen - Clear	Dark Green	41	4	15	10	0.29
	CrystalGray - Clear	Light Gray	38	9	17	9	0.29
	Gray - Clear	Gray	27	7	13	17	0.29
CrystalBlue - Clear	Blue	35	10	16	11	0.29	
SNR 43	UltraClear - UltraClear	Light Silver	45	24	21	28	0.29
	Clear - Clear	Light Silver	43	17	19	28	0.29
	Green - Clear	Green	36	8	14	21	0.29
	TwilightGreen - Clear	Dark Green	31	5	12	14	0.29
	CrystalGray - Clear	Silver Gray	31	9	13	16	0.29
	Gray - Clear	Silver Gray	22	8	10	13	0.29
CrystalBlue - Clear	Silver Blue	28	11	12	14	0.29	

SHEET METAL SUN VISORS, EYE BROWS AND METAL WALL SHINGLES (PRODUCT) FLAT LOCK PANEL SYSTEM

PURE+FREEFORM

HOME | BRAND 3 | PROJECTS 3 | PRODUCTS | FINISHES |

MEDIA | CONTACT

U

HOME | BRAND 3 | PROJECTS 3 | PRODUCTS | FINISHES |

MEDIA | CONTACT

U



metal shingle product

PURE+FREEFORM

Architectural Metal Walls & Ceilings

© 2016 Pure + FreeForm | All rights reserved.

CORPORATE

Q 8530 Eagle Point Blvd, Ste 100

, info@purefree

X Monday - Friday 8:00

V 612.208

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAI designgroup.com • 303.734.1777

Architecture ■

Planning & Entitlements ■

Visual Media ■

Landscape Architecture ■

Real Estate Advisory

SHEET METAL SUN VISORS, EYE BROWS
AND METAL WALL SHINGLES (COLOR)
PURE + FREEFORM



COLOR: GILDED RUST

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture ■

Planning & Entitlements ■

Visual Media ■

Landscape Architecture ■

Real Estate Advisory

ARCHITECTURAL SCREEN ADJACENT PARKING / DRIVE AISLE

COLOR:
MEDIUM BRONZE

877.884.4653
Inspired to Serve!

HOME | WEBSITE FEEDBACK | MY ACCOUNT

Web Code
Search

McNICHOLS

Industrial & Architectural Hole Product Solutions since 1952

PRODUCTS | DESIGNER | SERVICES | LOCATIONS | RESOURCES | GALLERY | CONTACT US | CAREERS | CATALOGS

You Are Here: Home > Perforated > Decorative > Item Detail

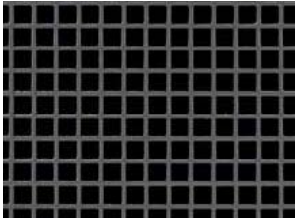
LOGIN | My Cart (0)

You have Selected: McNICHOLS Quality Decorative Perforated, 20 Gauge Plain Steel, Hanover Square, 48.0000" x 120.0000"

Perforated
Decorative [Remove]

Continue Narrowing By:

- Class**
Designer (44)
- Major Material**
Aluminum (16)
Plain Steel (29)
- Minor Material**
Cold Rolled (29)
Type 3003-H14 (14)
Type 5052-H32 (2)
- Gauge (Thickness)**
.032 (6)
.040 (7)
.063 (3)
11 (1)
16 (2)
20 (19)
22 (6)
24 (1)
- Pattern Name**
Classic (2)
Gothic (2)
Majestic 1" - 40% (5)
Airline (6)
Full Cloverleaf (5)
> See more...
- Surface Finish**
Mill (45)
- Percent Open Area**
35 (6)
36 (4)
39 (2)
40 (7)
45 (6)
> See more...
- Width**
36.0000 (41)
48.0000 (4)
- Length (Span for Grating)**
24.0000 (17)
40.0000 (1)
48.0000 (3)
96.0000 (15)
120.0000 (9)
- SKU Type**
Each (21)
Sheet (24)



Print Item Specifications
 Email Item Specifications

Item	Description
1695142041	McNICHOLS® Quality Perforated Metal, Designer, Plain Steel Cold Rolled, 20 Gauge, Hanover Square Pattern, 64 % Open Area, Sheet , 48.0000" Width X 120.0000" Length

Quantity	Price	SKU
1 - 7	\$263.20	Sheet
8 - 15	\$238.00	Sheet
16 - 22	\$192.40	Sheet
23 +	Request Quote	

Quantity :

ADD TO CART

[Click here to cut this item to size](#)

Item Specs | Drawings | Load Tables | Accessories | Options | Applications | Packaging

Characteristics for this product are listed below.

HS Item Number	1695142041
Product Line :	Perforated
Product Type :	Decorative
Weight :	0.54 #/SF
Class :	Designer
Trade Name :	McNICHOLS®
Major Material :	Plain Steel
Minor Material :	Cold Rolled
Gauge (Thickness) :	20
Pattern Name :	Hanover Square
Surface Finish :	Mill
Percent Open Area :	64
Width :	48.0000
Length (Span for Grating) :	120.0000
SKU Type :	Sheet
Margins Parallel to Length :	Min Safe Both Sides
End Pattern :	None
Margins Parallel to Width :	Sheared Through

About Us | ISO Certification | Glossary | McNichols In a Minute | Site Map | Facebook

Inspired to Serve! Quality Hole Products and Services by McNICHOLS

©2010 McNICHOLS CO.
The Hole Story and McNICHOLS are registered trademarks of McNICHOLS CO. All rights reserved.
No part of this website may be reproduced in any form without permission.

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture

Planning & Entitlements

Visual Media

Landscape Architecture

Real Estate Advisory

SW 7504
Keystone Gray
Interior / Exterior
Locator Number: 243-C4

CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS: KEYSTONE GRAY SW7504

Hardie® Reveal® Panel System

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.

For details about technical
information and specs, visit
JamesHardieCommercial.com



Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street — Littleton, Colorado 80120
January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

SW 7504
Keystone Gray
Interior / Exterior
Locator Number: 243-C4

CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS: KEYSTONE GRAY SW7504



JamesHardieCommercial.com

Hardie® Reveal® Panel System

Design Freedom

- Horizontal or vertical application
- 7/16" thick, commercial grade panels
- Cleaner look with fewer fasteners (approximately 14-21 per 4' x 8' panel)
- Standard panel size is nominal 4' x 8' and can be cut on-site to desired size
- Panels available with ColorPlus® Technology
- Panels can be cut on-site to desired size

Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Smooth panel look with exposed fasteners
- Trims and fasteners can be field painted or left with a metal finish
- Off-stud jointing solution provides design flexibility

Proven James Hardie Durability

- Engineered for Climate® to stand up to the demands of your project's specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.

For details about technical information and specs, visit JamesHardieCommercial.com

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street — Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

Architecture

Planning & Entitlements

Visual Media

Landscape Architecture

Real Estate Advisory

CEDAR CANOPY
(CLEAR SEALED)



Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

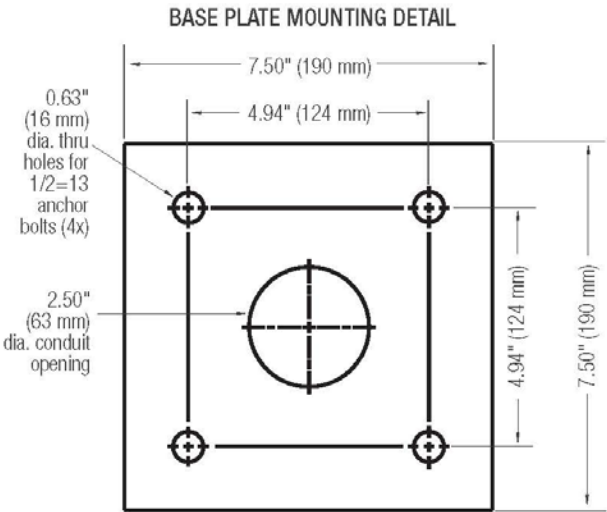
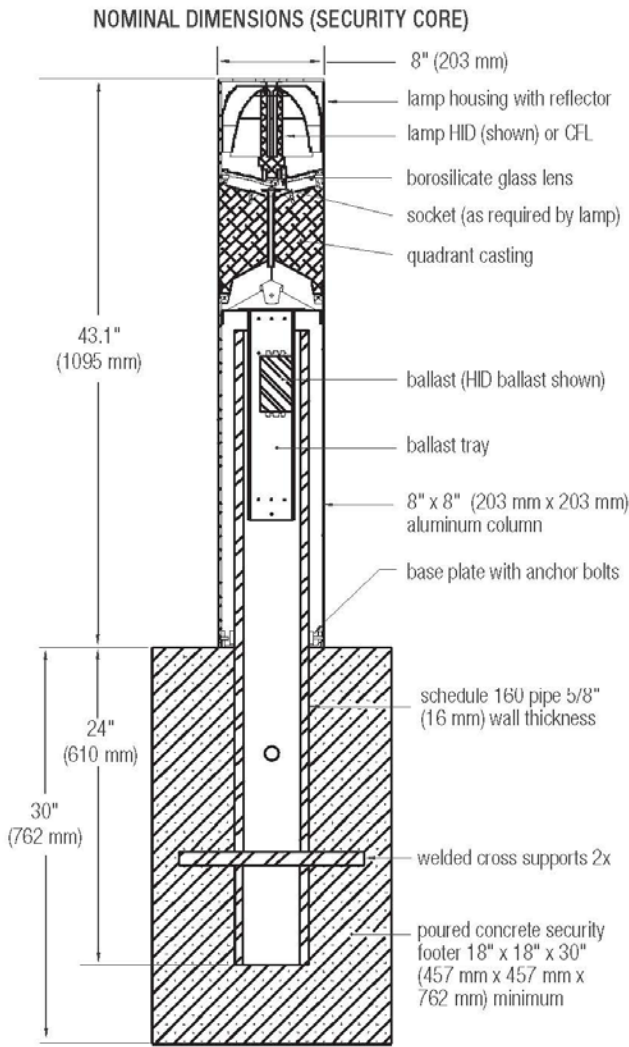
Architecture ■

Planning & Entitlements ■

Visual Media ■

Landscape Architecture ■

Real Estate Advisory



Certificate of Appropriateness for: Littleton Mixed Use

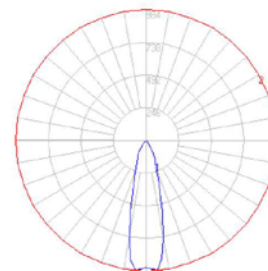
2679 West Main Street – Littleton, Colorado 80120
January 5, 2017 Case # COA16 - 0003

BEGA

Photometric Filename: 55921.IES

TEST: N/A
TEST LAB: BEGA
DATE: 07/28/2014
LUMINAIRE: 55 921
LAMP: 4.2W LED

All results in accordance with IESNA LM-63-1995

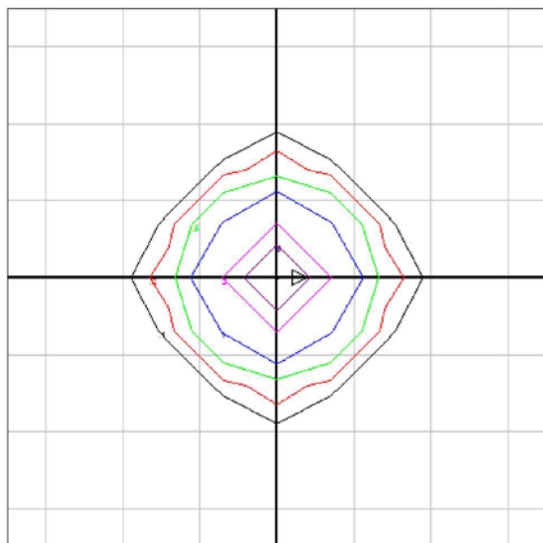


Characteristics

Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	314
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	52
Total Luminaire Watts	6
Ballast Factor	1.00
CIE Type	Direct
Spacing Criterion (0-180)	0.48
Spacing Criterion (90-270)	0.48
Spacing Criterion (Diagonal)	0.48
Basic Luminous Shape	Circular
Luminous Length (0-180)	0.00 m
Luminous Width (90-270)	0.05 m (Diameter)
Luminous Height	0.00 m

Zonal Lumen Summary

Zone	Lumens
0-10	86.00
10-20	115.64
20-30	71.71
30-40	34.31
40-50	3.82
50-60	2.33
60-70	0.47
70-80	0.05
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00



Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2015

11/3/2015


Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

CIMARRON LED CL1S	Cat.#		
	Job	Type	
	Approvals		

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance
- One piece die-cut silicone gasket with mechanically compressed stainless steel bezel ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Complements the Cimarron LED CL1 i
- Weight - 19 pounds, EPA - .45 ft²

Optics:

- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- 3000K, 80 CRI; 4000K, 70 CRI; 5000K, 67 CRI, Turtle friendly Amber

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Ambient operating temperature - 40° C to 40° C
- Drivers have greater than 90% power factor and less than 10% THD
- 700mA drive current standard, 350mA and 525mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 3)
- Optional 0-10VDC continuous dimming to 10%
- Automatic thermal self-protection
- LED electrical assembly, including PR devices, consumes no power in the "off" state

Controls:

- Drivers are 0-10V dimming standard. Photo cell and occupancy sensors available for complete on/off and dimming control

Installation:

- Quick-mount plate included for easy installation
- The decorative integral arm houses two stage hinge mechanism
- Safety latch holds luminaire door to prevent "free swing"
- Quick-connect wiring for simplified, hassle-free installation
- Suitable for applications requiring 3G testing prescribed by ANSI @136.31

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty, for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- 700mA models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/DLC>
- IDA approved
- IP66
- IES Progress Award Winner - 2013

PRODUCT IMAGE(S)



48 LED 3/4 VIEW



16 LED

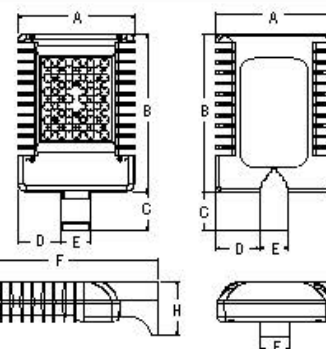


32 LED



48 LED

DIMENSIONS



Weight
19 lbs.
8.62 kgs.

A	B	C	D	E	F	G	H
12"	16.312"	4"	4.5"	3"	20.312"	4.13"	5.625"
305mm	414mm	102mm	114mm	76mm	515mm	105mm	143mm

CERTIFICATIONS/LISTINGS



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2015 SPAULDING LIGHTING. All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA CL1S-SP-EC 11/15




Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street - Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

LAREDO SERIES LMC - 30LEDs	Cat.#		
	Job	Type	
			Approvals

SPECIFICATIONS

Intended Use:
Full cut-off IDA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lektrocote® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics/Electrical LED:
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions - Types II, III and IV (Forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

- CCT: 5000K/ 67 CRI, 4000K/ 70 CRI, 3000K/ 80 CRI
- Electronic driver 71w system (2 drivers, 2 circuits), 0.4 AMPS max, or 35w (1 driver, 2 circuits), 0.3 amps max, 120-277V and 347V and 480V, 50/60Hz
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 2)

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type II, III and IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes - fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40°C/ -40°F.

Controls:
Drivers are 0-10V dimming standard. Photocell and occupancy sensor options available for complete on/off and dimming control.


Listings:

- Listed to UL1598 for wet locations
- 40° C ambient environments
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified, Consult DLC website for more details: <http://www.designlights.org/QPL>


LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard; No uplight, external test button; 120V or 277V only; Rated -20° C to 35° C

Warranty:
Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)

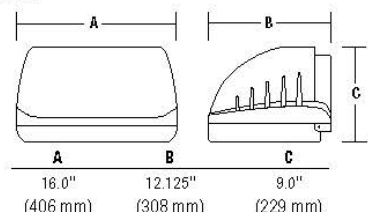


LMC-30LU




LMC-30LU Motion Sensor LMC-30LU BBU

DIMENSIONS



A 16.0" (406 mm)
B 12.125" (308 mm)
C 9.0" (229 mm)



ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC	-		-		-		-		-	
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE		CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS			
LMC Laredo Medium Cut-off	30LU	30 LEDs, Universal voltage 120-277V	3K 3000K nominal	2 Type II	BLANK STD 700MA	1 Bronze	BBU ¹ Integral battery for 120 or 277V rated for -20° C ambient; Available in 350mA (035) drive current only			
	30L1	30 LEDs, 120V	4K 4000K nominal	3 Type III	035 350MA	2 Black				
	30L2	30 LEDs, 208V	5K 5000K nominal	4 Type IV (Forward throw)		3 Gray	PC ¹ Button photocell, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V			
	30L3	30 LEDs, 240V				4 White				
	30L4	30 LEDs, 277V				5 Platinum				
	30LF	30 LEDs, 347V					F ¹ Fusing (specify voltage per footnote)			
30L5	30 LEDs, 480V						SCP ^{1,2} Programmable motion control, factory default is 10% light output			
Controls Guide										

¹ PC(0) and F Replace X with 1-120V, 2-208V, 3-240V, 4-277V

² Must order minimum of one SCP-FBMO-IE to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
 © 2015 SPAULDING LIGHTING, All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA LMC-SPEC 10/15



Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street - Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777



LED 3000K Outdoor Up & Down Lantern - AZT 11251AZT30 (Textured Architectural Bronze)

Product Description:

This LED outdoor wall up and downlight features smooth lines, a modern look and a Textured Architectural Bronze finish.

Available Finishes

Textured Black
Textured Architectural Bronze

Technical Information

Safety Rated:	Wet
HCWO:	6.25
Title 24:	Yes
Color Rendering Index:	90
Color Temperature Range:	2950-3130
Expected Life Span:	40000 Hours
Operating Voltage Range:	120-277
Width:	5.00"
Height:	12.00"
Lamp Included:	Integrated
Extension:	6.50"
Voltage:	120-277V
Energy Efficient:	Yes
Light Source:	LED
Kelvin Temperature:	3000K
Max Watt:	15W
Finish:	Textured Architectural Bronze

Project	
Type	
Ordering #	
Comments	

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

3000 K LED Outdoor Lantern - AZT AZT 11250AZT30 (Textured Architectural Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	11250AZT30
Finish	Textured Architectural Bronze
Available Finishes	AZT, BKT

Dimensions

Extension	6.50"
Height from center of Wall opening	3.25"
Base Backplate	5.00 X 5.00
Weight	2.60 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
----------	----------

Electrical

Voltage	120-277V
Input Voltage	Dual (120/140)

Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
Number of Lights/LEDs	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

Dimensions

Height	7.00"
Width	5.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120
January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777



A850 OLD TOWN SERIES

HID

EPA
1.21 (FE)
WEIGHT
15 LBS

5 YEAR
WARRANTY

MAXIMUM
WATTAGE
250W

UL
LISTED

JOB NAME _____

FIXTURE TYPE _____

MEMO _____

BUILD A PART NUMBER

ORDERING EXAMPLE: **2A-A850-5P-100HPS120-MED-RE5-A-PEC-FHS/50PM/4212FP4/BKT**

Mounting Config.	Fixture	Fitter	Ballast	Volts	Socket	Optic	Lens	Option Ring	Option Photocontrol	Option GR	Option Term. Block	Option Fuse	Option Lamps See Lamp Spec Sheet	Arm See Arm Spec Sheet	Pole See Pole Spec Sheet	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

•TW	•2A	•3A90	•1AM
•PT	•2A90	•3APT	•2AM
•1A	•2APT	•4A	•450PB
•1APT	•3A	•4APT	

W=Wall Mount, PT=Post Top, APT=Post Top Arm Mount, A=Arm Mount, AM=Arm Mount, PB=Post Base

Fixture

•A850	•A850SR
-------	---------

Fitter

•5P	•991	•995	•OLF3
•73	•992	•BD4	•OLF4
•74	•993	•BD5	•588
•990	•994	•BD7	•Q2097

Add "T" after "L" and "S" after "P" for "T" and "S" options.

Ballast^{2,3}

•35HPS ¹	•70MHP	•42CFL
•50HPS	•100MHP	•57CFL
•70HPS	•150MHP	•70CFL
•100HPS	•200MHP	•55QL
•150HPS	•250MHP	•INCAND
•250HPS	•26CFL	
•50MHP	•32CFL	

¹Medium base compact fluorescent ballast, 100 watts.
²Medium base compact fluorescent ballast, 200 watts.
³Medium base compact fluorescent ballast, 250 watts.
⁴Medium base compact fluorescent ballast, 250 watts.

Volts

•120	•208	•240	•277	•347	•480
------	------	------	------	------	------

Socket

•MED	•MOG	•QL	•4P/4-PIN
------	------	-----	-----------

Optic

•NONE	•RE3	•RE5	•LO3	•LO5	•ALZAK	•H55
-------	------	------	------	------	--------	------

Lens

•A (Acrylic)	•P (Polycarbonate)
•WA (White Acrylic)	•WP (White Polycarbonate)

Options

- CDR Cast Decorative Ring
- CDR-CLP Cast Decor Ring with Custom Logo
- PBDR Perforated Brass Decorative Ring
- PEC Electronic Photocontrol 120-277 Volt
- R¹ Receptacle Only for Twist-Lock Photocontrol
- R¹ Twist-Lock Photocontrol 5 Receptacle 120-277V
- G¹ 15A Duplex GFI for Utility Fitter
- TB¹ Terminal Block
- FHS¹ Single Fuse 5 Holder - 120, 277 Volt
- FHD¹ Dual Fuse 5 Holder - 208, 240, 480 Volt
- LAMPS See Lamp Spec Sheet

¹Consult factory for special orders.
²Standard is polished. If standard is specified, CDR, R¹, FHS, FHD, and GFI are standard.
³Standard is standard. If standard is specified, CDR, R¹, FHS, FHD, and GFI are standard.

Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets

•50	•70	•180	•6236	•TA	•BA
•478	•80	•55	•579	•TASCR	

Pole (Click here to view pole website page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes¹

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

¹Standard finishes are available upon request.

Custom Finishes²

- CM Custom March
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

²Custom finishes require a minimum order.

Sternberg Select Finishes

- VC Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

The fixture shall be 16" in diameter and 39-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured is also available. The fixture is available in a solid roof (A850SR) for added distinction and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The optional perforated brass decorative ring (PBDR) is available in polished brass or painted finish. The 2-1/4" wide brass hickey allowing light transfer through decorative openings. The optional CDR is a heavy cast aluminum ring with four cast medallions finished in accent gold. Also available are custom medallions that can be specified with a name, initial or logo.

Fitter - Standard

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 9-1/2" inside diameter opening to attach to the 9" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be welded to the pole top or renon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option

The fitter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 9" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 hanger latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or renon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

See arm, pole



SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

©19 STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA.

MATCH EXISTING STREETScape – LED OPTIONAL

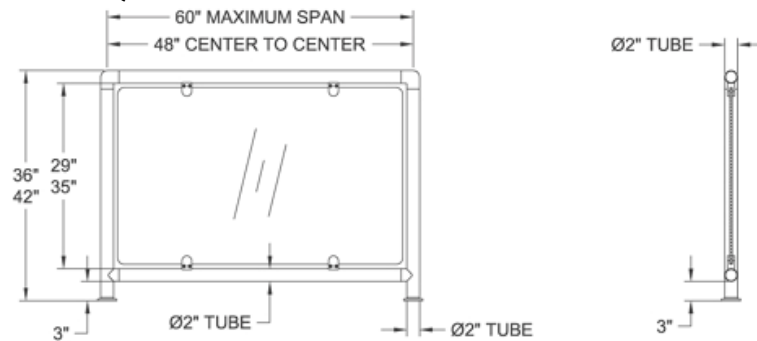
Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

DESIGN PARAMETERS **SUNRAIL™ GLASS****Specifications:**

Recommended span: 48" between posts (60" max.)

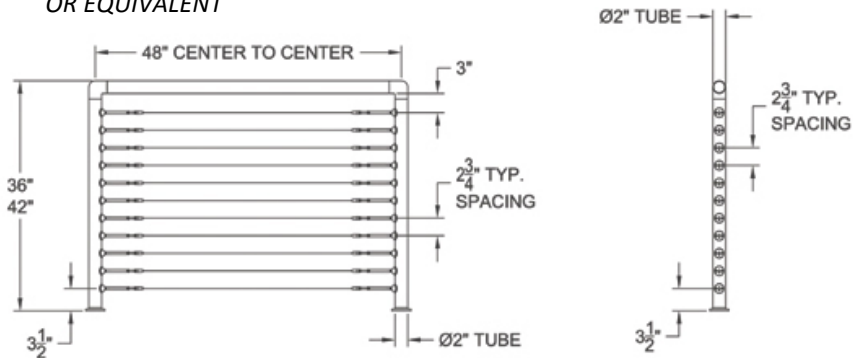
Handrail: 2" diameter 16 gauge 316 grade stainless steel tubing

Infill: Provided by customer, 5/16" to 3/8" thick tempered glass or equivalent

Posts: 2" diameter 16 gauge 316 grade stainless steel tubing

Top and bottom rails are secured to posts using 316 grade cast stainless steel fittings.

70 Armstrong Road ■ Plymouth, MA 02360
 800-541-6829 ■ info@atlantisrail.com ■ www.atlantisrail.com

DESIGN PARAMETERS **SUNRAIL™ NAUTILUS****Specifications:**Recommended span: 48" max. between posts
Cables may pass through posts on longer spans.

Handrail: 2" diameter 16 gauge 316 grade stainless steel tubing

Infill: RailEasy™ Tensioners with 1x19 316 grade stainless steel tubing

Posts: 2" diameter 16 gauge 316 grade stainless steel tubing

Top and (optional) bottom rails are secured to posts using 316 grade cast stainless steel fittings. Tensioners are riveted to posts.

70 Armstrong Road ■ Plymouth, MA 02360
 800-541-6829 ■ info@atlantisrail.com ■ www.atlantisrail.com

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

January 5, 2017 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

January 9, 2017

Andrea Mimnaugh
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80120

**Re: Littleton Mixed Use – Revisions to the 2679 West Main Street
Certification of Appropriateness Application**

Dear Ms. Mimnaugh,

On behalf of 2679 Main Street Partners, we respectfully re-submit our application for a Certification of Appropriateness (COA) for the Littleton Mixed Use project located at 2679 W. Main Street to the City of Littleton Community Development Department. 2679 West Main Street as described in this application is an infill mixed use project that incorporates ground floor retail, bank, and office uses, additional office space on the second and third floors, and five luxury multi-family residential apartment units on the fourth floor.

This re-submittal includes changes to the building based on comments received during the first Historic Preservation Board Meeting dated December 19, 2016. Specific revisions to the project were not defined by Historic Preservation Board members, however the general nature of comments made during the meeting pertained to minimization of the building height and massing along Main Street. The following changes are reflected in the re-submitted plans and 3D views provided to City staff to be presented and discussed in the second HPB meeting planned for January 18, 2017.

1. Maximum allowable building height has been reduced by 7.5 feet, from 61' to 53.5' (excluding the elevator over run at 56.5'). As requested by the Boards, approximate heights of significant historic buildings are provided as follows; Arapahoe County Courthouse – 74'-0", The Mill Tower – 68'-0"
2. The front stair/elevator core has been reconfigured to move the elevator shaft to the rear of the retail space on the ground floor and the stair shaft has been rotated to minimize the visual impact along Main Street. The "step-back" requirements that were previously requested from the Downtown Design Guidelines are, for the most part, no longer required. This change greatly reduces the massing of the third and fourth floors along Main Street, leaving only 25% of each floor visible from across Main Street as required in the guidelines.
3. The second floor parapet, previously serving as the third floor balcony railing, has been reduced in height from 30'-2" to 26'-8" and a transparent glass railing has been added in its place. This change reduces the mass of the building façade along the Main Street frontage. As a reference, many of the historic two story building store fronts along Main Street have parapets that are 34' tall.
4. Building façade materials heights have been lowered by 3 to 4 feet to bring down the overall massing of the building. Open steel cable railings have been provided along the fourth floor apartment units to lower the massing of the third floor parapet that used to serve as the balcony railings for the apartment units.
5. The large stair tower in the rear corner of the building has been lowered and moved inwards to reduce its visibility. Roof access will be provided through a roof hatch instead of taking the stairs to the roof.
6. Metal shingle façade materials were revised along the east elevation that once extended continuously from the ground to the top of the fourth floor. Each level has been treated with separate materials that break up the massing of the building.

The applicant recognizes that, at this time, views looking west along Main Street reveal portions of the project's east elevation, however street trees in summer and winter do help to screen the views. It must also be recognized that properties east of the project will develop, sooner than later, which will greatly reduce views of the east elevation in conjunction with the Design Guideline "step back" requirements for building areas above the second floor. The applicant has developed an attractive east elevation with a variety of materials and colors to minimize visual impacts in the short term with the understanding that it may be covered up in the future.

A similar condition can be seen along the west elevation of the Littleton Building on the east end of the Historic District where a flat 3 to 4 story elevation can be seen with no changes in materials or step backs provided. There is also a 3 story building located on the east end of the historic district that provides no "step backs" at all. These buildings are very similar to the proposed project and do not diminish the small town character of Main Street, in part because they are located at the ends of the district where new development has been allowed to occur. The project is located in the B-2 zone district which allows 0' setbacks from the property line and does not limit building heights. The applicant has worked diligently with City Staff and the City's outside architectural reviewer to obtain their approval. Furthermore the applicant has obtained Planning Board approval and is pursuing their right to develop the project as it is presented with the changes requested by the Historic Preservation Board.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jrowland@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rowland', with a stylized, flowing script.

Joshua L. Rowland
Principal, LAI Design Group





Santa Fe DR
2700W

Bowling
Littleton







Staff Communication

File #: HPB Resolution 03-2016, **Version:** 2

Agenda Date: January 18, 2017

Subject:

Resolution recommending adoption of Louthan Heights Historic District Design Guidelines

Presented By: Dennis Swain, Senior Planner
--

POLICY QUESTION:

Does the historical preservation board recommend adoption of the Louthan Heights Historic District Design Guidelines?

BACKGROUND:

Noted for its architectural significance and its contribution to the city's cultural heritage, the 17-house Louthan Heights Historic District, in the 5600 block of South Louthan Street, has a concentration of Craftsman-style houses. Craftsman elements - such as broad porches, clipped gable roofs with overhanging eaves, and exposed rafters - characterize the houses in the district. Thirteen of the seventeen houses have a distinctive pebble dash stucco exterior, with the stucco on each house having a pebble stone distinct from those used on the other 12 houses with a pebble stone stucco exterior.

The adoption of design guidelines for the Louthan Heights Historic District will meet a critical, and long awaited, need for consistency, predictability, and creativity in design development and review. It will also provide the specificity of direction needed to address conditions that are unique to the district. The neighborhood has asked for design guidelines since the formation of the district in 2002, the True Grit program recommended their development, and HPB's subsequent annual work programs have included them. In response to this need, the city applied for and was awarded a State of Colorado Certified Local Government (CLG) grant to develop design guidelines for the Louthan Heights Historic District.

The grant allowed the city to hire Melanie Short and Abigail Christman, both with Kore Architects, to develop the guidelines. Melanie and Abigail, both of whom have extensive backgrounds in historic preservation, worked with the neighborhood and city staff to craft design guidelines unique to the district. The consultants met with the neighbors early, sent the neighbors the draft guidelines, asked for comments and corrections, and made changes per the neighbors' suggestions. Similarly, the neighbors were active participants in the process and have provided comments on the current draft of the guidelines. Their comments are included with draft provided with this staff communication.

In developing the guidelines, the consultants built upon other work done for the city with assistance from the Colorado State Historic Fund, including the 2000-2001 Historic Buildings Survey, which includes surveys for each of the houses in the district. The format of the guidelines has been tailored to the needs and desires of the neighborhood, while remaining consistent with that of the city's other design standards and guidelines.

Per city code, Section 4-6-6(E), the historical preservation board will make recommendations to the planning commission on design guidelines for historic districts and historic landmarks and, Section 2-9-1(D), the planning commission may make and adopt such design guidelines it deems necessary to guide development within the city. Each body will hold a public hearing on the guidelines, with the historical preservation board making a recommendation to the planning commission, which has the authority to adopt them.

As an initial step in the review process, the draft guidelines were posted on the LittletonPlans.org website. The draft guidelines were then presented to the historical preservation board and the Louthan neighbors at the board's October 17 meeting. The board asked the neighbors to review the guidelines one more time, which they did. Their comments are included in the "track change" copy of the design guidelines included in your packet. Also included in the packet is compilation of comments from the neighbors and from the November 14 Historical Preservation Board / Planning Commission joint study session.

STAFF ANALYSIS:

The development and adoption of design guidelines are consistent with and help implement the vision, goals, and policies of the Citywide Plan.

The following selected sections of the Citywide Vision, Goals, and Policies, and Transformative Actions speak to the benefits of historic preservation, the desire to direct change, and to raise the bar on the quality of development.

Vision for the Future of Littleton

Littleton will:

- Respect and build upon its history
- Foster its small-town, family-friendly character
- Manage and direct change
- Strive for sustainability in economic, environmental, and social decisions
- Raise the bar to increase the quality of community and economic development

Part I: Goals and Policies

Goal 4: A Distinctive Littleton

Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.

A Distinctive Littleton - Policies

- 4.1. Build upon the assets that are unique to Littleton, such as the Platte River and its adjoining natural areas and Littleton's history, schools, neighborhoods, cultural facilities, and public image.
- 4.2. Encourage preservation of historic structures, districts, and places that are significant to Littleton history.
- 4.3. Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.
- 4.4. Encourage "architecture of place" and small, independent businesses that differentiate Littleton from nearby municipalities.

Part II: Transformative Actions

Transformative Action 3: Direct Littleton's Growth

- 3.1 Implement the Vision and Goals of this plan by reviewing all of the city's land-related regulations and

programs for their ability to implement the plan, and revise the regulations and programs to that end.

The development and adoption of design guidelines are also consistent with and help implement the goal and policies of the Progress Park Neighborhood Plan.

The Louthan Heights Historic District lies on the west end of the Progress Park Neighborhood, which is bounded on the south by Littleton Boulevard, on the west by the railroad depression, and on the north and east by the city limits. The following selected sections of the Progress Park Neighborhood Goals and Policies speak to the desire to preserve the existing character of the neighborhood.

Louthan Historic District (L) is in the Progress Park Neighborhood



Neighborhood Goals

Goal 1: Preserve the existing character of the neighborhood as much as possible, preserving especially the single-family home areas.

Neighborhood Policies

Land Use

Policy 1: The Progress Park residents desire to preserve the low-density residential character of their neighborhood.

ZONING

Zoning directs land uses and the details of how those land uses are configured on a site. Design guidelines have no impact on land uses; e.g., whether a property is used for a residential or commercial use. In order to preserve the character of historic structures and districts, design guidelines may include recommendations that are more conservative than would be allowed by the underlying zoning. For example, if the minimum open space requirement in the underlying zone district is 10% of the site, but the historic character of the district includes smaller houses on larger lots, then maintaining a higher percentage of open space might be an essential

recommendation of the design guidelines.

Below is a table that, in the left two columns, shows the key provisions of the R-3 zoning district in which the Louthan Heights Historic District is located. In the right column, the table shows the relationship of the design guidelines to that zoning provision.

TITLE 10 ZONING REGULATIONS §10-2-8 R-3 RESIDENTIAL SINGLE-FAMILY DISTRICT		LOUTHAN HEIGHTS HISTORIC DISTRICT DESIGN GUIDELINES
(A) ALLOWED LAND USES		
Permitted Uses	Single-Family Residential	NA – The guidelines do not address land use.
Accessory Uses	Max Size – 120 sq ft Ht – 8 ft Location – See the box below this table	On pages 60-62, the guidelines address compatibility of scale and the general location of garages and sheds. The guidelines may be slightly more restrictive with these two items than the zoning, although the intent is generally the same.
Uses Allowed with a PDO	2-3 Family Dwelling Townhouse	NA – The guidelines do not address density. Because this is a historic district, houses cannot be scraped for new construction, but it might still be possible to convert a single family house to two units. On pages 52-54, the guidelines address expansions and additions and may be more restrictive than the zoning, although the intent is generally the same.
(B) MINIMUM LOT REQUIREMENTS		
1. Lot Area	6,500 square feet (0.15 acres)	NA – The guidelines do not address lot area
2. Lot Width at Front Setback	65 feet	NA – The guidelines do not address lot width.
3. Unobstructed Opens Space	50 percent	Although the guidelines do not directly address unobstructed open space, they do address compatibility of the scale and placement of structures. In some cases, the guidelines may be more restrictive than the zoning, although the intent is generally the same.
4. Building Setbacks		Although the guidelines do not directly address building setbacks, they do address compatibility of the scale and placement of structures. In some cases, the guidelines may be more restrictive than the zoning, although the intent is generally the same.
(a) Front Setback	20 feet	“
(b) Rear Setback	20 feet	“
(c) Side Setbacks		
North/west	5 feet	“
South/East	10 feet	“
Corner lot / Side street setback	10 feet	“
5. Maximum Height of Structure	30 feet	Although the guidelines do not directly address maximum height of structures, they do address compatibility of the scale and placement of structures. In some cases, the guidelines may be more restrictive than the zoning, although the intent is generally the same.

(C) §10-4.4 ACCESSORY USES AND STRUCTURES	
(A) Accessory Uses Permitted:	NA – The guidelines do not address land use.
(B) Limitations on Accessory Uses:	NA - The guidelines do not address land use.
(C) Minimum Setbacks for Accessory Structures	On pages 60-62, the guidelines address compatibility of the general location of garages and sheds. The guidelines may be slightly more restrictive with these two items than the zoning, although the intent is generally the same.
(D) Maximum Size for Accessory Structures	On pages 60-62, the guidelines address compatibility of scale of garages and sheds. The guidelines may be slightly more restrictive with these two items than the zoning, although the intent is generally the same.
(E) Maximum Height for Accessory Structures	On pages 60-62, the guidelines address compatibility of scale of garages and sheds. The guidelines may be slightly more restrictive with these two items than the zoning, although the intent is generally the same.

(D) HOME OCCUPATION STANDARDS	
(A) Home Occupations Permitted	NA - The guidelines do not address land use.
(B) Standards For Home Occupations	NA - The guidelines do not address land use. Nothing in the guidelines is different from the provisions in the zoning.

Below are the minimum setbacks for accessory structures in the R-3 zone district. The Louthan Heights Historic District Design Guidelines address compatibility of the general location of garages and sheds, but do not provide specific distances. The guidelines may be slightly more restrictive with these two items than the zoning, although the intent is generally the same. In no case, are the design guidelines less restrictive than the zoning.

Minimum Setbacks for Accessory Structures in the R-3 Zone Districts

Minimum setbacks for accessory structures in the A-1, R-S, R-L, R-E, R-1, R-2, **R-3**, R-3X, R-4, R-5 districts, and for residential structures only in the T and CA zone districts, are as follows:

1. Front Yard: No accessory structure shall be placed in the front yard of any lot.
2. Rear Yard: Except as provided in subsections (C)4 and (C)6 of this section:
 - (a) Adjacent to an alley: Ten feet (10'); or
 - (b) Not adjacent to an alley: 2.5 feet.
3. Side Yard: Except as provided in subsection (C)6 of this section:
 - (a) Along interior lot line: Five feet (5'); or
 - (b) Corner lot along street: 12.5 feet.
4. Garages: Garages must be set back from the street or alley so that a driveway length of twenty feet (20') can be achieved when there is a direct access into the garage

The Louthan Heights Historic District Design Guidelines were developed by historic preservationists, Melanie Short and Abigail Christman, who are experts in the field. They worked with the city staff and the Louthan neighbors, who provided invaluable insight into the preservation issues they face and what they hope the design guidelines will help achieve. The guidelines were developed to reflect the unique conditions in the district, while also following the Secretary of the Interiors Standards for Rehabilitation, and the city's other design guidelines.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution recommending planning commission adopt the Louthan Heights

Historic District Design Guidelines.

PROPOSED MOTION:

I move to approve HPB Resolution 03-2016 recommending planning commission adopt the Louthan Heights Historic District.

1 CITY OF LITTLETON, COLORADO

2
3 HISTORICAL PRESERVATION BOARD RESOLUTION NO. 03-2016

4
5 Series of 2016

6
7
8 A RESOLUTION OF THE HISTORICAL PRESERVATION
9 BOARD OF THE CITY OF LITTLETON, COLORADO,
10 RECOMMENDING PLANNING BOARD ADOPT THE LOUTHAN
11 HEIGHTS HISTORIC DISTRICT DESIGN GUIDELINES.
12

13 WHEREAS, in establishing the powers and duties of the historical
14 preservation board, §4-6-6 of the city code, states: “The historical preservation board
15 shall: (E) Make recommendations to the planning board on design guidelines for
16 historic districts and historic landmarks. (Ord. 18, Series of 2012; amd. Ord. 19, Series
17 of 2012)”;

18
19 WHEREAS, in establishing the powers and duties of the planning commission,
20 §2-9-1(D) of the city code states: “The board may make and adopt such design guidelines
21 it deems necessary to guide development occurring within the city. (Ord. 11, Series of
22 2012; amd. Ord. 19, Series of 2012); and
23

24 WHEREAS, the adoption of the Louthan Heights Historic District Design
25 Guidelines is consistent with and helps implement §4-6-2, the Declaration of Policy and
26 Purpose of the Historic Preservation Code; and
27

28 WHEREAS, the adoption the Louthan Heights Historic District Guidelines is
29 consistent with and helps implement the vision, goals, and policies of the Citywide Plan and
30 the goals and policies of the Progress Park Neighborhood Plan; and
31

32 WHEREAS, the historical preservation board held a public hearing on
33 November 21, 2016, to consider recommending to city council adoption of the Louthan
34 Heights Historic District Design Guidelines and voted to recommend approval of the design
35 guidelines;
36

37 NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL
38 PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:
39

- 40 1. The historical preservation board finds that the Louthan Heights Historic
41 District Design Guidelines are consistent with and help implement city code,
42 the Citywide Plan, and the Progress Park Neighborhood Plan; and
43 2. The historical preservation board does hereby recommend that the planning
44 commission adopt the Louthan Heights Historic District Design Guidelines.
45

46 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of

47 the Historical Preservation Board of the City of Littleton, Colorado, on the 21st day of
48 November, 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton,
49 Colorado.

50
51
52
53 ATTEST:

54
55 _____
56 Denise Ciernia, Recording Secretary

Pam Grove, Chair

57
58 APPROVED AS TO FORM:

59
60 _____
61 Kenneth S. Fellman, Acting City Attorney



DRAFT

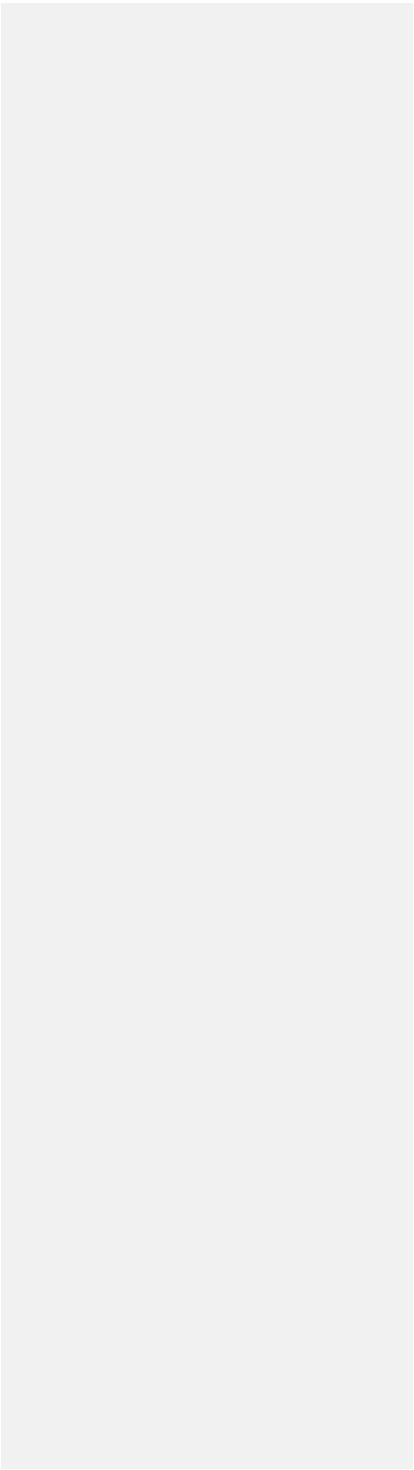
LOUTHAN
HEIGHTS
HISTORIC
DISTRICT

DESIGN
GUIDELINES

DRAFT



CITY OF LITTLETON, COLORADO



The City of Littleton and its Historical Preservation Board express their appreciation to the residents of the Louthan Heights Historic District and the following individuals for their commitment and assistance in drafting and supporting the publication of these guidelines:

Mark Rodman, History Colorado

Amy Unger, History Colorado

City of Littleton, 2255 W. Berry Ave.,
Littleton, CO 80120 303-795-3700

CLG Grant #CO-15-018

June 2016

These design guidelines were prepared for the City of Littleton by Kore Architecture. Content developed by:

- Melanie Short, Architect AIA, NCARB, LEED AP,
- Abigail Christman, Architectural Historian

Photography by Abigail Christman

Historic illustrations from building catalogs in the public domain

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for History Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or History Colorado, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally- assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Project matching funds provided by the City of Littleton.

CONTENTS



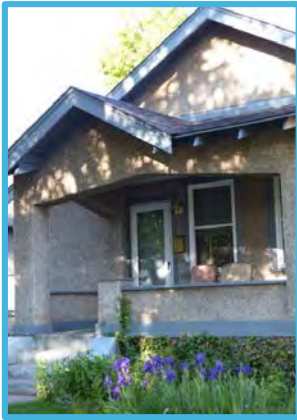
4 INTRODUCTION

14 HISTORIC CONTEXT

24 DESIGN GUIDELINES

56 TERMINOLOGY

58 REFERENCES



Comment [WM1]: I would suggest you expand the entire TOC to include the sub-topics to make it easier for users to find what they are looking for: Project Background, Benefits of Living in the District, Glossary, etc.

Comment [DS2]: Staff will expand the Table of Contents to include sub-topics and will add page numbers.

PROJECT BACKGROUND

The City of Littleton became a Certified Local Government (CLG) in 1994 and established the Historical Preservation Board (HPB) in 1997. The city currently has two local historic districts: the Louthan Heights and the Main Street Historic Districts. Neighborhood residents organized to form the Louthan Heights Historic District in 2002.

The Louthan Heights Historic District is a part of the Littleton Heights subdivision in the City of Littleton. The district was created at the request of the majority of the homeowners who went before the city council and petitioned for its creation in 2004. The area is significant for its association with the development of the City of Littleton east of the railroad after the construction of the courthouse in 1908. Many of the City of Littleton's early leaders lived in the neighborhood, including Charles Louthan, for whom the street and the district are named. The district is also significant for its bungalow dwellings. The greater Littleton Heights subdivision also contains many bungalows along with popular early twentieth century house types. Overall, the buildings in this district maintain a high degree of historic integrity.

In 2014, in response to resident requests, the city applied for a CLG grant to develop a set of design guidelines for the district. In the twelve years since the creation of the district, ownerships have changed and there has been an increasing demand to restore, renovate, and expand the houses. In turn, these changes have generated a growing recognition of the need for consistent and more specific design guidance.

Prior to the formation of the district and the introduction of design review, front porches were enclosed, front doors moved, and exposed rafters removed in order to install gutters. The most dramatic change was the addition of a second story to one of the houses. Since the creation of the district, the city and the HPB have been reviewing exterior modifications using the Secretary of the Interior's Standards for Rehabilitation. Although this general level of guidance has been successful in protecting the historic character of the district, it has not provided the optimal degree of consistency, predictability, and creativity. Nor has it provided the specificity of direction needed to address conditions that are unique to the district.

The city was awarded the CLG grant in 2015 and a Request for Proposals for a consultant to develop the guidelines was issued in early March 2016. The project was awarded to Kore Architecture in late March 2016. Working on the design guidelines were Melanie Short, principal and historic preservation architect, and Abigail Christman, architectural historian and planner.

Melanie and Abigail attended a meeting of the HPB on April 18th to discuss the project. During the meeting they presented a list of questions developed for district residents to learn more about their needs, concerns, and interests. Neighborhood responses were compiled by Eric Moore, district resident. A summary of the responses follows. ~~Addressing all of the comments received was beyond the scope and timeframe of this project; however,~~ The comments provided an important starting point for development of the guide- lines and identified future needs for education and training. A summary of the responses follows.

What do you love about your house?

- Craftsman style
- Bungalow type
- Historic designation
- Uniqueness
- Connection to historical development of Littleton
- Flowerbeds
- Modest size
- Front porches
- Exposed rafter tails
- Hardwood floors
- Original built-ins

What do you love about your neighborhood?

- My neighbors
- Location
- Proximity to downtown Littleton and light rail
- Symmetry of streetscape, lot size, uniform set back
- Large trees lining the street
- The lack of pop-ups, tin siding, solar panels, aluminum storm windows, Victorian lamp posts, scrape offs replaced with oversized modern homes, xeriscape, solar lights and other modern intrusions

What about your house frustrates you?

- Size, lack of space
- Outgrowing home
- Small bathrooms
- Difficulty of using historic garages- size, doors
- Tiny size of the bathroom
- Maintenance needs
- Limited assistance or technical support from city inspectors when roofs had to be replaced due to a major hail storm
- Modifications to other homes in the district that do not fit the historic character of the district

Comment [WM3]: "Small bathrooms" and "tiny size of the bathrooms" are the same thing. This comment seems redundant, unless that was intended. I suggest you remove one or the other and add some other common comment supplied by the homeowners.

Comment [WM4]: See above.

Are there things you would like to change about your house?

- Increase living space
- Larger basement, finished basement
- Create master bath
- More storage in kitchen
- Bigger garage
- Additional bathroom
- Sprinkler system
- Landscaping

What issues do you have with the maintenance and/or materials of your house?

- Lack of knowledge of how to access skilled craftsmen sensitive to the need for historical preservation to complete stabilization/repairs
- Not sure who to hire to do what we need to have done and to stay with the look and feel of neighborhood
- Pebble dash maintenance and repair
- Wood deterioration repair and replacement
- Maintenance of wood windows
- Problems with deteriorating bricks in the chimney and spalling, crumbling, and moisture damage to mortar
- Updates to major electrical, plumbing, HVAC and other mechanical systems are complex and difficult to install without some guidance and help in preventing negative impacts to the historical elements of the exterior and interior of the house and streetscape.
- Exterior paint problems (peeling, chalking, cracked alligator surfaces, etc.)
- Concrete driveway cracking, sinking and deterioration



Louthan Heights Historic District

BENEFITS OF LIVING IN THE DISTRICT

The owner of a property located within a historic district may apply for a refund of certain ad valorem taxes paid to the city, if any, which have been paid upon a historic landmark or any property located within a historic district during the year of designation and for all subsequent years that said property is so designated, provided that maintenance and rehabilitation activities as required by the council are completed and this property maintained. The amount of refund shall be computed by multiplying the mill levy imposed by the city for the current year on the assessed valuation of said property. The amount of refund for properties located within the Louthan Historic District will be 50% of the total property tax paid to the city.

Under the Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5), property owners in the Louthan Heights Historic District are eligible to apply for Colorado Historic Preservation Tax Credits. A tax credit is a dollar-for-dollar reduction in the amount of tax owed to the government. State tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. Project costs must exceed \$5,000. The maximum tax credit for any one property owner is \$50,000 (resets after new ownership or after ten years). Property owners receive 20% tax credit on qualified expenditures (plus an additional 5% in counties that have been declared a disaster area). Credits can be used for up to ten years. The current act expires on December 19, 2019. After that date, consult state law or contact History Colorado for current terms and qualifications.

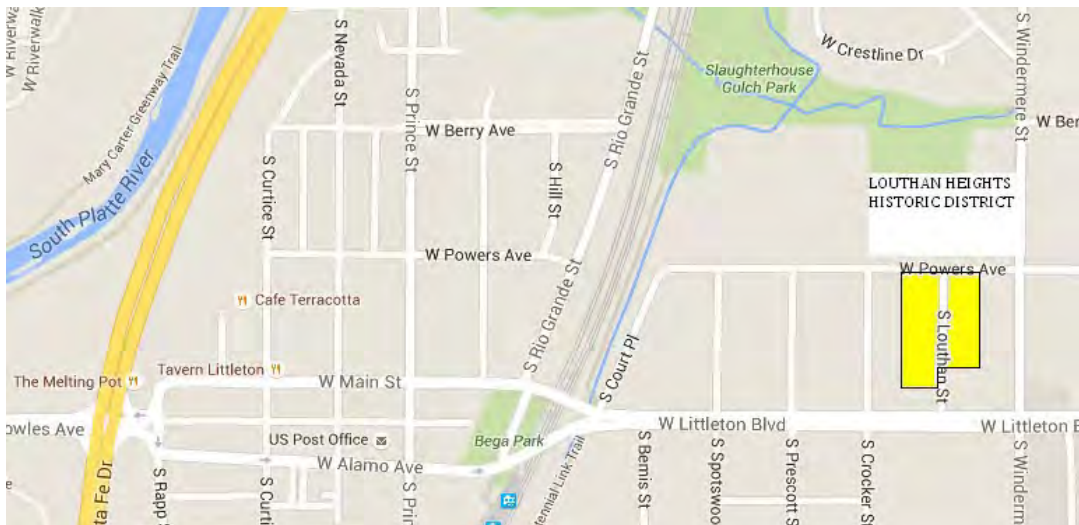
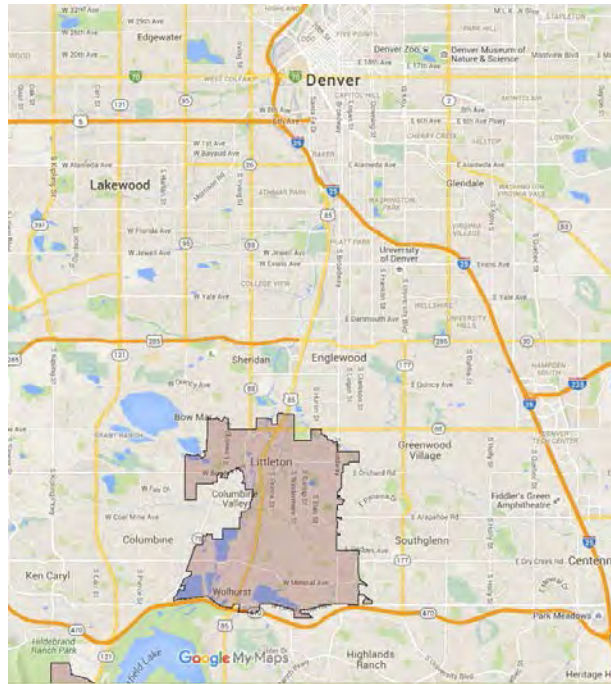
Qualified exterior work includes:

- Masonry, including chimneys, but excluding flatwork (i.e., driveways, sidewalks & patios)
- Siding, woodwork and trim
- Foundations, including associated excavation work
- Roofs
- Windows and Doors

Qualified interior work includes:

- Interior historic walls and finishes, wood work and trim
- Historic floor materials
- Reconstruction of missing interior elements (with sufficient documentation)
- Insulation
- Electrical, plumbing, heating, ventilation and air conditioning repairs and upgrades

Location and Boundaries of Littleton and the Louthan Heights Historic District



Louthan Heights Historic District



WHAT ARE DESIGN GUIDELINES?

Design guidelines are a tool used in the design review process during which owners of designated properties must get approval from the Historical Preservation Board for alterations and/or additions to their property. Design guidelines can also be used by homeowners, potential buyers, architects, and contractors for guidance as they are considering or designing exterior projects within a historic district. The Louthan Heights Historic District Guidelines are mandatory for projects requiring a Certificate of Appropriateness (COA), but voluntary for other work.

Guidelines:

- Identify a district's character-defining features and provide information on how to respect and preserve these features
- Create a common understanding of what building alterations are allowed within a historic district
- Provide information on the appropriate treatment of homes that is specific to the district
- Provide additional guidance to property owners on how to follow the Secretary of the Interior's Standards for Rehabilitation
- Aid property owners and design professionals in planning projects and the City and the Historical Preservation Board in reviewing them

What are Character-Defining Features?

A prominent or distinctive aspect, quality, or characteristic of a historic property, or collection of historic properties, that contributes significantly to its physical character

Features include both functional and decorative elements such as:

Site and setting

Form and style

Exterior building materials

Roofs, entrances, porches, and windows

STANDARDS FOR REHABILITATION

The Louthan Heights guidelines are based on the **Secretary of the Interior's Standards for Rehabilitation**. The guidelines were developed to provide assistance in applying the Secretary's Standards to the Louthan Heights Historic District. The Secretary of the Interior's Standards were developed to provide regulatory guidance for the Historic Preservation Tax Incentives Program established in 1976. Providing a methodology for preserving a building's character-defining features, these standards now serve as the basis for most preservation practice. The goal of the Standards is to make possible an efficient contemporary use of a building, while preserving those portions and features of the building which are significant to its historical, architectural, and cultural values.

The Secretary of the Interior's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REQUIREMENTS FOR PROPERTY OWNERS

According to Littleton city ordinance (HISTORIC PRESERVATION CODE Ord. 18, Series of 2012), property owners intending to reconstruct, improve, demolish or in any way significantly alter or change a designated building must first submit their plan for review to the Historical Preservation Board. A Certificate of Appropriateness (COA) for the proposed project must be received before work can commence.

Criteria for receiving a Certificate of Appropriateness:

- the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation
- the proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.
- 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.
- owners of contributing buildings in historic districts are also required to maintain their property. Owners are responsible for preventing the following: deterioration of exterior walls or other vertical supports; deterioration of roofs or other horizontal members; deterioration of external chimneys; deterioration or crumbling of exterior plasters, mortars, brick, stone or wood siding; ineffective waterproofing of exterior walls, roof, and foundations, including windows and doors; peeling of paint, rotting, holes and other forms of decay; lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures and landscaping to produce a detrimental effect on a historic landmark; deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions

For additional information on the review process, see the community development department section of the City of Littleton website: www.littletongov.org

WHEN IS A COA REQUIRED?

COAs are required for:

- Exterior demolition, new construction, addition, or modification of architectural features including but not limited to chimneys, doors, stoops and windows
- The demolition of existing accessory structures or construction of new accessory structures
- Changes in the exterior of accessory structures, to include garages, greenhouses, covered or closed decks, work or storage sheds and similar structures
- The addition or alteration of swimming pools, hot tubs or spas, air conditioning condensers, swamp coolers, HVAC and solar units, antennas, satellite dishes, wind generators, exterior light fixtures or other mechanical equipment visible from any public street.
- The addition of or changes to architectural features, including, but not limited to, roofing materials, shutters, awnings, or cornices

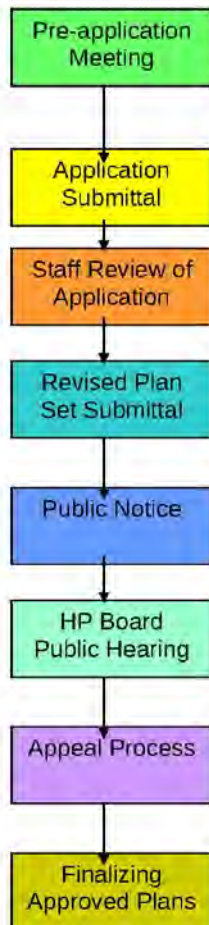
COAs are not required for:

- Changes in exterior paint color.
- Changes to exterior landscaping.
- Changes to exterior flatwork, such as patios, sidewalks, and driveways.
- Changes that are in the public right of way, such as sidewalks.



Comment [WM5]: If COAs are not required for flatwork (i.e., sidewalks, driveways and patios), then we will lose the few remaining (3) historical examples of ribbon driveways. And extra wide driveways, like the one at 5647 will be acceptable, which is not in character with the district. And replacement curbs and driveway pans like the new ones at 5637 & 5618, which were replaced in-kind with historical styles, could be replaced however the owner desires. Is there a way to add the suggestion that all flat work should be replaced in the 1920 style?

COA PROCEDURE FLOW CHART



Pre-application Meeting: Applicant meets with historic preservation staff prior to submitting a Certificate of Appropriateness application. These meetings provide the applicant with an opportunity to learn about the application process and applicable criteria and design guidelines. Applicants should bring current photographs, historic photographs (if available), and conceptual project drawings.

Application Submittal: Applicant submits an application to the Community Development Department. City staff reviews the application for completeness. Incomplete applications will not be accepted.

Staff Review of Application: A planner will review the application for compliance with the applicable criteria and design guidelines. The planner will provide written comments on the application, including any requested changes to the plan and a deadline for re-submittal.

Revised Plan Set Submittal: Applicant submits revised plan set to the planner for final review and scheduling for Historical Preservation Board review. Planner prepares a report for the HP Board detailing how the application meets applicable criteria and design guidelines and will provide applicant with a copy prior to the meeting.

Public Notice: The city will post a sign on the property and send letters to adjacent property owners 10 days prior to the hearing with information on the hearing date and time. Applicants are encouraged to obtain input on the project from neighbors prior to the hearing.

HP Board Hearing: At the hearing, the chair of the HP Board will request a presentation of the application. The applicant may also be called upon to answer questions from the Board and provide additional information. The HP Board will vote to approve, approve with conditions, deny or continue the hearing.

Appeal Process: An appeal process is available for applicants who are aggrieved by the decision by the HP Board. A written appeal must be submitted to the Community Development Department within 30 days of the hearing decision. The planner will schedule the appeal for review by the City Council.

Finalizing Approved Plan Set: Two copies of the final plan set must be submitted with property owner's signature. The planner will obtain required city signatures. After final sign-off of the plans, the applicant may submit for a building permit to the Codes and Inspections Department.

APPLICATION SUBMITTALS

Applications should contain information to assure full presentation of pertinent facts for proper consideration of the application, including:

- Cover letter describing the proposed project and signed by property owner.
- Plans and specifications showing the proposed exterior appearance, architectural design and detail, dimensions, materials, and colors. Samples of materials may also be required.
- Drawings and/or photographs showing the property in the context of its surroundings are also required.

Additional information may be needed depending on project type. Examples include:

New Building or Addition

- Scaled and dimensioned site plan showing existing conditions, adjacent streets, alleys, buildings and proposed new construction.
- Scaled and dimensioned floor plans indicating existing and proposed features.
- For principal buildings, a 3D color rendering showing reveals and adjacent structures. Adjacent structures may be in block form.

Deck, Stairs, and Stoop

- Scaled and dimensioned site plan showing existing conditions and proposed new construction, including railings and steps
- Proposed materials shall be identified

Re-Roofing (change in materials or roofline)

- Picture of existing roof material with dimensions of tiles/shingles
- Type of proposed material with dimensions (sample or cut sheet)
- Plan showing flashing locations and flashing detail

• Location and type of roof, attic and eve vents

- Note: Ridge vents are recommended to maintain the historic character of the roofs

Windows

- For replacement of original or historically significant windows the applicant must demonstrate the need to replace windows. In some cases, photographs and a written statement may suffice to demonstrate the need for replacement. In other cases, a window assessment completed by an individual with knowledge and experience with historic window repair may be necessary.
- Manufacturers/catalog "tear" sheets or construction detail. Details must include materials, dimensions, muntins, profile and cross section design.

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Indent: Left: 0.08", No bullets or numbering

HISTORIC CONTEXT

THE ARTS & CRAFTS MOVEMENT

What was the Arts and Crafts Movement? In the United States this term generally refers to the late nineteenth and early twentieth century artistic movement that encompassed architecture, interior design, furniture, furnishings, jewelry, printing, and landscape architecture. However, in Britain, where the movement originated, the Arts & Crafts Movement was broader, a social reform movement, a labor movement and a Utopian ideal. The movement emerged during the mid-19th century as a reaction against industrialization and the poor quality of mass produced goods. With many of the early proponents also involved with the Gothic Revival and Pre-Raphaelite Brotherhood, the movement looked to the medieval past for inspiration. The Arts & Crafts Movement was formed on the belief that a visibly hand-made object had beauty because its irregularities represented the individuality of the artisan who made it. Guilds were established to recreate the working environment of medieval crafts guilds. The movement was led by William Morris, a designer, socialist, historic preservationist, and poet. In 1861, Morris established Morris & Company to put his reform ideas into practice. The company produced well-designed, and largely handmade, textiles, wall-papers, stained glass, and furniture.

Goals of the Arts and Crafts Movement in England:

- Celebrate the role of the craftsman; restore the dignity of labor
- Elevate craft to a fine art
- Restore creativity destroyed by industrialization
- Replace Victorian aesthetics with more rational, simpler, and honest designs
- Make art and beauty an integral part of life
- Improve society through good design



Gustav Stickley popularized the movement in the United States through his magazine, *The Craftsman*, published from 1901-1916. Stickley combined the roles of furniture designer and manufacturer, architect, publisher, philosopher and social critic. He became best known for his Craftsman furniture, which was functional, sturdy, and clean-lined. Stickley advocated rational, unified design in domestic architecture and a simplified life. In the United States, the Arts & Crafts Movement lost much of the idealism which had characterized it in Britain. Proponents saw that the price of handcraftsmanship was too high to make it available to the masses and focused on the aesthetics rather than the conditions of production. The designs suggested laborious craftsmanship, but were often mass produced. Since there was no medieval tradition in the United States, the Arts & Crafts Movement incorporated other regional design influences including log cabins, Spanish missions, and Native American dwellings.



Terminology: Arts & Crafts vs. Craftsman vs. Bungalow

Arts & Crafts

- high style architecture inspired by the Arts and Crafts movement
- unique, typically architect designed and artisan constructed

Craftsman

- a building with architectural features associated with the Arts and Crafts Movement
- may be a kit house or mass produced by a developer; same stylistic elements as high style Arts & Crafts but may lack handcrafted quality

Bungalow

- commonly defined as a low house, with a broad front porch, having either no upper floor or upper rooms set in the roof, typically with dormer windows
- promoted as an ideal housing type by the Arts & Crafts Movement in the United States
- many (but not all) bungalows have Craftsman features

In the United States, the Arts & Crafts Movement was influenced by and incorporated into other contemporary movements and trends. These included:

- the Progressive Movement, which called for a more rational approach to government, education, and homemaking
- a belief in “Modernization,” including science and technology
- a belief in planning and design as a means of reform
- a push for improved living standards (urban and rural)
- debate over women’s role in and out of the home, including the Home Economics Movement which advocated women being knowledgeable about home design in order to play a more active role in the management of the home

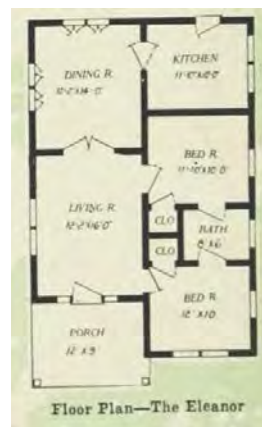
Early 20th Century housing trends:

- promotion of architecture and decoration that was practical and comfortable
- Victorian decoration (including ornate carvings, draperies, upholstery, and carpets) criticized as unhealthy because it could collect dust and dirt and was difficult to keep clean
- promotion of smooth surfaces, easy to clean materials (washable tiles, enameled paint), lack of dust-catching surfaces as more healthy
- built-in conveniences popular
- sleeping porches and sun parlors for fresh air and sunshine
- white popular as sanitary color
- houses smaller since larger percentage of cost (@ 25 percent) went into modern technology for the house
- average family size declining and fewer households hiring help



Louthan Heights Historic District

Widely associated with the Arts & Crafts Movement, the term bungalow lacks a consistent, precise, and universally-consistent definition. While commonly used for describing Craftsman influenced houses, a bungalow is not so much a design style as a building form. In the first half of the twentieth century the term was often used to describe any small house, especially ones with an efficient, open-plan interior and a prominent front porch. The term was also used to describe vacation architecture, associating it with leisure and informality. The word originally derived from the Indian word “bangla,” which was a small thatched hut for wayfarers. During the British colonial occupation of India, the English adapted the concept to their needs by designing one-story houses with wide, covered verandas and an open floor plan to facilitate cross-ventilation in the hot Indian climate. Pattern books and mail order catalogs helped the bungalow become very popular in the developing suburbs of the early 20th century.

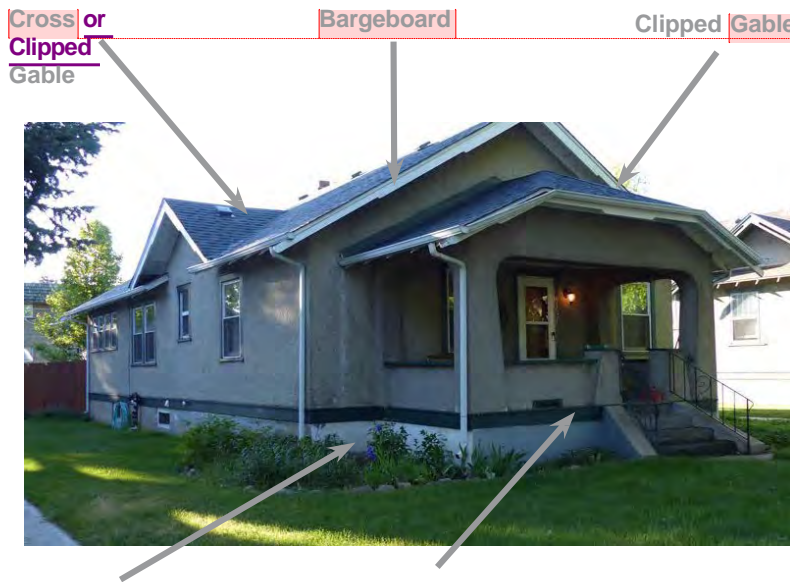


Key bungalow features:

- one or one and a half stories
- dormers on one and a half story houses
- low to medium pitched roofs with exposed rafter tails, [clipped gables](#)
- bedrooms small and intended only for sleeping
- combination living/dining rooms
- a central fireplace
- a large front porch that creates an outdoor room
- an open floor plan that maximizes efficiency and the flow from room to room with minimal space wasted on hallways
- a reliance on built-ins for organization and efficient use of small spaces

BUILDING GLOSSARY

Comment [DS6]: Provide a short definition of each term used in the visual glossary. This has been provided below.



Comment [DS7]: CROSS GABLE: Cross gable roofs have two or more gable rooflines that intersect. A house with a basic gable roof will have a rectangular shape, but a house with a cross gable roof can have a more complex shape and therefore a more complex layout

Comment [DS8]: BARGEBOARD: a board, typically ornamental, fixed to the gable end of a roof to hide the ends of the roof timbers

Comment [DS9]: CLIPPED GABLE: Clipped gable roofs look like gable roofs with flattened peaks that slope downward. Besides reducing the impact of wind, clipped gable roofs also add visual interest

Raised foundation

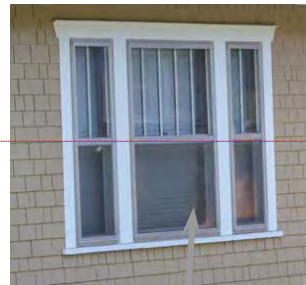
Stringcourse

Comment [DS10]: RAISED FOUNDATION: A raised foundation raises the main floor of a home or business above the plane of the surrounding earth

Comment [DS11]: STRINGCOURSE: a raised horizontal band or course of bricks, or the vertical staircase component which supports the handrail; see newelpost, or wood on a building

Exposed rafter tails

Wood window surround



Comment [DS12]: EXPOSED RAFTER TAILS: Soffits were omitted, leaving the underside of the eaves open and the rafter tails exposed. Exposed rafter tails are often cut in a decorative profile to add to their visual appeal.

Comment [DS13]: WOOD WINDOW SURROUND: A wooden framework that surrounds the entire window.

Tripartite window

Comment [DS14]: TRIPARTITE WINDOW: A window divided into or composed of three parts



Front gable

Bracket

Deep eave overhang

Battered columns

Comment [DS15]: FRONT GABLE: The gable, the part of a wall that encloses the end of a pitched roof, is facing the street or entrance side of the house.

Comment [DS16]: BRACKET: A bracket is an architectural element: a structural or decorative member. It can be made of wood, stone, plaster, metal, or other mediums. It projects from a wall, usually to carry weight and sometimes to strengthen an angle.

Comment [DS17]: DEEP EAVE OVERHANG: The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style. Deep eaves extend farther from the exterior walls than is normal and are typical of craftsman style architecture.

Comment [DS18]: BATTERED COLUMNS: Battered is an architectural term for a wall with a receding slope from the ground upwards, narrowing at the top. The same term can be used to describe chimneys and columns that have bases wider than the top



Bargeboard

Shed roof

Exposed rafter tails

Low wall enclosing porch

Stringcourse

Battered posts

Comment [DS19]: (repeated from above) **BARGEBOARD:** A board, typically ornamental, fixed to the gable end of a roof to hide the ends of the roof timbers

Comment [DS20]: SHED ROOF: A flat roof that slopes in one direction and may lean against another wall or building. Also known as lean-to roof

Comment [DS21]: (repeated from above) **EXPOSED RAFTER TAILS:** Soffits were omitted, leaving the underside of the eaves open and the rafter tails exposed. Exposed rafter tails are often cut in a decorative profile to add to their visual appeal.

Comment [DS22]: LOW WALL ENCLOSING PORCH: Porches have a ceiling and roofing structure over them. They may be partially enclosed by a railing or wall, in this case a low, solid wall.

Comment [DS23]: (repeated from above) **STRINGCOURSE:** a raised horizontal band or course of bricks, stone, or wood on a building

Comment [DS24]: BATTERED POSTS: Post is the vertical component of a railing or staircase. A battered post has a base wider than the top.

DISTRICT RESOURCES

Comment [DS25]: Include the photographs of the garages for each house, provided by Matt Wilson.

5608 S Louthan Street (1921)

Single-storied, front-gabled, frame bungalow sheathed in wood shingles. Key features include: front-gabled porch supported by battered twin wood columns resting on a low shingled wall, central entrance, deep eave overhang, triangular wood brackets on gable ends, wood window surrounds, three-over-one wood sash windows on north side, tripartite windows on south side, raised foundation, and matching garage with sliding doors. Alterations include: enclosed front and rear porch with attached deck, metal storm/security door, boxed eaves, and solid driveway.



5618 S Louthan Street (1929)

Single-storied, cross-gabled bungalow sheathed in stucco. Key features include: front-gabled porch supported by full-height square columns and enclosed by a low wall, side porch entrance, deep eave overhang, exposed rafter tails, string-course, tripartite windows on south side replaced in 2016, wood window sur—rounds, raised foundation, and ribbon driveway. Alterations include: stucco wall covering, porch decking, side entrance to basement, storm door and window replacements, woode n fence and modern overhead garage door.



5628 S Louthan Street (1924)

Single-story, cross-gabled bungalow sheathed in white & grey aggregate pebble-dash. Key features include: clipped-gable porch supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance with angled stairs, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, and single-car garage with wood drop siding. Alterations include: front door, metal stair railing, storm door, wooden fence and solid driveway.



5638 S Louthan Street (1924)

Single-story, cross-gabled bungalow sheathed in black & white speckled pebble-dash. Key features include: a shed-roof porch with a decorative front gable supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, tripartite window on south side, and decorative bargeboards with cut outs. This house features an exceptionally high degree of integrity. The only significant alterations appear to be to the garage, which is two-bays wide with an overhead garage door and solid concrete driveway, wooden fence and iron gate.



5648 S Louthan Street (1924)

Single-story, front-gabled bungalow sheathed in red & white pebbledash. Key features include: a front-gable off-center porch supported by battered full-height columns and enclosed by a low wall, stepped porch opening, side porch entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, and raised basement. Alterations include the front door, storm door, window openings, replacement windows, glass block windows and metal and Fiberglass, awnings, concrete porch retaining walls and a two-car garage with an overhead garage door with a solid concrete driveway.



5658 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in yellow & white pebbledash. Key features include: a front-gable porch supported by full-height squared posts and enclosed by a low wall, central porch entrance, rectangular porch opening, stringcourse, wood window surrounds, decorative nine-over-one wood sash windows, deep eave overhang, raised basement, and wood drop siding garage with paneled wood doors. Alterations include: rear addition for bathroom/laundry room in 2006, exposed rafter tails covered by gutters, solid driveway with adjacent sidewalks (central sidewalk removed), wooden fence and a storm door and gable shed added to rear of garage in 2016.



5668 S Louthan Street (1924)

Two-storied, front-gabled house sheathed in red, green & oyster shell shell pebbledash and stucco. Key features include: an off-center front gable porch with an arched opening, stringcourse, wood window surrounds, a deep eave overhang, bargeboard with sculpted ends, wood window surrounds, stringcourse, and raised foundation. This house has lost its traditional bungalow form due to the addition of a second story. Other alterations include: an enclosed porch, side shed on garage and gutters covering the exposed rafter tails.



5678 S Louthan Street (1923)

Single-storied, clipped-gable frame bungalow sheathed in narrow wood horizontal siding. Key features include: an off-center front gable porch supported by battered wood columns resting on a low wall, square posts at porch entrance, decorative stickwork and projecting beams on the gable end, exposed rafter tails, deep eave overhang, bargeboard with sculpted ends, wood window surrounds, attic window, and raised foundation. Alterations include: a stucco rear kitchen/laundry and bedroom addition, wooden fence, front half solid driveway with rear half ribbon driveway leading to raised and enlarged garage with rear driveway. The bungalow also includes wood shutters, which are not characteristic of the bungalow style.



5687 S Louthan Street (1922)

Single-storied, side-gabled bungalow sheathed in brick and shingled rear entry garage off alley. Key features include: a shed-roof porch supported by square columns resting on a low brick wall, a raised basement, stone sills, exposed beams, deep eave overhang, and a raised base—ment. Alterations include: the covering of the dormer with composition shingles and the closing of the dormer window panes with paint, enclosed porch, gutters obscuring the exposed rafter tails, replacement windows, a rear addition, chain-link and wooden fences and an air conditioner attached to the south wall.

5677 S Louthan Street (1940? unknown)

Single-storied, front-gabled house sheathed in black, white and oyster shell shell pebbledash, stucco, and horizontal siding and shingled rear entry garage off alley. Extensively altered to be a side-entry ranch style, the only remaining Craftsman features are the exposed beams and deep eave overhang. Alterations include: converting the front porch to a fully-enclosed bathroom, wooden fence, replacing pebbledash with stucco, obscuring the rafter tails by fascia board, building a raised wooden deck and concrete retaining wall along the south side, replacing the concrete sidewalk with stone pavers, and replacing the front lawn with xeriscape plantings that obscure the house. The home is contributing to the district, but has been so altered that it no longer retains its historical designation.



5667 S Louthan Street (1922)

Single-storied, front-gabled bungalow sheathed in red, green & oyster shell shell pebbledash. Key features include: off-center, front-gable porch supported by full-height squared columns and enclosed by a low wall, raised foundation, stringcourse at foundation and attic, deep eave over- hang, wood window surrounds, and bargeboard with sculpted ends. Alterations include: gutters covering the rafter tails, metal stair railing, storm door, wooden fence, solid driveway and Victorian-style lamp post.



5657 S Louthan Street (1921)

Single-storied, front-gabled bungalow sheathed in black & white pebbledash. Key features include: front-gable porch supported by squared full-height columns and enclosed by a low wall, deep eave overhang, raised foundation, stringcourse, wood window surrounds, multi-light wood windows, bargeboard with sculpted ends, exposed rafter tails, and a ribbon driveway. The significant alterations is the include: the enclosing of the porch, replacing garage carriage doors with modern overhead door at front and rear alley entry, wooden fence, AC unit and shed on north side.



5647 S Louthan Street (1922)

Single-storied, clipped-gable bungalow sheathed in red, green & oyster shell pebble-dash. Key features include: clipped gable porch supported by full-height columns and enclosed by a low wall, arched porch opening, side porch entrance, deep eave overhang, bargeboard with sculpted ends, stringcourses at foundation and attic, and raised foundation. Alterations include: enclosed porch, metal storm door, gutters covering the rafter tails, stringcourse removed from body of the house, wooden fence, metal stair railing, exterior chimney, and extra-wide solid driveway.



5637 S Louthan Street (1923)

Single-storied, front-gable bungalow sheathed in white, yellow & oyster shell shell pebbledash. Key features include an off-center front gable porch supported by full-height squared columns and enclosed by a low wall, peaked porch opening, stringcourses at foundation and attic, wood window surrounds, deep eave overhang, raised foundation, and tripartite window. Alterations include: gutters obscuring rafter tails, storm door, replacement windows, painted foundation, wooden fence, shutters at front window, poured solid concrete porch, and a solid driveway. The bungalow also includes wood shutters on the front porch, which are not characteristic of the bungalow style.



5627 S Louthan Street (1924)

Single-storied, clipped-gable bungalow sheathed in red, green and white pebbledash. Key features include: clipped-gable porch supported by full-height squared columns and enclosed by low wall, stepped porch opening, side porch entrance, stringcourse at foundation and attic, exposed rafter tails, deep eave overhang, raised basement, wood window surrounds, and single-car pebbledash garage. Alterations include: removing ribbon—three replacement windows on south and one on west side, solid driveway, painted front foundation, chain-link fence, AC unit at south rear corner, barge board ends trimmed off on house, but remain on garage and storm door.



5617 S Louthan Street (1923)

Single-storied, front-gabled bungalow sheathed in red, green, white & black pebbledash. Key features include: side-gable porch with a decorative front gable supported by squared full-height columns enclosed by a low porch wall, deep eave overhang, raised foundation, exposed rafter tails, stringcourse, and wood window surrounds. Alterations include: storm door, replacement windows, raised section of roof, barge board ends trimmed off on house, but remain on garage, wooden fence and solid driveway. Garage has rear partial addition off alley.



5607 S Louthan Street (1925)

Single-storied, clipped-gabled bungalow sheathed in non-original horizontal aluminum siding. Key features include: a clipped-gable porch supported by full-height squared columns and enclosed by a low wall, wood window surrounds, exposed rafter tails, deep eave overhangs, and raised foundation. Alterations include: the siding (which has obscured some original features), metal stair railing, replacement windows, and front yard wood fence The home retains its original ribbon driveway.



DESIGN GUIDELINES

The following guidelines have been developed to preserve the Louthan Heights Historic District's distinctive character. The first step in any project is to consider whether the proposed changes are consistent with the district's character-defining features. Any changes or alterations to buildings, landscapes, or other features within the district should reinforce and complement the historic character of the district. This section identifies character-defining features of the district, followed by guidelines to preserve them.

Guidelines apply to exterior work that requires a building or zoning permit. Compliance with the design guidelines is mandatory for projects that require a Certificate of Appropriateness (COA). Guidelines will be applied on a case-by-case basis to allow for flexible, context-sensitive solutions that consider the unique circumstances of each project. Some additional guidelines are also provided for work that does not require a COA such as painting and landscaping; these additional guidelines are suggestions and not requirements.

Guidelines apply to new work only. Previously completed projects inconsistent with the guidelines will not be required to meet the guidelines. However, property owners are encouraged to restore original features and appearance whenever possible, including redoing previously completed projects in a manner that is consistent with the design guidelines. If a property owner is replacing a non-compliant feature, they may be required to select a more compliant replacement. For example, a property owner replacing vinyl windows in a visible location would be required to replace them with more appropriate wood windows, but if replacing windows on the rear, wood windows may not be required.



Louthan Heights Historic District

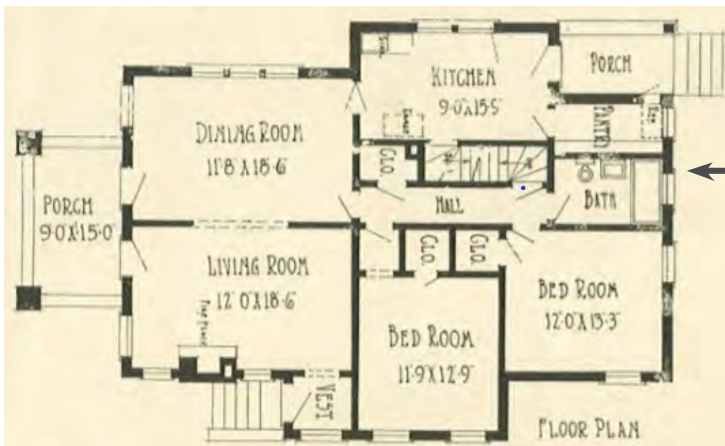
Recommended sequence of treatments for character-defining features

- **Preserve:** Preserve intact features with regular maintenance
- **Repair:** Repair damaged or deteriorated features to return them to their original appearance
- **Replace:** Replace features beyond repair with in-kind replacements (match materials, details, and finish)
- **Reconstruct:** Reconstruct missing features based on appropriate evidence such as historical photographs
- **Add compatible features:** If an addition or other alteration is needed, design it to minimize impact on the original building and features. New features should be distinguished from historic features

Key factors to when considering exterior building changes:

- Potential impact on the character-defining features of a building or district
- Impact on a building's overall form and mass
- Visibility of changes from public vantage points

Greater flexibility in project approach is appropriate on portions of a building not visible from the street. Alterations and additions are most likely to be acceptable when they have minimal impact on character-defining features. Examples of project types with more flexibility: rear window and door replacement, new or altered rear deck, rear awning, rear dormer, and rear addition.



Place additions, enclosed porches, decks, and other alterations on the rear.



CHARACTER-DEFINING FEATURES: DISTRICT PATTERNS

- Relatively uniform scale and massing
- Rectangular massed-plan, mostly single story, raised basements
- Building setbacks from the street relatively uniform (approximately 40 feet)
- Uniform lot size
- Uniform site coverage and side yard setbacks
- Wide, detached sidewalks adjacent to sodded tree lawns with large, old growth deciduous trees
- Deep, raised, and open front porches enclosed by low walls and oriented to the street
- Front porches similar in placement and design, helping to create the street rhythm
- Variety of roof forms, but all have a low-pitch and overhanging eaves
- Exposed rafter tails and no gutters survive only on a few homes
- House entrances oriented to the street, but some have side entry porches
- Concrete sidewalks leading to front entrance
- Open front yards with naturalistic plantings
- Concrete driveways along the side of lot from the street to a single/double car garage at the rear
- Mid-block alleys

Non-compliant alterations

- ~~Front yard planters and other landscape features which block flow of open yards~~
- ~~Front yard fencing~~
- ~~Enlarged and solid concrete driveways with widened and flared curb cuts~~
- ~~Enclosed porches~~
- ~~Modified entrances~~



Comment [DS26]: NON-COMPLIANT ALTERATIONS; ~~DELETE THIS AND ALL OTHER BOXES LABELED NON-COMPLIANT ALTERATIONS~~



DESIGN GUIDELINES: DISTRICT PATTERNS

- DO: Respect the neighborhood scale and massing
- DO: Retain the original building setback
- DO: Retain an open front yard, with detached sidewalks and trees in a sodded tree lawn
- DO: Retain open front porches and entrance orientation with respect to the street
- DO: Retain driveway along the side of a lot, minimizing impact to the front lawn
- DO: Retain narrow ribbon driveways
- DON'T: Add fencing, solar or street to lamps to front yards
- DON'T: Add decks or other encroachments into the front lawn space

Formatted: Space Before: 0.45 pt



Louthan Heights Historic District

CHARACTER-DEFINING FEATURES: ROOFS & CHIMNEYS

The roof is one of the primary distinguishing features of the houses in the district. The interplay of roof forms, materials and details help give the historic district its unique character.

- Most common roof form in the district is front gable, but complex roofs with multiple gables are common
- Roof types in the district include front gable, side gable, cross gable, and clipped gable
- Deep eave overhangs
- Exposed rafter tails, many sculpted
- Wood bargeboard (some sculpted) on gable ends; originally each house had a distinct design, painted to match other trim
- Bracketed eaves
- Chimneys (internal and external) prominent and constructed of brick
- Wood shingles the most common original roofing material for bungalows of this era; replacements should replicate the look of wood shingles

Non-compliant alterations

- ~~Rafter tails cut and gutters / down spouts installed~~
- ~~Prominent roof vents (mechanical and non-mechanical) added~~
- ~~Chimneys altered or added~~



Comment [DS27]: ~~DELETE~~

DESIGN GUIDELINES: ROOFS & CHIMNEYS

- DO: Replace roofing with architectural style composition shingle roofs in dark colors
- DO: Use metal flashing where the roof meets the wall to protect adjacent materials from water penetration, prefinished or painted material can minimize the visual impact; be careful that flashing does not damage fragile pebbledash
- DO: Install plant or other materials that will withstand and distribute the rainwater and snowmelt that will fall from the roof since there are not gutters or downspouts
- DO: Retain and preserve original roof form and pitch
- DO: Retain significant features such as decorative rafter tails or sculpted barge boards
- DO: Maintain historic eave depth and configuration
- DO: Maintain historic roof edge depth
- DO: Install skylights and light tubes, roof vents away from street views
- DO: Repair chimneys with matching brick and appropriately colored and textured mortar
- DO: Utilize ridge venting and other equally unobtrusive venting in order to minimize visible non-mechanical and mechanical roof vents
- DO: Place rooftop and attic vents, other than ridge vents, toward the rear of the house
- DO: Paint any existing vents to match the roof color
- DON'T: Add gutters and downspouts on main roof edges
- DON'T: Position satellite dishes, or TV antennae or solar panels where visible from the front of the house
- DON'T: Remove or otherwise modify decorative wood features
- DON'T: Install skylights or light tubes which extend above the plane of the roofline
- DON'T: Add chimneys to prominent elevations







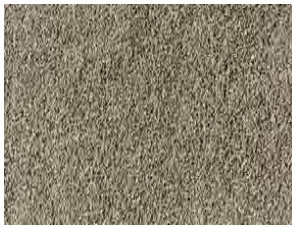
Louthan Heights Historic District

CHARACTER-DEFINING FEATURES: WALLS

- Historic district features multiple exterior wall materials, giving variety to the district
- Original materials influenced by the Arts & Crafts Movement's emphasis on natural materials
- Pebbledash the most common wall material in the district
- Wood used for shingle siding, horizontal siding, bargeboard, rafter tails, and other wood trim
- Brick laid in a running bond pattern with stone trim
- Exposed concrete foundations: unpainted
- Stringcourses used to delineate the basement level and some attic levels

Non-compliant alterations

- ~~Pebbledash replaced with plain stucco~~
- ~~Missing or damaged portions of pebbledash~~
- ~~Replacement of pebbledash material using original materials~~
- ~~Incompatible brick and/or mortar repair~~



PEBBLEDASH

Pebbledash is the most popular exterior wall material in the district. Pebbledash is a coarse plaster surface that consists of lime and cement mixed with sand, small gravel, and pebbles or seashells. The materials are mixed into a slurry and are then thrown at the working surface with a trowel or scoop to maintain an even spread. It is not to be expected that repairs to pebbledash will match exactly due to weathering and aging of the original materials. Aggregate found in the Louthan Heights Historic District is typically small, multi-colored and densely applied.

Comment [DS28]: **DELETE**

DESIGN GUIDELINES: WALLS

PEBBLEDASH

- DO: Identify the cause of the deterioration and fix the cause before repairing the pebbledash
- DO: Preserve original intact pebbledash whenever possible
- DO: Repair small hairline cracks (1/16 inch or smaller) with a thin slurry coat consisting of stucco finish coat ingredients, trying not to overcoat the pebbles or shells
- DO: Utilize the skill of a professional plasterer or mason when doing significant pebbledash repairs
- DO: Patch rather than perform wholesale replacement
- DO: Spot clean using soft bristle brush and non-ionic detergent (such as Orvis soap or Kodak Photo-Flo)
- DO: Identify unique aggregate used on your building and replicate as closely as possible prior to repairs
- DON'T: Repair small hairline cracks with caulking compounds. Because their consistency and texture is unlike that of the base material, they weather differently and attract dirt - making the repair all the more visible
- DON'T: Repair with new material that is stronger than the historic material (i.e. Portland cement, concrete, or masonry cement)
- DON'T: Use a substitute material for the replacement that is not chemically or physically compatible, like synthetic stucco. Traditional materials are the most compatible.
- DON'T: Paint over pebbledash
- DON'T: Replace pebbledash with plain stucco
- DON'T: Power wash or sandblast to clean pebbledash



DESIGN GUIDELINES: WALLS

MASONRY

- DO: Identify the cause of the deterioration and fix the cause before repairing masonry
- DO: Re-point brick and stone with mortar that matches the original in color, profile, and strength based on mortar analysis
- DO: Remove old mortar to a depth of $\frac{3}{4}$ " when re-pointing to ensure an adequate bond
- DO: Clean brick and stone with low-velocity water or steam cleaning
- DO: Repair and replace damaged brick with matching material, salvaged brick is available at several brickyards around Denver
- DON'T: Re-point brick or stone with Portland cement, concrete or masonry cement as these materials are too hard for the original brick units and can cause damage over time
- DON'T: Paint previously unpainted brick or stone
- DON'T: Use a masonry sealer on the brick as this can seal in moisture and cause more damage over time
- DON'T: Sandblast, high power water wash, or use muriatic acid to clean brick or stone
- DON'T: Grow vines on walls; this can cause mortar joint deterioration



Louthan Heights Historic District

DESIGN GUIDELINES: WALLS

STUCCO

- DO: Repair stucco with a compatible mix (typical mixes can be found in National Park Service Preservation Brief #22 included in the references at the end)
- DO: Clean using a low-pressure water wash and non-ionic detergents
- DO: Paint previously painted stucco
- DON'T: Replace stucco with synthetic stucco

WOOD

- DO: Preserve and maintain horizontal wood siding and/ or shingles
- DO: Maintain a protective finish of paint on wood elements
- DO: Replace significantly damaged elements or components in-kind
- DON'T: Power wash wood, it can cause rot and further damage
- DON'T: Repaint without proper preparation, one must sand or scrape to a stable wood surface or repainting will result in premature failure of the paint
- DON'T: Replace wood siding or other elements with vinyl or other substitute materials
- DON'T: Install siding or other materials over existing historic materials

CONCRETE

- DO: Preserve and maintain stringcourses
- DO: Maintain paint on previously painted stringcourses
- DON'T: Replace or coat stringcourse with other materials



CHARACTER-DEFINING FEATURES: DECORATIVE FEATURES

- Bungalows in the district feature many of the decorative elements commonly associated with the Arts & Crafts Movement, including exposed, shaped rafter tails; roof brackets; window surrounds; door moldings; bargeboard; and battered porch supports
- Decorative features add architectural interest and make the design of each home distinct
- Two houses in the district feature shutters; these are not typical of the Arts & Crafts movement, but are occasionally found on bungalows
- Craftsman decorative elements are usually wood and painted in a contrasting/complementary color to the walls of the house
- Decorative elements are simple and understated, designed to enhance the craft qualities of the house, but not to overwhelm it



Non-conforming alterations

- ~~Removal of rafter tails for installation of gutters~~
- ~~Boxed eaves~~
- ~~Installation of siding that obscures features~~
- ~~Unpainted wood features~~

Comment [DS29]: [DELETE](#)



DESIGN GUIDELINES: DECORATIVE FEATURES

- DO: Maintain paint on previously painted surfaces to protect them from deterioration
- DO: Paint wood trim and sashes with muted paint colors selected to complement the natural surroundings
- DO: Use traditional treatments of colors, such as using contrasting colors or shades for trim and details
- DON'T: Paint pebbledash, masonry or stucco finishes that were not originally painted
- DON'T: Remove or alter character-defining features of the house such as rafter ends and bargeboards
- DON'T: Add decorative features that were not part of the original design of the house— each house has its own unique characteristics, and details should not be replicated from nearby houses or magazines
- DON'T: Add window shutters where none originally existed

Paint colors within the district are not reviewed. Historically, Arts & Crafts houses generally featured earth tones. The adjacent swatches from period catalogs are provided for reference for property owners wishing to select historically appropriate colors.



CHARACTER-DEFINING FEATURES: PORCHES

Porches are a key distinguishing feature of the bungalow type house. In addition to presenting a welcoming face to the street, the porch was seen as an outdoor room where the family could be closer to nature and visit with their neighbors.

- Porches within the district partial width
- Porches deep enough for porch furniture
- Porch roof forms include front gable, shed, cross gable, and clipped gable
- Porch roofs separate from the slope of the main roof
- Porches spatially defined by low walls
- Since main floors are raised above grade a few feet, porches are accessed by concrete steps from the front or side which helps to emphasize the entry
- Concrete steps are typically flanked by low concrete wing walls
- Concrete steps not originally painted
- Porch roofs supported by prominent squared or battered columns
- Porch columns generally match the walls in material
- Porch floors tongue and groove wood



Louthan Heights Historic District

Non-compliant alterations

- ~~Enclosure of porches with storm windows, awnings, siding or glazing~~
- ~~Replacement of concrete porch steps/ wing walls and wood porch floor~~
- ~~Painting of original concrete steps, foundation and floor~~
- Installation of

DESIGN GUIDELINES: PORCHES

- DO: Retain historic light fixtures; [use historic style wooden storm/screen doors](#)
- DO: Replace inappropriate porch light fixtures with new or vintage fixtures that match the original [Craftsman or Mission design style](#)
- DO: Repair and restore concrete porch steps to their original material and color
- DO: Repair or rebuild front porch wing walls with concrete to match their original material, color, dimensions, and design
- DO: Restore porches to original condition by removing later enclosures
- DO: Safety first – if handrails are needed install simple compatible handrails that minimize scrollwork or other non-characteristic decorative features. Simple wood handrails are most compatible with the district character.
- DO: Maintain paint on wood tongue and groove porch flooring and replace significantly damaged material in-kind
- DON'T: Replace original front doors that can be repaired; [add modern storm doors](#)
- DON'T: Enclose front porches with windows, screens, [awnings](#), siding or brick
- DON'T: Carpet porch floor or stairs
- DON'T: Replace original light fixtures with new fixtures that are not keeping with the simple historic character of the homes





CHARACTER-DEFINING FEATURES: DOORS & WINDOWS

Windows are a key architectural detail of a home and help to define its visual character.

- Original windows were double-hung wood sash with a multi-light upper sash
- Windows arranged singly, in pairs, and in groups of three (tripartite)
- Windows set within decorative wood surrounds
- Small, rectangular windows located at on the raised foundation to illuminate the basement
- Original doors most often wood with lights in the upper portion
- Doors may be centered or offset

Non-compliant alterations

- ~~Altered window openings~~
- ~~Original windows replaced with vinyl or metal windows~~
- ~~Replacement front doors with contemporary design~~
- ~~Obscuring front doors behind storm doors~~
- ~~Replacing sash windows with horizontal sliders or other window types~~

Formatted: Right

Comment [DS30]: **DELETE**
Formatted: Right



DESIGN GUIDELINES: DOORS & WINDOWS

- DO: Retain and repair original wood window frames and sashes
- DO: Re-caulk window frames and repair / replace window hardware
- DO: Re-glaze using traditional techniques including glazing compound
- DO: Replace damaged wood window sashes, components and frames with wood matching the original profile and configuration
- DO: Maintain historic muntin/grille patterns
- DO: Add storm windows to the interior or reinstall the original exterior wooden storm windows
- DO: Hang exterior wood framed storm window in a traditional fashion - from the top
- DO: Hang exterior wood framed screens in a traditional fashion - from the top
- DO: Install egress windows at basements or window wells on side or back elevations
- DO: Add thin profile wood or metal full light storm door similar in size and color of existing door when a storm door is desired or utilize historic wooden reproductions
- DO: Restore existing wood doors and hardware
- DON'T: Replace existing sash hung windows with window that operate differently
- DON'T: Replace original wood windows with vinyl, aluminum, or other modern materials
- DON'T: Change muntin/ grille patterns
- DON'T: Install window air conditioner units on the street facing elevations
- DON'T: Use muntins/ mullions in between glass panes, true divided lights keep a more traditional appearance in replacement windows
- DON'T: Add awnings or shutters
- DON'T: Add, remove, or otherwise modify window or door openings on front or side elevations
- DON'T: Replace front doors with solid metal or wood slab doors
- DON'T: Replace front doors with new doors of any material with details or other elements that are not keeping with the simple historic character of the homes
- DON'T: Install storm doors with intricate scrollwork or other elements that are not keeping with the simple historic character of the homes

Comment [WM31]: Why do you want the window hardware replaced? Wouldn't you want to keep operating historic hardware?

Formatted: Highlight

Comment [WM32]: Some home have these original storm windows and copies can be made.

Formatted: Highlight



Replacement Doors

If original doors are intact, they should be preserved. When replacing non-historic doors, look for Craftsman style doors such as the catalog doors featured on this page.

CHARACTER-DEFINING FEATURES: LANDSCAPING, SIDEWALKS, AND DRIVEWAYS

- Arts & Crafts landscaping designed to be understated in order to emphasize natural beauty
- Landscapes naturalistic and designed to be harmonious with the house
- Landscaping generally informal and included lawns, trees, small shrubs, and curvilinear perennial borders
- Regionalism stressed, including the use of local plants and materials (such as rock borders or planters)
- Foundation plantings common
- Driveways narrow and ran along the sides of the house, close to the side property line
- “Ribbon drives” consisting of two paved concrete tracks common
- Sidewalks concrete and provided access from the main sidewalk to the front porch steps and entry
- Curb cuts narrow and rounded
- Exterior lighting includes porch lights and city street lights

Comment [WM33]: Can a listing of typical trees, shrubs and plants common to the location and period be added to the document? Say as an appendix?

Comment [WM34]: Ditto to above.

Comment [DS35]: (repeated from above)
Change the title to better reflect the intent, such as “DO NOT CONSTRUCT.”



Non-compliant alterations

- ~~Addition of incompatible plants~~
- ~~Overgrown landscaping~~
- ~~Installation of incompatible lighting~~
- ~~Modification of driveway width and configuration and/or location~~
- ~~Replacement of concrete sidewalk with stone~~
- ~~Erection of front yard fencing~~

Louthan Heights Historic District

DESIGN GUIDELINES: LANDSCAPING, SIDEWALKS, AND DRIVEWAYS

- DO: Retain open, naturalistic feel of front yards
- DO: Create low profile landscaping that complements but does not obscure the house. Select species that at full maturity will remain well beneath the windowsill or porch wall cap
- DO: Trim or remove overgrown shrubs and trees
- DO: Consider using xeric plantings to reduce water consumption – many xeric plantings have earthy color schemes that work well with Craftsman style landscapes
- DO: Use natural or curving lines for defining planting beds
- DO: Limit concrete in the front yard to existing sidewalks and driveways
- DO: Preserve healthy mature trees that contribute to the character of the historic district
- DO: Ask the City to make repairs to the apron pans/ cuts and curbing using the historic profile which they have on file
- DO: Keep driveways as minimally intrusive as possible
- DO: Keep the divided configuration of those driveways that have “ribbon drives”
- DO: Preserve original exterior light fixtures
- DO: Ensure the grade slopes a minimum of 6 inches over 10 feet away from the foundation to provide positive drainage
- DON'T: Make plantings overly symmetrical or squared off
- DON'T: Install trees or other large plantings in close proximity to the house foundation
- DON'T: Overwater near the foundation – drip irrigation in that location is best
- DON'T: Allow sprinklers to spray the exterior of the house
- DON'T: Replace front lawn areas with non-planted areas of stone or mulch
- DON'T: Install fences in the front yard
- DON'T: Install light fixtures in the front that are incompatible with the character and historic nature of the neighborhood
- DON'T: Install unguarded light fixtures in the front of the house

CHARACTER-DEFINING FEATURES: GARAGES & ACCESSORY STRUCTURES

- Original garages set in a back corner of the lot and accessed via long driveways from South Louthan Street
- One-car garages originally featured double, hinged wood doors
- Garages subordinate to the house, usually set back on the site, and commonly built up to back and/or side property lines
- Material and style consistent with the architecture of the house
- Other accessory structures include sheds



Non-compliant alterations

- ~~Garage modifications to increase automobile and storage space~~
- ~~Original garage doors replaced with overhead garage doors~~
- ~~Sheds installed for added exterior storage~~

Comment [DS36]: (repeated from above)
Change the title to better reflect the intent, such as
“DO NOT CONSTRUCT.”

The Peerless

See prices on inside of front cover.
Size, 20x20 ft. (two cars). One door.
See Terms on Page 2.

DISTINCTIVE and attractive. The Peerless will do credit to any surroundings. It is furnished with siding half-way up and shingles on upper part of wall. Very wide eaves with supporting brackets set off building excellently. Large door with glass, together with windows on two sides, give plenty of light.



The Winton

See prices on inside of front cover.
Size, 12x20 ft. See Terms on Page 2.

THE Winton will take the largest car on the market, with ample room at sides for working about car and for supplies. It has swinging glass doors and one window on each side. It is of a splendid type and always looks good wherever it may be erected. Painted to match your house.



The Maxwell

See prices on inside of front cover.
Size, 10x16 ft. See Terms on Page 2.

ASHINGLE-COVERED Garage that nicely matches any house. Roof extends in front to afford protection during inclement weather. Eaves have exposed rafters. Good, wide double doorway. Compact, but convenient in every respect. Plenty of light.

For design inspiration, try looking at the garages available for sale from historic building catalogs that sold bungalows.

DESIGN GUIDELINES: GARAGES & ACCESSORY STRUCTURES

- DO: Use swing out garage door openers or automatic carriage door openers
- DO: Replace severely deteriorated garage doors with the same configuration and design as the original garage doors
- DO: Construct sheds which are scaled appropriately to the size of the back yard
- DO: Select materials that complement the materials of the house
- DO: If existing garages cannot be retained, design new garages to match the original in design, materials, and scale
- DO: Locate new garages and accessory buildings in rear yards and not past the centerline of the house
- DO: Limit the size and scale of garages and accessory buildings so that they remain subordinate to the original structure
- DO: Design expansions to existing garages so they complement the architecture, materials, and scale of the adjacent house and retain as much of the original structure as possible
- DO: Use roof forms that complement the roof forms of the house
- DON'T: Install prefabricated metal or plastic accessory structures (i.e., sheds)
- DON'T: Construct attached garages
- DON'T: Replace garage doors with contemporary style overhead doors
- DON'T: Construct carports



Louthan Heights Historic District

EXPANSIONS & ADDITIONS

Expansions provide more living space within the existing mass and footprint of the house, such as digging out the basement or expanding into existing attic space. Additions provide additional square footage outside the original mass and footprint of the home, such as constructing a rear addition. Designed sympathetically, expansions and additions can be an appropriate alteration that enhances the continued use of a building. A successful addition finds the balance between blending with the original design while not appearing to be part of the original design. Additions should be clearly identifiable as new construction in order to avoid creating a false sense of history.

Tips for designing a compatible addition:

- Consider visibility from public vantage points within the district
- Design additions to be simple in architectural character and detailing so that they do not call undue attention
- Ensure that the historic building remains the prominent feature
- Reference features of the historic building and surrounding district, but do not attempt to replicate decorative features
- Use materials similar to those found on the historic building and surrounding district, while differentiating the addition from the original with subtle changes in texture, color, and/or wall plane
- Design additions to be neutral—additions should not starkly contrast with the original building or be an exact copy of the historic building



Examples of compatible additions

Comment [WM37]: I think photos of the recent addition at 5658 should be added here. I will send you some for possible use.



Addition No. 101



Addition No. 104



Addition No. 105



Addition No. 106

For design inspiration, try looking at bungalows with historic additions (added before 1950). Many historic building catalogs also offered additions for sale, such as the ones above.

DESIGN GUIDELINES: EXPANSIONS & ADDITIONS

GENERAL

- DO: Place additions on the rear of the house: utilize existing attic and basements if possible first
- DO: Design additions to be minimally visible from Louthan Street
- DO: Design the addition to be subordinate to the original building
- DO: Relate the design of the addition to the historic district, including scale, roof type, materials, and fenestration
- DO: Design additions to be clearly distinguishable as of their own time
- DO: Ensure that the historic scale and mass of the original building remains evident
- DO: Design additions so that the character-defining features of the original bungalow are minimally impacted
- DON'T: Make additions appear to be part of the historic building
- DON'T: Replicate features from the original house on the addition
- DON'T: Use features and details that take away emphasis from the original historic features of the house
- DON'T: Build attic or dormer expansions that are uncharacteristic of the historic district

BASEMENT

- DO: Maintain the footprint of the house
- DO: Provide egress windows for any bedrooms in the basement
- DON'T: Raise the house
- DON'T: Disturb the existing foundation and footings any more than necessary to provide emergency egress windows

RECOMMENDATIONS FOR COMMON HOMEOWNER CONCERNS

MECHANICAL, ELECTRICAL, & PLUMBING

Mechanical system concerns focus on exterior elements such as venting, air conditioners, and swamp coolers that are visible from the street.

- DO: Locate equipment in rear yard or, if necessary, in the side yard but not past the centerline of the house
- DO: Provide compatible screening for any equipment that can be seen from the street
- DO: Service furnace and boiler yearly
- DO: Install new utility boxes, connections devices, meters and similar items in locations that are away from the front of the house and screened from street view
- DO: Use ridge vents and other strategies to vent roofs that are compatible with the overall form of the roof
- DON'T: Install air conditioners or swamp coolers where they can be seen from the street
- DON'T: Install vents on the front façade, on front roof slope, or any other locations where they will be readily visible from the street

Comment [WM38]: I think some photo EXAMPLES are needed here. I will send you some for possible use.

AGING IN PLACE

When remodeling your home, you may want to consider your future needs as you grow older. There are several key elements to creating a truly accessible home. Louthan Heights homes already have an advantage since they are on a single level with minimal living space in the basement and few stairs. According to Forbes, the five key features for an accessible home are: a no-step entry, single-floor living, wide doorways, accessible electric switches and outlets, and lever-style door handles and faucets. Most of these changes can be made internally without impacting the historic character of your home.

- DO: Use a secondary rear entrance to create accessibility
- DO: On the interior and rear of the house install grab bars and handrails to provide safe access to necessary areas
- DON'T: Modify the front entrance by removing stairs or adding a ramp
- DON'T: Modify the front door by widening the original opening

SUSTAINABILITY

Although most homeowners want to improve the energy efficiency of their home, energy efficient upgrades in older homes require extra caution. To preserve the original design intent, alterations should only be considered when they will significantly improve efficiency and not negatively affect the overall historic character of the house or the district. Refer to The Secretary of the Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings for more information on the upgrading of individual elements.

- DO: Install energy efficient appliances, interior light fixtures and water saving fixtures
- DON'T: Install solar panels on street-side roof elevations or where they will otherwise be visible from the street
- DON'T: Replace historic windows with double pane windows purely for energy efficiency
- DON'T: Insulate wood framed buildings that were not originally insulated without appropriate vapor and air barriers; barriers require removal of exterior materials which is not recommended since significant damage can occur to your historic house

Comment [WM39]: What can we recommend in the document for insulation improvements for use in attics, basements, crawlspaces, etc.

REPAIR & REPLACEMENT OF ARCHITECTURAL FEATURES & MATERIALS

Ongoing maintenance is the best method of preserving the historic fabric of the houses. Following are some “best practices” for the owners of historic properties in the Louthan Heights Historic District to use in selecting appropriate treatment options for the repair or replacement of architectural features and materials:

Maintenance of Significant Architectural Features

- Maintain historic features and architectural detail so that major repairs are not required. Use preventative treatments like cleaning gutters, sealing joints and painting to preserve original materials. Follow the National Park Service recommendations found in the Preservation Briefs series for specific preventative maintenance techniques. See bibliography for list of relevant Briefs.

Cleaning, Refinishing and Repairing Architectural Features

- Always use the gentlest and safest means possible to clean, refinish or repair any architectural features. Sandblasting and other treatments can permanently damage historic masonry and stucco finishes. Power washing wood surfaces should also be avoided.

Repair of Deteriorated Features

- Original architectural features may be deteriorated or missing. Specific areas of damage should be repaired. Always protect other architectural features that are adjacent to the area being worked on. Follow the National Park Service recommendations found in the Preservation Briefs series for specific repair techniques. See bibliography for list of relevant Briefs.

Removal or Alteration of Significant Architectural Features

- Original doors, windows, cornices, pebbledash, porches, brackets, and other decorative features should not be removed or altered. Maintain character defining architectural features and repair only those features that are deteriorated. Replace only those features that are beyond repair following the guidelines set out below.

Replacement of Architectural Features

- Replacement of architectural features may be necessary if they are beyond practical repair. The new material should match that being replaced as closely as possible. Certain magazines and websites, such as Old House Journal, list sources for acquiring replacement features and materials. When replacing a deteriorated feature remove only the feature that requires replacement and protect surrounding adjacent material.

Reconstruction of Missing Features

- If an original feature is missing or has been significantly altered, reconstructing it is an option. The reconstruction should be backed up by physical or pictorial evidence to avoid creating a falsification of the original building. When reconstructing a feature, use the same material as the original when feasible.

SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS

WOOD

Deterioration of the wood rafter tails and brackets can be repaired using the following technique from the National Park Service:

One established technique for repairing wood which is split, cracked, or shows signs of rot, is to:

1. dry the wood,
2. treat decayed areas with a fungicide,
3. waterproof with two or three applications of boiled linseed oil diluted with Mineral spirits (applications every 24 hours),
4. fill cracks and holes with putty, and what???
5. after a "skin" forms on the putty, prime, then paint the surface.

The National Park Service also describes a method for replacement of heavily rotted rafter ends in Preservation Brief 45: Preserving Historic Wooden Porches:

The ends of porch roof rafters are often susceptible to moisture decay. When concealed by a soffit or ceiling, rafters can be repaired by adding new sister boards. Where roof rafter tails are exposed, splicing new wood onto the old (dutchman repair) and using of epoxy consolidants and fillers will preserve a sound historic fabric while retaining the historic appearance.

Comment [WM40]: Wood putty? I have used another product very successfully. I will send you the information.



SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS

PEBBLEDASH

Applying and repairing pebbledash, known as pebble dashing, is considered an art form by some masons, but DIY is possible. Be sure to wait for a few days of good weather with day and night temperatures above 50 degrees to allow the materials time to dry properly. The general repair strategy is as follows:

- Mix lime with water to hydrate for 24 hours according to the manufacturer's instructions.
- Mix 1 part of the hydrated lime to 6 parts sand and 1 part cement.
- Trowel a smooth flat layer of the mixture onto the area of the wall to be pebble dashed. Let the base coat dry for an hour, make sure not to let it dry out too much as you must rake the surface with a notched trowel to create a grooved surface to adhere the second coat properly. After grooving, let it dry for 24 hours.
- Mix up your top coat of 5 parts sand to 1 part of your previously slaked lime and 1 part cement. Trowel this onto the wall in a smooth, even layer.
- Spread plastic sheeting underneath the area you are pebble dashing. This will catch the pebbles that don't initially adhere and lets you collect them easily to try, and try again, until the area is evenly covered.
- Rinse your pebbles or shells well and drain them completely. Put them in a big bucket.
- Place some pebbles on a scoop or trowel and throw (or "Dash") the pebbles at the wall. Some will stick to the top coat. Continue dashing the pebbles at the area until you get a similar distribution as the other parts of the wall. Lightly press the pebbles or shells into the top coat with the trowel and let dry for 24 hours.
- Local sources for purchasing rock aggregate in the correct colors and sizes is difficult but sources include building supply stores, landscaping, hobby, pet supply and aggregate suppliers. If areas are removed for repairs, preserve the aggregates and reuse to blend the repair in. Share sources of aggregate with your neighbors and pass that information along to new homeowners.
- See Historic Denver Pebbledash Repair Workshop how-to and reference materials completed for the Louthan Street District homeowners in 2014.

Formatted: Font color: Auto, Not Expanded by / Condensed by

Formatted: List Paragraph, Left, Right: 0", Line spacing: single, No bullets or numbering, Tab stops: Not at 0.33"

TERMINOLOGY

ADAPTIVE REUSE: The reuse of an existing structure for a purpose other than its original intended use; reuse should maintain the exterior architectural feature(s) of the structure.

ARCHITECTURAL AND/OR HISTORIC SIGNIFICANCE: That which has a special historic or aesthetic interest or value as part of the development, heritage, cultural or historic character of the city, region, state or nation.

BUILDING INSPECTOR: The city officials charged with the responsibility of administering and enforcing those building codes adopted by the city.

CERTIFICATE OF DEMOLITION: The official document approving an application for a permit for the total demolition of a historic landmark or of a contributing property or noncontributing property within a historic district.

CERTIFICATE OF ECONOMIC HARDSHIP: The official document granted by the board authorizing the work described in a denied application for a certificate of historic appropriateness or a certificate of demolition.

CERTIFICATE OF HISTORIC APPROPRIATENESS (COA): The official document approving an application for a permit for the erection, partial demolition, moving, reconstruction, restoration or alteration of any structure, site or object in a historic district or designated as a historic landmark.

CERTIFIED LOCAL GOVERNMENT OR CLG: A local government that has been certified to carry out the purposes of the national historic preservation act, as amended, 54 USC 300101.

COMPATIBLE DESIGN: 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.

CONTRIBUTING PROPERTY: A site, structure, or object within a historic district that is determined to be historically significant. It is so because it was: a) present during the period of significance and possesses sufficient integrity to convey its history, or b) independently meets the criteria for landmark designation. A contributing property may have experienced some degree of alteration from its original design, yet retains sufficient building fabric to still be considered contributing.

CULTURAL LANDSCAPE: A geographic area (including both cultural and natural resources and the wild-life or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

DEMOLITION: Any act or process which destroys, in part or in whole, the historic integrity of a structure, or otherwise alters the structure so that it no longer qualifies as a historic landmark or a contributing property within a historic district. "Partial demolition" is demolition that results in the destruction of less than fifty percent (50%) of the external walls of a structure. "Total demolition" is demolition that results in the destruction of fifty percent (50%) or more of the external walls of a structure.

EXTERIOR ARCHITECTURAL FEATURES: The architectural style and general arrangement of the exterior of the structure including type and texture of the building materials and including all windows, doors, lights, signs and other fixtures appurtenant thereto.

EXTERNAL IMPROVEMENTS: Any structure, place, work of art, natural feature, landscape element or other object constituting a physical change of real property and/or improvements which are visible from a public way or adjoining properties.

HISTORIC DESIGNATION: The formal recognition of a historic structure, site, or district.

HISTORIC DISTRICT: A geographically definable area including a concentration, linkage or continuity of sub-surface sites, cultural landscapes, buildings, structures, and/or objects. A district is related by a pattern of either physical elements or social activities. Significance is determined by applying criteria to the pattern(s) and unifying element(s).

HISTORIC LANDMARK: Any resources of this city, at least forty (40) years old, both public and private, including buildings, homes, replicas, structures, objects, properties, cultural landscapes or sites that have importance in the history, architecture, archeology, or culture of this city, state or nation, as determined by the board and having received a historic designation.

HISTORICAL PRESERVATION BOARD: Local board which reviews and issues certificates of historic appropriateness, certificates of economic hardship, and/or a certificates 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.

LOUTHAN HEIGHTS HISTORIC DISTRICT: The historic district described in section 4-6-4 the Littleton City Code with a period of significance beginning in 1921 and extending through 1929.

MAINTENANCE AND REPAIR: Any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any architecturally significant part thereof and to restore or replace, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

NONCONTRIBUTING PROPERTY: A site, structure or object within a historic district which does not possess sufficient significance because it: a) lacks sufficient integrity to convey its history, or b) was not present during the period of significance.

PERIOD OF SIGNIFICANCE: The span of time in which a group of properties within a proposed or existing historic district attained the significance for which they meet the historic district criteria.

PRESERVATION: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic landmark.

RECONSTRUCTION: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION: The act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic, cultural or architectural values.

RESTORATION: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from other periods in its history.

REFERENCES

Relevant Preservation Briefs

National Park Service Preservation Briefs can be accessed for free at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>. Select Briefs of interest to Louthan Heights homeowners include:

2 Repointing Mortar Joints in Historic Masonry Buildings

3 Improving Energy Efficiency in Historic Buildings

4 Roofing for Historic Buildings

6 Dangers of Abrasive Cleaning to Historic Buildings

8 Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

9 The Repair of Historic Wooden Windows

10 Exterior Paint Problems on Historic Woodwork

14 New Exterior Additions to Historic Buildings: Preservation Concerns

15 Preservation of Historic Concrete

16 The Use of Substitute Materials on Historic Building Exteriors

17 Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

18 Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements

21 Repairing Historic Flat Plaster—Walls and Ceilings

22 The Preservation and Repair of Historic Stucco

24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

32 Making Historic Properties Accessible

37 Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

45 Preserving Historic Wooden Porches

47 Maintaining the Exterior of Small and Medium Size Historic Buildings

The Secretary of the Interior's Standard and Guidelines for the Treatment of Historic Properties can be found at <https://www.nps.gov/tps/standards.htm>.

The Secretary of the Interior's Standard and Guidelines for the Sustainability of Historic Properties can be found at <https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

HOMEOWNER RESOURCES

- If you are a member of Historic Denver, they maintain a consultant directory which they will send to you upon request- www.historicdenver.org
- History Colorado also maintains an up to date consultants directory - http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1502.pdf
- The Association for Preservation Technology has a Rocky Mountain Chapter with architects, engineers and contractors- <https://rockymountainapt.com/>
- The Preservation Trades Network has resources for traditional building trades - <http://ptn.org/>
- Historic Denver created a WINDOW RESTORATION & WEATHERIZATION WORKSHOP which is available for viewing on their website at <http://www.historicdenver.org/programs/window-workshop/>

Extensive resources for bungalow owners are available on the web. Representative resources for finding period appropriate materials / fixtures/ color palettes, etc.

- Rejuvenation.com - hardware and light fixtures
- https://www.oakparkhome-hardware.com/Home_Accessories
- <http://www.internationaldoor.com/>
- <http://www.jeld-wen.com/en-us/> - wood windows
- <https://www.modernbungalow.com/> - furnishings
- <http://artsandcraftshomes.com/category/magazine/>
- <http://www.americanbungalow.com/table-of-contents-inside-past-issues/>
- <http://www.arts-crafts.com/archive/achomes/color-schemes.shtml>
- <http://www.americanbungalow.com/exterior-paint-colors/>
- <http://www.thisoldhouse.com/toh/photos/0,,20723440,00.html>

The Arts & Crafts Movement and the bungalow have been the topic of numerous books, which can be an excellent source of design ideas. Some representative titles:

- *The Bungalow: America's Arts & Crafts Home* by Paul Duchscherer; Penguin Studio 1995
- *Inside the Bungalow: America's Arts & Crafts Interior* by Paul Duchscherer; Penguin Studio 1997
- *Outside the Bungalow, America's Arts and Crafts Garden* by Paul Duchscherer, photos by Douglas Keister; Penguin 1999
- *Bungalow Kitchens* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2000
- *Bungalow Bathrooms* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2001
- *Bungalow: The Ultimate Arts and Crafts Home* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2004
- *Bungalow Details: Exterior* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2005
- *Bungalow Details: Interior* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2006
- *Bungalow Nation* by Diane Maddex and Alexander Vertikoff; Abrams 2003
- *American Bungalow Style* by Robert Winter; Simon & Schuster 1996
- *Bungalow Colors: Exteriors* by Robert Schweitzer; Gibbs Smith 2002

More information on the history and development of the City of Littleton, the Louthan family and other historic places in Littleton, can be found on these websites:

Littleton History:

<http://www.littletongov.org/index.aspx?page=23>

Littleton timeline:

http://members.tripod.com/mr_sedivy/littleton1.html

Historic Context of Littleton Colorado 1949-1967:

http://www.historycolorado.org/sites/default/files/files/OAHP/Programs/SI_postWWII_Littleton_1949-1967.pdf

Historic Littleton, Inc.:

<http://www.hlinc.org/>

Littleton Museum:

<http://www.littletongov.org/?page=129#>

Two good sources for historic building catalogs:

<http://antiquehomestyle.com/index.htm>

<https://archive.org/details/buildingtechnologyheritagelibrary>

LOUTHAN HEIGHTS HISTORIC DISTRICT DESIGN GUIDELINES

COMPILATION OF RECOMMENDED CHANGES AND COMMENTS

This is a list of recommended changes and comments compiled to date in the central “track changes” draft of the design guidelines, which is included in the board packet. To date, recommended changes and comments have been received from the Louthan neighbors, the Historical Preservation Board, the Planning Commission, and staff. Additional recommended changes and comments may be received at the public hearing. In most cases, the contextual text has been included to help the board understand and review the recommended changes and comments.

In this draft:

- Comments are distinguished by a **bold font**
- Comments are *italicized*, and
- Comments are inset
- Recommended redline changes and comments from the Louthan neighbors are shown in **red**.
- Recommended redline changes and comments from and in response to the comments from the November 14 pc/hpb joint study session are shown in **black**
- Recommended changes and comments have two sets of numbers; they are numbered by their source, either the neighbors or the joint study session

RECOMMENDED CHANGES AND COMMENTS

1) **PAGE 3: COMMENT: *I would suggest you expand the entire TOC to include the sub-topics to make it easier for users to find what they are looking for: Project Background, Benefits of Living in the District, Glossary, etc.***

2) **PAGE 4:** The Louthan Heights Historic District is a part of the Littleton Heights subdivision in the City of Littleton. **The district was created at the request of the majority of the homeowners who went before the city council and petitioned for its creation in 2004.** The area is significant for its association with the development of the City of Littleton east of the railroad after the construction of the courthouse in 1908. Many of the City of Littleton’s early leaders lived in the neighborhood, including Charles Louthan, for whom the street and the district are named. The district is also significant for its bungalow dwellings. The greater Littleton Heights subdivision also contains many bungalows along with popular early twentieth century house types. Overall, the buildings in this district maintain a high degree of historic integrity.

3) **PAGE 4:** In 2014, in response to resident requests, the city applied for a CLG grant to develop a set of design guide- lines for the district. In the twelve years since the creation of the district, ownerships have changed and there has been an increasing demand to restore, renovate, and expand the houses. In turn, these changes have generated a growing recognition of the need for consistent and more specific design guidance.

1) **PAGE 5:** Melanie and Abigail attended a meeting of the HPB on April 18th to discuss the project. During the meeting they presented a list of questions developed for district residents to learn more about their needs, concerns, and interests. Neighborhood responses were compiled by Eric Moore, district resident. ~~A summary of the responses follows. Addressing all of the comments received was beyond the scope and timeframe of this project; however, the~~ comments provided an important starting point for development of the guide- lines and identified future needs for education and training. A summary of the responses follows.

Comment [DS1]: Reflect the positive. Delete this caveat.

Comment [DS2]:

Comment [DS3R2]:

4) **PAGE 5:** What about your house frustrates you?

- Size, lack of space
- Outgrowing home
- **Small bathrooms**
- Difficulty of using historic garages- size, doors
- **Tiny size of the bathroom**
- Maintenance needs
- Limited assistance or technical support from city inspectors when roofs had to be replaced due to a major hail storm
- Modifications to other homes in the district that do not fit the historic character of the district

COMMENT: *"Small bathrooms" and "tiny size of the bathrooms" are the same thing. This comment seems redundant, unless that was intended. I suggest you remove one or the other and add some other common comment supplied by the homeowners.*

5) **PAGE 7:** Qualified exterior work includes:

- Masonry, including chimneys, but excluding flatwork (i.e., driveways, sidewalks & patios)
- Siding, woodwork and trim
- Foundations, including associated excavation work
- Roofs
- Windows and Doors

6) **PAGE 13:** COAs are required for:

- Exterior demolition, new construction, addition, or modification of architectural features including but not limited to chimneys, doors, stoops and windows
- The demolition of existing accessory structures or construction of new accessory structures
- Changes in the exterior of accessory structures, to include garages, greenhouses, covered or closed decks, work or storage sheds and similar structures
- The addition or alteration of swimming pools, hot tubs or spas, air conditioning condensers, swamp coolers, HVAC and solar units, antennas, satellite dishes, wing generators, exterior light fixtures or other mechanical equipment visible from any public street.
- The addition of or changes to architectural features, including, but not limited to, roofing materials, shutters, awnings, or cornices

7) PAGE 13: COMMENT: *If COAs are not required for flatwork (i.e., sidewalks, driveways and patios), then we will lose the few remaining (3) historical examples of ribbon driveways. And extra wide driveways, like the one at 5647 will be acceptable, which is not in character with the district. And replacement curbs and driveway pans like the new ones at 5637 & 5618, which were replaced in-kind with historical styles, could be replaced however the owner desires. Is there a way to add the suggestion that all flat work should be replaced in the 1920 style?.*

8) PAGE 15: Re-Roofing (change in materials or roofline)

- Picture of existing roof material with dimensions of tiles/shingles
- Type of proposed material with dimensions (sample or cut sheet)
- Plan showing flashing locations and flashing detail
- Location and type of roof, attic and eve vents
- Note: Ridge vents are recommended to maintain the historic character of the roofs

9) PAGE 19: Key bungalow features:

- one or one and a half stories
- dormers on one and a half story houses
- low to medium pitched roofs with exposed rafter tails, clipped gables
- bedrooms small and intended only for sleeping
- combination living/dining rooms
- a central fireplace
- a large front porch that creates an outdoor room
- an open floor plan that maximizes efficiency and the flow from room to room with minimal space wasted on hallways
- a reliance on built-ins for organization and efficient use of small spaces

2) PAGE 20: Add a short definition to each term in the visual glossary. Staff has added definitions to the “track change” draft.

10) **PAGE 20:** Cross or Clipped Gable

11) **PAGE 22:** 5608 S Louthan Street (1921)

Single-storied, front-gabled, frame bungalow sheathed in wood shingles. Key features include: front-gabled porch supported by battered twin wood columns resting on a low shingled wall, central entrance, deep eave overhang, triangular wood brackets on gable ends, wood window surrounds, three-over-one wood sash windows on north side, tripartite windows on south side, raised foundation, and matching garage with sliding doors. Alterations include: enclosed front and rear porch with attached deck, metal storm/security door, boxed eaves, and solid driveway.

12) **PAGE 22:** 5618 S Louthan Street (1929)

Single-storied, cross-gabled bungalow sheathed in stucco. Key features include: front-gabled porch supported by full-height square columns and enclosed by a low wall, side porch entrance, deep eave overhang, exposed rafter tails, string-course, tripartite windows on south side replaced in 2016, wood window surrounds, raised foundation, and ribbon driveway. Alterations include: stucco wall covering, porch decking, side entrance to basement, storm door and window replacements, wooden fence and modern overhead garage door.

13) **PAGE 23:** 5628 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in white & grey aggregate pebble-dash. Key features include: clipped-gable porch supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance with angled stairs, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, and single-car garage with wood drop siding. Alterations include: front door, metal stair railing, storm door, wooden fence and solid driveway.

14) **PAGE 23:** 5638 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in black & white speckled pebbddle-dash. Key features include: a shed-roof porch with a decorative front gable supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, tripartite window on south side, and decorative bargeboards with cut outs. This house features an exceptionally high degree of integrity. The

only significant alterations appear to be to the garage, which is two-bays wide with an overhead garage door and solid concrete driveway, wooden fence and iron gate.

15) **PAGE 23:** 5648 S Louthan Street (1924)

Single-storied, front-gabled bungalow sheathed in red & white pebbledash. Key features include: a front-gable off-center porch supported by battered full-height columns and enclosed by a low wall, stepped porch opening, side porch entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, and raised basement. Alterations include the front door, storm door, window openings, replacement windows, glass block windows and metal and Fiberglas, awnings, concrete porch retaining walls and a two-car garage with an overhead garage door with a solid concrete driveway.

16) **PAGE 24:** 5658 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in yellow & white pebbledash. Key features include: a front-gable porch supported by full-height squared posts and enclosed by a low wall, central porch entrance, rectangular porch opening, stringcourse, wood window surrounds, decorative nine-over-one wood sash windows, deep eave overhang, raised basement, and wood drop siding garage with paneled wood doors. Alterations include: rear addition for bathroom/laundry room in 2006, exposed rafter tails covered by gutters, solid driveway with adjacent sidewalks (central sidewalk removed), wooden fence and a storm door and gable shed added to rear of garage in 2016.

17) **PAGE 24:** 5668 S Louthan Street (1924)

Two-storied, front-gabled house sheathed in red, green & oyster shell pebbledash and stucco. Key features include: an off-center front gable porch with an arched opening, stringcourse, wood window surrounds, a deep eave overhang, bargeboard with sculpted ends, wood window surrounds, stringcourse, and raised foundation. This house has lost its traditional bungalow form due to the addition of a second story. Other alterations include: an enclosed porch, side shed on garage and gutters covering the exposed rafter tails.

18) **PAGE 24:** 5678 S Louthan Street (1923)

Single-storied, clipped-gable frame bungalow sheathed in narrow wood horizontal siding. Key features include: an off-center front gable porch supported by battered wood columns resting on a low wall, square posts at porch entrance, decorative stickwork and projecting beams on the gable end, exposed rafter tails, deep eave overhang, bargeboard with sculpted ends, wood window surrounds, attic window, and raised foundation. Alterations include: a stucco rear kitchen/laundry and bedroom addition, wooden fence, front half solid driveway with rear half

ribbon driveway leading to raised and enlarged garage with rear driveway. The bungalow also includes wood shutters, which are not characteristic of the bungalow style.

19) **PAGE 25:** 5687 S Louthan Street (1922)

Single-storied, side-gabled bungalow sheathed in brick and shingled rear entry garage off alley. Key features include: a shed-roof porch supported by square columns resting on a low brick wall, a raised basement, stone sills, exposed beams, deep eave overhang, and a raised base-ment. Alterations include: the covering of the dormer with composition shingles and the closing of the dormer window panes with paint, enclosed porch, gutters obscuring the exposed rafter tails, replacement windows, a rear addition, chain-link and wooden fences and an air conditioner attached to the south wall.

20) **PAGE 25:** 5677 S Louthan Street (1940? unknown)

Single-storied, front-gabled house sheathed in black, white and oyster shell pebbledash, stucco, and horizontal siding and shingled rear entry garage off alley. Extensively altered to be a side-entry ranch style, the only remaining Craftsman features are the exposed beams and deep eave overhang. Alterations include: converting the front porch to a fully-enclosed bathroom, wooden fence, replacing pebbledash with stucco, obscuring the rafter tails by fascia board, building a raised wooden deck and concrete retaining wall along the south side, replacing the concrete sidewalk with stone pavers, and replacing the front lawn with xeriscape plantings that obscure the house. The home is contributing to the district, but has been so altered that it no longer retains its historical designation.

21) **PAGE 25:** 5667 S Louthan Street (1922)

Single-storied, front-gabled bungalow sheathed in red, green & oyster shell pebbledash. Key features include: off-center, front-gable porch supported by full-height squared columns and enclosed by a low wall, raised foundation, stringcourse at foundation and attic, deep eave overhang, wood window surrounds, and bargeboard with sculpted ends. Alterations include: gutters covering the rafter tails, metal stair railing, storm door, wooden fence, solid driveway and Victorian-style lamp post.

22) **PAGE 26:** 5657 S Louthan Street (1921)

Single-storied, front-gabled bungalow sheathed in black & white pebbledash. Key features include: front-gable porch supported by squared full-height columns and enclosed by a low wall, deep eave overhang, raised foundation, stringcourse, wood window surrounds, multi-light wood windows, bargeboard with sculpted ends, exposed rafter tails, and a ribbon driveway. The significant alterations ~~is the~~ include: the enclosed ~~ing of the~~ porch, replacing

garage carriage doors with modern overhead door at front and rear alley entry, wooden fence, AC unit and shed on north side.

23) **PAGE 26:** 5647 S Louthan Street (1922)

Single-storied, clipped-gable bungalow sheathed in red, green & oyster shell pebble- dash. Key features include: clipped gable porch supported by full-height columns and enclosed by a low wall, arched porch opening, side porch entrance, deep eave overhang, bargeboard with sculpted ends, stringcourses at foundation and attic, and raised foundation. Alterations include: enclosed porch, metal storm door, gutters covering the rafter tails, stringcourse removed from body of the house, wooden fence, metal stair railing, exterior chimney, and extra-wide solid driveway.

24) **PAGE 26:** 5637 S Louthan Street (1923)

Single-storied, front-gable bungalow sheathed in white, yellow & oyster shell pebbledash. Key features include an off-center front gable porch supported by full-height squared columns and enclosed by a low wall, peaked porch opening, stringcourses at foundation and attic, wood window surrounds, deep eave overhang, raised foundation, and tripartite window. Alterations include: gutters obscuring rafter tails, storm door, replacement windows, painted foundation, wooden fence, shutters at front window, poured solid concrete porch, and a solid driveway. The bungalow also includes wood shutters on the front porch, which are not characteristic of the bungalow style.

25) **PAGE 27:** 5627 S Louthan Street (1924)

Single-storied, clipped-gable bungalow sheathed in red, green and white pebbledash. Key features include: clipped-gable porch supported by full-height squared columns and enclosed by low wall, stepped porch opening, side porch entrance, stringcourse at foundation and attic, exposed rafter tails, deep eave overhang, raised basement, wood window surrounds, and single-car pebbledash garage. Alterations include: removing ribbon—three replacement windows on south and one on west side, solid driveway, painted front foundation, chain-link fence, AC unit at south rear corner, barge board ends trimmed off on house, but remain on garage and storm door.

26) **PAGE 27:** 5617 S Louthan Street (1923)

Single-storied, front-gabled bungalow sheathed in red, green, white & black pebbledash. Key features include: side-gable porch with a decorative front gable supported by squared full-height columns enclosed by a low porch wall, deep eave overhang, raised foundation, exposed rafter tails, stringcourse, and wood window surrounds. Alterations include: storm door, replacement windows, raised section of roof, barge board ends trimmed off on house, but

remain on garage, wooden fence and solid driveway. *Garage has rear partial addition off alley.*

27) **PAGE 27:** 5607 S Louthan Street (1925)

Single-storied, clipped-gabled bungalow sheathed in non-original horizontal aluminum siding. Key features include: a clipped-gable porch supported by full-height squared columns and enclosed by a low wall, wood window surrounds, exposed rafter tails, deep eave overhangs, and raised foundation. Alterations include: the siding (which has obscured some original features), metal stair railing, replacement windows, and front yard wood fence The home retains its original ribbon driveway.

28) **PAGE 30:** CHARACTER-DEFINING FEATURES: DISTRICT PATTERNS

- Relatively uniform scale and massing
- Rectangular massed-plan, mostly single story, raised basements
- Building setbacks from the street relatively uniform (approximately 40 feet)
- Uniform lot size
- Uniform site coverage and side yard setbacks
- Wide, detached sidewalks adjacent to sodded tree lawns with large, old growth deciduous trees
- Deep, raised, and open front porches enclosed by low walls and oriented to the street
- Front porches similar in placement and design, helping to create the street rhythm
- Variety of roof forms, but all have a low-pitch and overhanging eaves
- Exposed rafter tails and no gutters survive only on a few homes
- House entrances oriented to the street, but some have side entry porches
- Concrete sidewalks leading to front entrance
- Open front yards with naturalistic plantings
- Concrete driveways along the side of lot from the street to a single/double car garage at the rear
- Mid-block alleys

3) **PAGES 31, 33, 36, 40, 42, 45, 48b, and 50:** NON-COMPLIANT / NON-CONFORMING ALTERATIONS : DELETE: On this page and pages 33, 36, 40, 42, 45, 48b, and 50 , delete all boxes labeled NON-COMPLIANT or NON-CONFORMING ALTERATION

29) **PAGE 32: DESIGN GUIDELINES: DISTRICT PATTERNS**

- DO: Respect the neighborhood scale and massing
- DO: Retain the original building setback
- DO: Retain an open front yard, with detached sidewalks and trees in a sodded tree lawn
- DO: Retain open front porches and entrance orientation with respect to the street
- DO: Retain driveway along the side of a lot, minimizing impact to the front lawn
- DO: Retain narrow ribbon driveways
- DON'T: Add fencing, solar or street lamps to front yards
- DON'T: Add decks or other encroachments into the front lawn space

30) **PAGE 33: CHARACTER-DEFINING FEATURES: ROOFS & CHIMNEYS**

The roof is one of the primary distinguishing features of the houses in the district. The interplay of roof forms, materials and details help give the historic district its unique character.

- Most common roof form in the district is front gable, but complex roofs with multiple gables are common
- Roof types in the district include front gable, side gable, cross gable, and clipped gable
- Deep eave overhangs
- Exposed rafter tails, many sculpted
- Wood bargeboard (some sculpted) on gable ends; originally each house had a distinct design, painted to match other trim
- Bracketed eaves
- Chimneys (internal and external) prominent and constructed of brick
- Wood shingles the most common original roofing material for bungalows of this era; replacements should replicate the look of wood shingles

31) **PAGE 34: DESIGN GUIDELINES: ROOFS & CHIMNEYS**

- DO: Replace roofing with architectural style composition shingle roofs in dark colors
- DO: Use metal flashing where the roof meets the wall to protect adjacent materials from water penetration, prefinished or painted material can minimize the visual impact; be careful that flashing does not damage fragile pebbledash
- DO: Install plant or other materials that will withstand and distribute the rainwater and snowmelt that will fall from the roof since there are not gutters or downspouts
- DO: Retain and preserve original roof form and pitch
- DO: Retain significant features such as decorative rafter tails or sculpted barge boards
- DO: Maintain historic eave depth and configuration
- DO: Maintain historic roof edge depth
- DO: Install skylights and light tubes, roof vents away from street views

- DO: Repair chimneys with matching brick and appropriately colored and textured mortar
- DO: Utilize ridge venting and other equally unobtrusive venting in order to minimize visible non-mechanical and mechanical roof vents
- DO: Place rooftop and attic vents, other than ridge vents, toward the rear of the house
- DO: Paint any existing vents to match the roof color
- DON'T: Add gutters and downspouts on main roof edges
- DON'T: Position satellite dishes, ~~or~~ TV antennae or solar panels where visible from the front of the house
- DON'T: Remove or otherwise modify decorative wood features
- DON'T: Install skylights or light tubes which extend above the plane of the roofline
- DON'T: Add chimneys to prominent elevations

32) **PAGE 36:** CHARACTER-DEFINING FEATURES: WALLS

- Historic district features multiple exterior wall materials, giving variety to the district
- Original materials influenced by the Arts & Crafts Movement's emphasis on natural materials
- Pebbledash the most common wall material in the district
- Wood used for shingle siding, horizontal siding, bargeboard, rafter tails, and other wood trim
- Brick laid in a running bond pattern with stone trim
- Exposed concrete foundations; unpainted
- Stringcourses used to delineate the basement level and some attic levels

4) **PAGE 41:** Clarify the discussion of paint colors. Move the second sentence in the orange box to a separate box, below this one.

Although color is not part of the design review process, the neighbors asked that the guidelines reference appropriate colors.

33) **PAGE 42:** Non-compliant alterations

- Enclosure of porches with storm windows, awnings, siding or glazing
- Replacement of concrete porch steps/ wing walls and wood porch floor
- Painting of original concrete steps, foundation and floor
- Installation of metal handrails

34) **PAGE 43:** DESIGN GUIDELINES: PORCHES

- DO: Retain historic light fixtures; use historic style wooden storm/screen doors
- DO: Replace inappropriate porch light fixtures with new or vintage fixtures that match the original Craftsman or Mission design style
- DO: Repair and restore concrete porch steps to their original material and color

- DO: Repair or rebuild front porch wing walls with concrete to match their original material, color, dimensions, and design
- DO: Restore porches to original condition by removing later enclosures
- DO: Safety first – if handrails are needed install simple compatible handrails that minimize scrollwork or other non-characteristic decorative features. Simple wood handrails are most compatible with the district character.
- DO: Maintain paint on wood tongue and groove porch flooring and replace significantly damaged material in-kind
- DON'T: Replace original front doors that can be repaired; add modern storm doors
- DON'T: Enclose front porches with windows, screens, awnings, siding or brick
- DON'T: Carpet porch floor or stairs
- DON'T: Replace original light fixtures with new fixtures that are not keeping with the simple historic character of the homes

35) **PAGE 46: DESIGN GUIDELINES: DOORS & WINDOWS**

- DO: Retain and repair original wood window frames and sashes
- DO: Re-caulk window frames and repair / replace window hardware
- DO: Re-glaze using traditional techniques including glazing compound
- DO: Replace damaged wood window sashes, components and frames with wood matching the original profile and configuration
- DO: Maintain historic muntin/grille patterns
- DO: Add storm windows to the interior or reinstall the original exterior wooden storm windows
- DO: Hang exterior wood framed storm window in a traditional fashion - from the top
- DO: Hang exterior wood framed screens in a traditional fashion - from the top
- DO: Install egress windows at basements or window wells on side or back elevations
- DO: Add thin profile wood or metal full light storm door similar in size and color of existing door when a storm door is desired or utilize historic wooden reproductions
- DO: Restore existing wood doors and hardware
- DON'T: Replace existing sash hung windows with window that operate differently
- DON'T: Replace original wood windows with vinyl, aluminum, or other modern materials
- DON'T: Change muntin/ grille patterns
- DON'T: Install window air conditioner units on the street facing elevations
- DON'T: Use muntins/ mullions in between glass panes, true divided lights keep a more traditional appearance in replacement windows
- DON'T: Add awnings or shutters

- DON'T: Add, remove, or otherwise modify window or door openings on front or side elevations
- DON'T: Replace front doors with solid metal or wood slab doors
- DON'T: Replace front doors with new doors of any material with details or other elements that are not keeping with the simple historic character of the homes
- DON'T: Install storm doors with intricate scrollwork or other elements that are not keeping with the simple historic character of the homes

COMMENT: *Why do you want the window hardware replaced? Wouldn't you want to keep operating historic hardware?*

COMMENT: *Some home have these original storm windows and copies can be made.*

36) **PAGE 48:** CHARACTER-DEFINING FEATURES: LANDSCAPING, SIDEWALKS, AND DRIVEWAYS

- Arts & Crafts landscaping designed to be understated in order to emphasize natural beauty
- Landscapes naturalistic and designed to be harmonious with the house
- Landscaping generally informal and included lawns, trees, small shrubs, and curvilinear perennial borders
- Regionalism stressed, including the use of local plants and materials (such as rock borders or planters)
- Foundation plantings common
- Driveways narrow and ran along the sides of the house, close to the side property line
- "Ribbon drives" consisting of two paved concrete tracks common
- Sidewalks concrete and provided access from the main sidewalk to the front porch steps and entry
- Curb cuts narrow and rounded
- Exterior lighting includes porch lights and city street lights

COMMENT: *Can a listing of typical trees, shrubs and plants common to the location and period be added to the document? Say as an appendix?*

5) **PAGE 50:** Non-compliant alterations

- **Incompatible** Garage modifications to increase automobile and storage space
- Original garage doors replaced with over- head garage doors
- **Incompatible** Sheds installed for added exterior storage

37) **PAGE 51b:** DESIGN GUIDELINES: GARAGES & ACCESSORY STRUCTURES

- DO: Use swing out garage door openers or automatic carriage door openers
- DO: Replace severely deteriorated garage doors with the same configuration and design as the original garage doors
- DO: Construct sheds which are scaled appropriately to the size of the back yard
- DO: Select materials that complement the materials of the house
- DO: If existing garages cannot be retained, design new garages to match the original in design, materials, and scale
- DO: Locate new garages and accessory buildings in rear yards and not past the centerline of the house
- DO: Limit the size and scale of garages and accessory buildings so that they remain subordinate to the original structure
- DO: Design expansions to existing garages so they complement the architecture, materials, and scale of the adjacent house and retain as much of the original structure as possible
- DO: Use roof forms that complement the roof forms of the house
- DON'T: Install prefabricated metal or plastic accessory structures (i.e., sheds)
- DON'T: Construct attached garages
- DON'T: Replace garage doors with contemporary style overhead doors
- DON'T: Construct carports

38) **PAGE 52:** Examples of compatible additions

COMMENT: *I think photos of the recent addition at 5658 should be added here. I will send you some for possible use.*

39) **PAGE 54:** DESIGN GUIDELINES: EXPANSIONS & ADDITIONS

GENERAL

- DO: Place additions on the rear of the house; utilize existing attic and basements if possible first

NOTE: This comment is on the first guideline in this section. This is the only comment on this section and, therefore, this is the only guideline shown here.

40) **PAGE 55:** RECOMMENDATIONS FOR COMMON HOMEOWNER CONCERNS

MECHANICAL, ELECTRICAL, & PLUMBING

Mechanical system concerns focus on exterior elements such as venting, air conditioners, and swamp coolers that are visible from the street.

- DO: Locate equipment in rear yard or, if necessary, in the side yard but not past the centerline of the house
- DO: Provide compatible screening for any equipment that can be seen from the street
- DO: Service furnace and boiler yearly
- DO: Install new utility boxes, connections devices, meters and similar items in locations that are away from the front of the house and screened from street view
- DO: Use ridge vents and other strategies to vent roofs that are compatible with the overall form of the roof
- DON'T: Install air conditioners or swamp coolers where they can be seen from the street
- DON'T: Install vents on the front façade, on front roof slope, or any other locations where they will be readily visible from the street

COMMENT: *I think some photo EXAMPLES are needed here. I will send you some for possible use.*

41) **PAGE 56: SUSTAINABILITY**

Although most homeowners want to improve the energy efficiency of their home, energy efficient upgrades in older homes require extra caution. To preserve the original design intent, alterations should only be considered when they will significantly improve efficiency and not negatively affect the overall historic character of the house or the district. Refer to The Secretary of the Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings for more information on the upgrading of individual elements.

- DO: Install energy efficient appliances, interior light fixtures and water saving fixtures
- DON'T: Install solar panels on street-side roof elevations or where they will otherwise be visible from the street
- DON'T: Replace historic windows with double pane windows purely for energy efficiency
- DON'T: Insulate wood framed buildings that were not originally insulated without appropriate vapor and air barriers; barriers require removal of exterior materials which is not recommended since significant damage can occur to your historic house

COMMENT: *What can we recommend in the document for insulation improvements for use in attics, basements, crawlspaces, etc.*

42) **PAGE 58: SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS** **WOOD**

Deterioration of the wood rafter tails and brackets can be repaired using the following technique from the National Park Service:

One established technique for repairing wood which is split, cracked, or shows signs of rot, is to:

1. dry the wood,
2. treat decayed areas with a fungicide,
3. waterproof with two or three applications of boiled linseed oil diluted with Mineral spirits (applications every 24 hours),
4. fill cracks and holes with putty, and what???
5. after a “skin” forms on the putty, prime, then paint the surface.

COMMENT: *Wood putty? I have used another product very successfully. I will send you the information*

43) **PAGE 59:** SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS PEBBLEDASH

Applying and repairing pebbledash, known as pebble dashing, is considered an art form by some masons, but DIY is possible. Be sure to wait for a few days of good weather with day and night temperatures above 50 degrees to allow the materials time to dry properly. The general repair strategy is as follows:

- Mix lime with water to hydrate for 24 hours according to the manufacturer’s instructions.
- Mix 1 part of the hydrated lime to 6 parts sand and 1 part cement.
- Trowel a smooth flat layer of the mixture onto the area of the wall to be pebble dashed. Let the base coat dry for an hour, make sure not to let it dry out too much as you must rake the surface with a notched trowel to create a grooved surface to adhere the second coat properly. After grooving, let it dry for 24 hours.
- Mix up your top coat of 5 parts sand to 1 part of your previously slaked lime and 1 part cement. Trowel this onto the wall in a smooth, even layer.
- Spread plastic sheeting underneath the area you are pebble dashing. This will catch the pebbles that don’t initially adhere and lets you collect them easily to try, and try again, until the area is evenly covered.
- Rinse your pebbles or shells well and drain them completely. Put them in a big bucket.
- Place some pebbles on a scoop or trowel and throw (or “Dash”) the pebbles at the wall. Some will stick to the top coat. Continue dashing the pebbles at the area until you get a similar distribution as the other parts of the wall. Lightly press the pebbles or shells into the top coat with the trowel and let dry for 24 hours.
- Local sources for purchasing rock aggregate in the correct colors and sizes is difficult but sources include building supply stores, landscaping, hobby, pet supply and

aggregate suppliers. If areas are removed for repairs, preserve the aggregates and reuse to blend the repair in. Share sources of aggregate with your neighbors and pass that information along to new homeowners.

- *See **Historic Denver Pebbledash Repair Workshop how-to and reference materials completed for the Louthan Street District homeowners in 2014.***