



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Agenda Historical Preservation Board

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Monday, April 17, 2017

6:30 PM

Council Chamber

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### Regular Meeting, Election of Officers

#### Historical Preservation Board Regular Meeting

##### 1. Roll Call

##### 2. Approval of Agenda

##### 3. Minutes to be Approved

- a. [ID# 17-115](#) Certification of the March 20, 2017 Regular Meeting Minutes

Attachments: [HPB Minutes 032017](#)

##### 4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

##### 5. Staff Comments

##### 6. Elect a Temporary Chair

- a. Appoint Recording Secretary as Temporary Chair

##### 7. Adjournment Sine Die

#### Historical Preservation Board Transitional Meeting

##### 1. Temporary Chair calls the transitional Historical Preservation Board meeting of April 17, 2017 to order

##### 2. Introduction of New Board Members and Roll Call

##### 3. Election of Officers

- a. Election of Chair

- b. Election of Vice Chair

#### **4. Public Hearing**

- a. [HPB Resolution 07-2016](#) Resolution to approve a COA for the replacement of windows at the Batschelet Building, 2565 - 2579 West Main Street

**Attachments:** [0 - RESOLUTION - BATSCHELET BUILDING - 2565 - 2579 WEST MAIN STREET](#)  
[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](#)  
[7 - Installation of Alpen Fiberglass in Historic Buildings](#)  
[CUT-SHEET - SINGLE-HUNG WINDOWS](#)  
[DATA SHEET - ALPEN 725 SERIES](#)  
[QUOTE SHEET FOR SINGLE-HUNG WINDOWS](#)

- b. [HPB Reso 05-2017](#) Resolution to approve a COA for the construction of a free-standing permanent kitchen and other changes related to the new structure, at the rear patio of the Culp Block, 2420 West Main Street

**Attachments:** [RESOLUTION - BRISTLECONE - THE ALLEY - 2420 WEST MAIN STREET](#)  
[APPLICATION](#)  
[DRAWINGS - COA - CULP BLOCK - 2420 W Main Street](#)  
[PHOTOS - EXISTING CONDITIONS - ALLEY VIEW - CULP BLOCK](#)  
[APPLICANT COMMENTS - COA REVIEW CRITERIA](#)  
[APPLICANT COMMENTS - DESIGN GUIDELINES](#)  
[1997 HISTORIC INVENTORY\\_001](#)

#### **5. Comments/Reports**

- a. Community Development Director/Staff
- b. Chair/Members

#### **6. 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**

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**File #:** ID# 17-115, **Version:** 1

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Agenda Date: April 17, 2017

Subject:  
Certification of the March 20, 2017 Regular Meeting Minutes

Presented By: Denise Ciernia, Recording Secretary
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I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the March 20, 2017, regular meeting of the Littleton Historical Preservation Board. I have also reviewed the video recording for the March 20, 2017 regular meeting of the Littleton Historical Preservation Board and certify 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 March 20, 2017 action minutes for the March 20, 2017 regular meeting of the Littleton Historical Preservation Board.

Attached: March 20, 2017 Meeting Action Minutes



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Historical Preservation Board

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Monday, March 20, 2017

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

*Also present: Jocelyn Mills, Community Development Director; Dennis Swain, Senior Planner; Denise Ciernia, Recording Secretary; Brandon Dittman, Acting City Attorney; and Lena McClelland, Assistant City Attorney*

**Present** 6 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Field, and Board Member Kastner

**Absent** 2 - Board Member Leighty, and Board Member Spratlen

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

[ID# 17-51](#) Certification of the February 22, 2017 Regular Meeting Minutes

**Attachments:** [HPB Minutes 022217](#)

**A motion was made by Board Member Price, seconded by Board Member Clute, that the certification of the February 22, 2017 meeting minutes be approved. The motion passed unanimously.**

**Aye:** 6 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Field and Board Member Kastner

**Absent:** 2 - Board Member Leighty and Board Member Spratlen

#### 4. Public Comment

Public Comment for Non-Agenda Related Items

*Public Speaker - Pam Chadbourne, regarding last vote in February*

#### 5. General Business

None

#### 6. Public Hearing

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

**Attachments:** [2017 0420 FINAL DRAFT FOR PUBLIC HEARING RESOLUTION - AMENDED FOR MARCH 20 PUBLIC HEARING - edited for granicus comments](#)

*Staff Presentation by Dennis Swain, Senior Planner*

*Public Comment - Tom Smithwick, 5678 S Louthan Street*

*Public Comment - Matthew Wilson, 5627 S Louthan Street*

*Public Comment - Ron Wynkoop, 5667 S Louthan Street*

*First motion made by Member Field and then withdrawn before it was seconded.*

*Staff was given directive to have document proofread by professional editors and the changes be made.*

**A motion was made by Board Member Field, seconded by Board Member Clute, that Resolution 03-2016 be approved, recommending Planning Commission adopt the Louthan Heights Design Guidelines. The motion passed unanimously.**

**Aye:** 6 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Field and Board Member Kastner

**Absent:** 2 - Board Member Leighty and Board Member Spratlen

- 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](#)  
[Installation of Alpen Fiberglass in Historic Buildings](#)

*Per Dennis Swain, Applicant has requested to postpone to next month as he is out of town.*

*Public Comment - Pam Chadbourne*

**A motion was made by Board Member Clute, seconded by Board Member Kastner, to continue the public hearing until the next regular board meeting on April 17, 2017. The motion passed unanimously.**

**Aye:** 6 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Field and Board Member Kastner

**Absent:** 2 - Board Member Leighty and Board Member Spratlen

## **7. Comments/Reports**

- a. Community Development Director/Staff
- b. Chair/Members

## **8. Adjourn**

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

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the March 20, 2017 regular meeting of the Littleton Historical Preservation Board. I have also reviewed the video recording for the regular meeting of the Littleton Historical Preservation Board for March 20, 2017. The video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



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Denise Ciernia, Recording Secretary



## Staff Communication

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**File #:** HPB Resolution 07-2016, **Version:** 4

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Agenda Date: April 17, 2017

Subject:

Resolution to approve a COA for the replacement of windows at the Batschelet Building, 2565 - 2579 West Main Street

Presented By: Dennis Swain, Senior Planner
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### APPLICATION SUMMARY:

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

### PROCESS:

This is a third continuation of a December 19, 2016, public hearing. The board first continued the December public hearing until its January 18, 2017, meeting so the applicant could respond to the board's request for additional information about the design and proven durability of the proposed fiberglass replacement windows.

In response to the board's request, the applicant has provided additional information, which is attached to this staff communication. The applicant has included 1) photos of the historic Bruce Curtis (Museum Collections) Building on the CU Boulder campus, which has Alpen fiberglass replacement windows of a size and design similar to those the applicant proposes using for the Batschelet Building; 2) a summary of a case study installation of Alpen fiberglass windows in a Historic Structure in Palo Alto, California; 3) a data sheet for Alpen 725 Series windows; 4) a quote sheet for Alpen 725 Series Fiberglass Single Hung Venting 57.25 x 94.25 windows; and 5) window details, sections, and dimensions for Alpen 725 Series windows. The applicant has indicated that they will bring their contractor to the public hearing to provide information and answer the board's questions.

The applicant asked for a second continuation from January 18, 2017, until the board's March 20, 2017, meeting because he was going to be out of town on the dates of both the January and February board



meetings. Subsequently, the applicant asked for a third continuation of the public hearing from the March 20, 2017, board meeting until the April 17, 2017, board meeting because he again was going to be out of town on the date of the board meeting.

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 second floor of the front facade of the building. Because the Batschelet Building is a contributing building in the district and a landmark structure, the applicable adopted design guidelines are the Downtown Littleton Historic Preservation Design Guidelines.

Staff review and HPB (“board”) review are the only two steps in the COA 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 approved project. If the board attaches condition(s) to the approval, a building permit will not be issued unless the condition(s) has/have been met. If the board denies the COA application, a building 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 of the Batschelet Building  
2565 - 2579 West Main Street,  
Between Curtice Street on the west and Nevada Street on the east*

## **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 photo attachment) 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 the sun and weather, combined with their age, make 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, wood, 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 five criteria are met. Using the information provided by the applicant, staff has reviewed the proposed project for its ability to meet these criteria:

### **CRITERION 1.**

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

**Staff comment:**

The proposed 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, materials, 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. Whether the windows are constructed of wood or of an alternative material, the size, single-hung design, and mullion and framing dimensions should match those of the historic windows. Any alternative material, in this case fiberglass, must be judged on its durability and its ability to match the design and dimensions of the historic windows. At the first public hearing, the board was concerned that the vinyl windows proposed by the applicant would not have the durability nor the ability to match the design details of the original wood windows. At the board's suggestion, the applicant is proposing to use fiberglass windows, which would have greater durability, the additional stability necessary because of the size of the windows, and the ability to match the design details of the original wood windows. The applicant, again at the board's suggestion, has explored the use of fiberglass windows in similar conditions. The applicant has included photographs of the windows in a historic building on the CU Boulder campus as an example of a comparable application.

**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 - 42 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.

**Staff comment:**

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, materials, 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.*

**Staff comment:**

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.*

**Staff comment:**

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 applicant has provided examples of historic buildings with replacement windows that match those proposed for the Batschelet Building. Photos of those windows are attached to this communication.
- 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.*

**Staff comment:**

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.*

**Staff comment:**

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 with an alternative material. Further, the five replacement windows would be compatible with 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.*

**Staff comment:**

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. 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:**

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 07-2016, concerning a Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street, [with the following condition(s):]

Note: If conditions are necessary, include them here:

- 1.
- 2.

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

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

**Motion to Continue to a Date Certain**

I move to continue the public hearing on HPB Resolution 07-2016, concerning a Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street to \_\_\_\_\_ (insert date) in order to \_\_\_\_\_.

**Motion to Deny**

I move to DENY HPB Resolution 07-2016, concerning a Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 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 **CITY OF LITTLETON, COLORADO**

2  
3 **HPB Resolution No. 07-2016**

4  
5 **Series, 2016**

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 December 19, 2016, the Historical Preservation Board held a  
17 public hearing to consider issuing a Certificate of Historic Appropriateness for the replacement  
18 of five windows at the Batschelet Building, at 2565 – 2579 West Main Street, and, following  
19 staff and applicant presentations, public comment, and board discussion, continued the public  
20 hearing to January 18, 2017; and  
21

22 **WHEREAS**, at the request of the applicant, the public hearing was continued two  
23 more times from January 19, 2017 to March 20, 2017, and from March 20, 2017 to April 17,  
24 2017; and  
25

26 **WHEREAS**, on April 17, 2017, the Historical Preservation Board held the  
27 continued public hearing and voted to approve the Certificate of Historic Appropriateness for the  
28 replacement of five windows at the Batschelet Building, 2565 – 2579 West Main Street;  
29

30 **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**  
31 **PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:**  
32

33 The Certificate of Historic Appropriateness dated April 17, 2017, for 2565 -2579  
34 West Main Street is hereby approved.  
35  
36  
37

38 **INTRODUCED, READ AND ADOPTED** at a regularly scheduled meeting of the  
39 Historical Preservation Board of the City of Littleton, Colorado, on the 17<sup>th</sup> day of April, 2017,  
40 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the  
41 following vote:  
42

**ATTEST:**



43

44

45 \_\_\_\_\_  
46 Denise Ciernia  
47 RECORDING SECRETARY

47

48 APPROVED AS TO FORM:

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51 \_\_\_\_\_  
52 Kenneth S. Fellman  
53 ACTING CITY ATTORNEY

53

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\_\_\_\_\_  
Pamela Grove  
CHAIR

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57  
58

Exhibit A

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: [Signature] Date: November 9, 2016

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

Property owner's signature: [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: [Signature]

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)

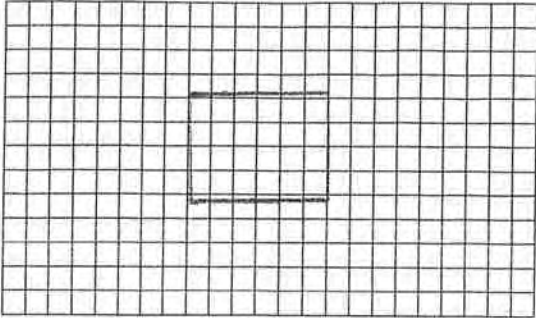
- ☐ Manufacturers/catalog "tear" sheets or construction detail.



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: ACTUAL: 1908 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				

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown  <b>SOURCE:</b>  <b>BUILDER/CONTRACTOR:</b> Unknown  <b>SOURCE:</b>	<b>STATE ID NO.:</b> 5AH1290  <b>ORIGINAL OWNER:</b> E.F. Batschelet  <b>SOURCE:</b> Littleton Independent, 7-22-38  <b>THEME(S):</b> Rail Era: Rail Town Physical Form, 1870-1920		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b> 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				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> 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				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>  <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER  <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES  <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>  <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS  <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS  <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>STATEMENT OF SIGNIFICANCE:</b> 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				
<b>REFERENCES (BE SPECIFIC):</b> 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				
<b>SURVEYED BY:</b> R.L. Simmons/T.H. Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> 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 9<sup>th</sup> 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](http://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](mailto:kmccarthy@mccormickequities.com)



## 725 Series Alpen Windows

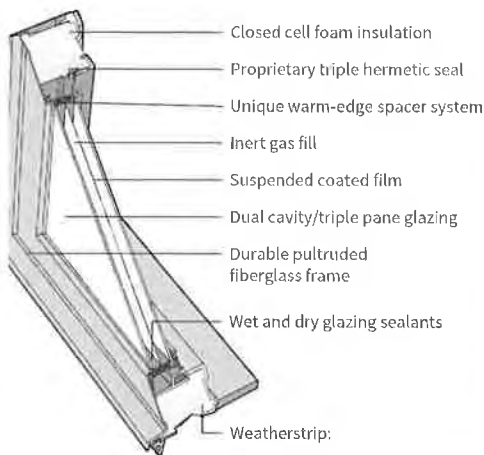
Alpen's 725 Series fiberglass windows deliver beauty, comfort, and long-lasting durability. Triple-pane suspended film glazing offers superior insulation in a range of performance levels to satisfy any home design. When used in conjunction with tight envelope construction and smart weatherization practices,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

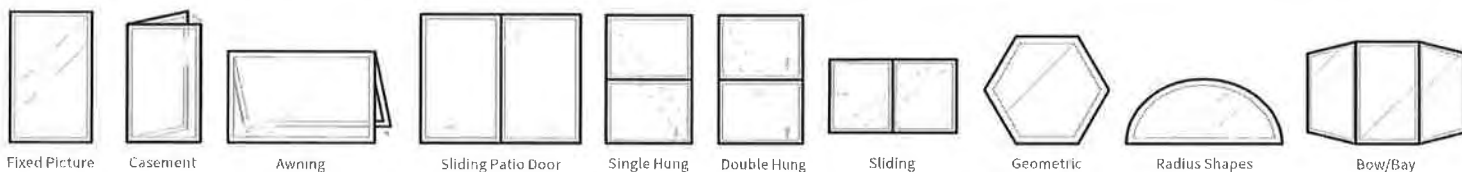
Styles	ALPENGlass 7L					ALPENGlass 7H				
	U-Factor	R-Value	SHGC	VT	CRF	U-Factor	R-Value	SHGC	VT	CRF
Picture Window LP	0.15	6.7	0.30	0.49	67	0.16	6.3	0.48	0.62	67
Picture Window HP	0.14	7.1	0.27	0.44	67	0.15	6.7	0.43	0.56	66
Casement	0.16	5.6	0.24	0.38	68	0.19	5.3	0.38	0.48	67
Awning	0.18	5.6	0.24	0.38	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

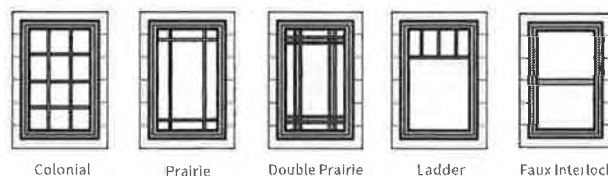
725 Series Windows offer interior and exterior-applied Simulated Divide Light (SDL) Grids in classic styles and custom patterns

### 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

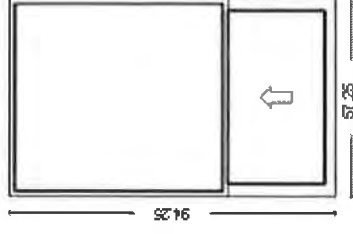
Sales Order #: 518396

Purchase Order #: CO 518396

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

**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 = Orfel 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.

Line	Qty	Product Description	Overall Frame Size	Comment	Customer Price	Extended Price
2-1	1	friends and family 10% discount		105 discount	(\$900.49)	(\$900.49)

## 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. \*\*\*

# Installations of Alpen Fiberglass Windows in Historic Buildings

## Bruce Curtis (Museum Collections) Building, CU Boulder





# Installations of Alpen Fiberglass Windows in Historic Buildings

## Case Study

### Installation of Alpen Fiberglass Windows in a Historic Structure

#### Alpen 925 Series – Case Study – Palo Alto Net Zero



Palo Alto Net Zero House | Palo Alto, California

Architect: Pedro de Lemos

Windows: 925 Series

Construction Type: Net Zero Renovation

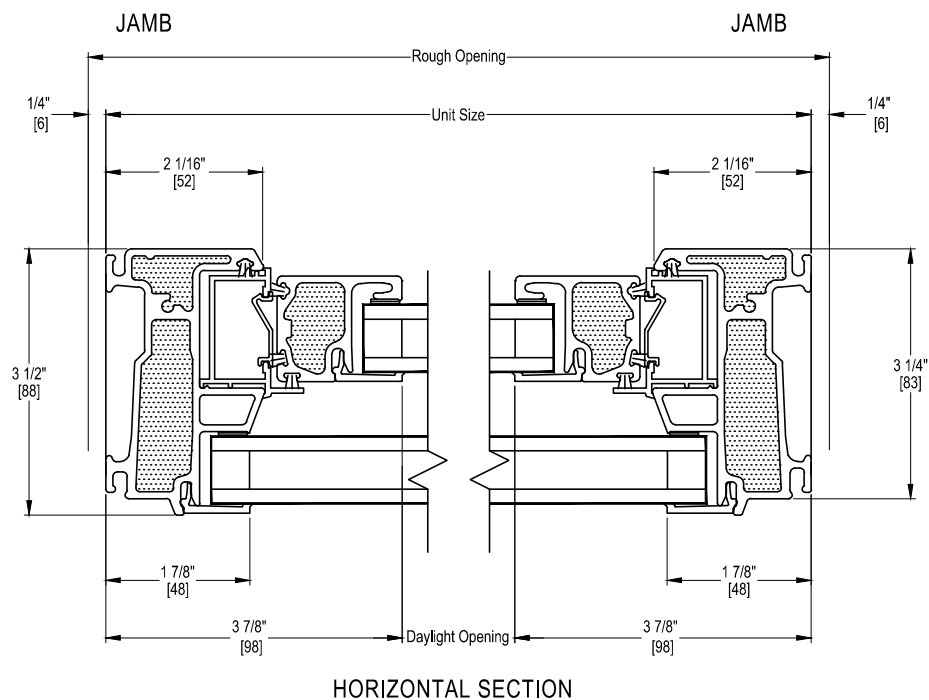
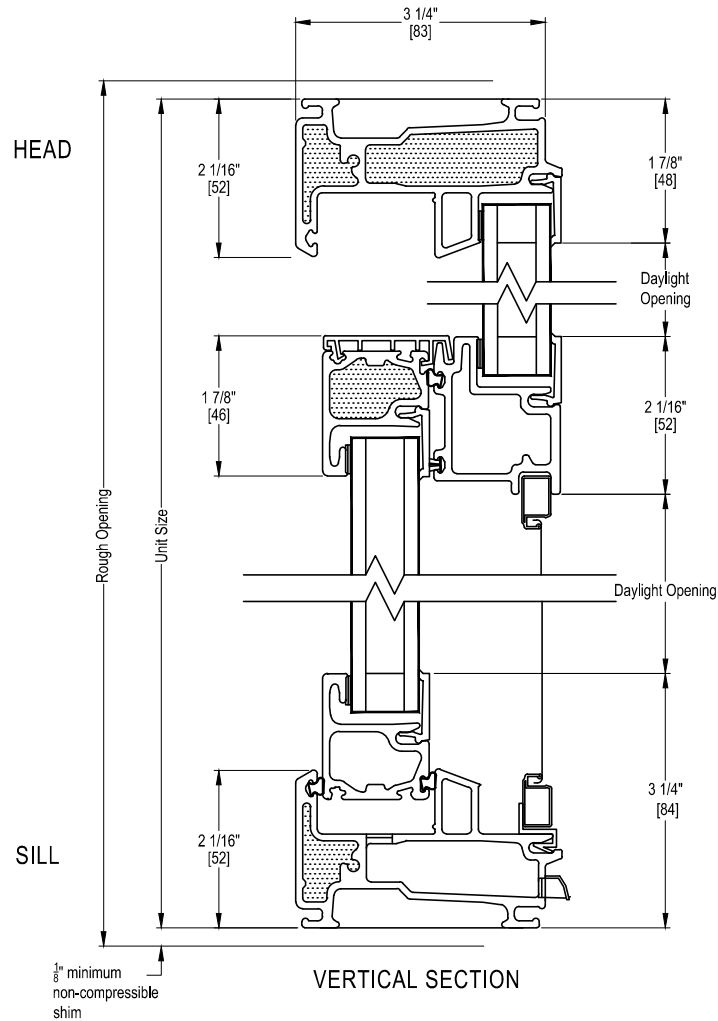
Design Standard: Net Zero Energy

Objective: Artist and architect Pedro de Lemos built this historic home in the heart of Palo Alto in 1936. Silicon Valley entrepreneur Marc Porat completely renovated with the aim of making the house Net Zero and carbon neutral. Five principles guided the renovation process: Energy Efficiency, Comfort, Health, Water, and Historic Preservation. The Palo Alto Net Zero team fully documents both the mission and the process on its website. To date the energy monitoring system installed by the owner shows a 62% reduction in energy consumption. On-site solar energy generation as well as supply from Palo Alto Green, a local program to supply 100% renewable energy, meet all remaining energy needs.

Solution: In order to improve window performance without compromising historical integrity, Alpen Windows 925 Series storm windows were fitted over the original single-pane windows. To increase natural light the front door was reconstructed with high-performance glass panes. Furthermore, designer/builder Timeline Design used QuietRock soundproofing drywall to achieve first-rate acoustic performance in the historic structure.



WINDOW DETAILS SECTIONS AND DIMENSIONS



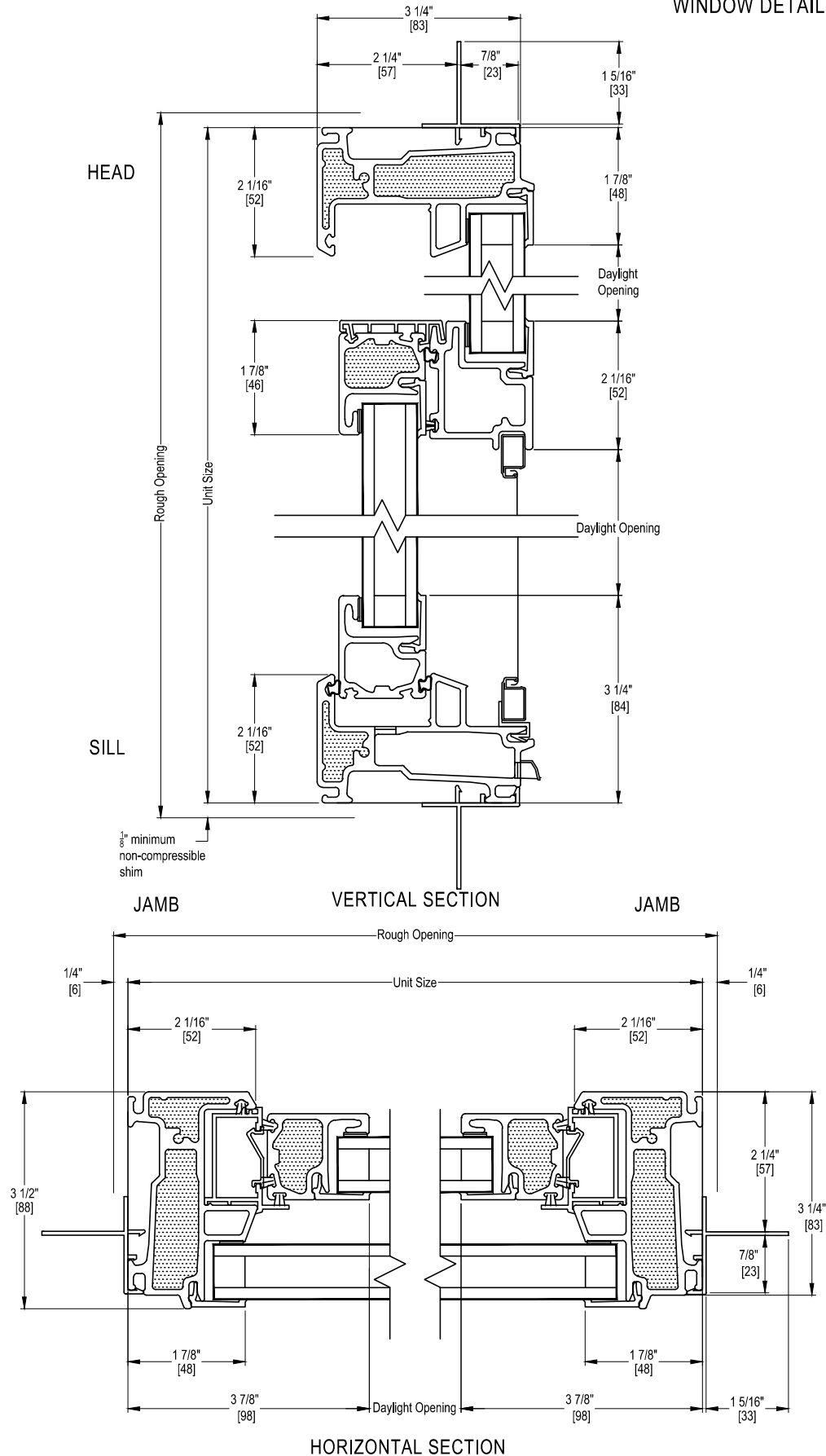


ALPEN  
CLEAR PERFORMANCE

Alpen Windows

X25 SERIES SINGLE HUNG

WINDOW DETAILS: PVC NAIL FIN



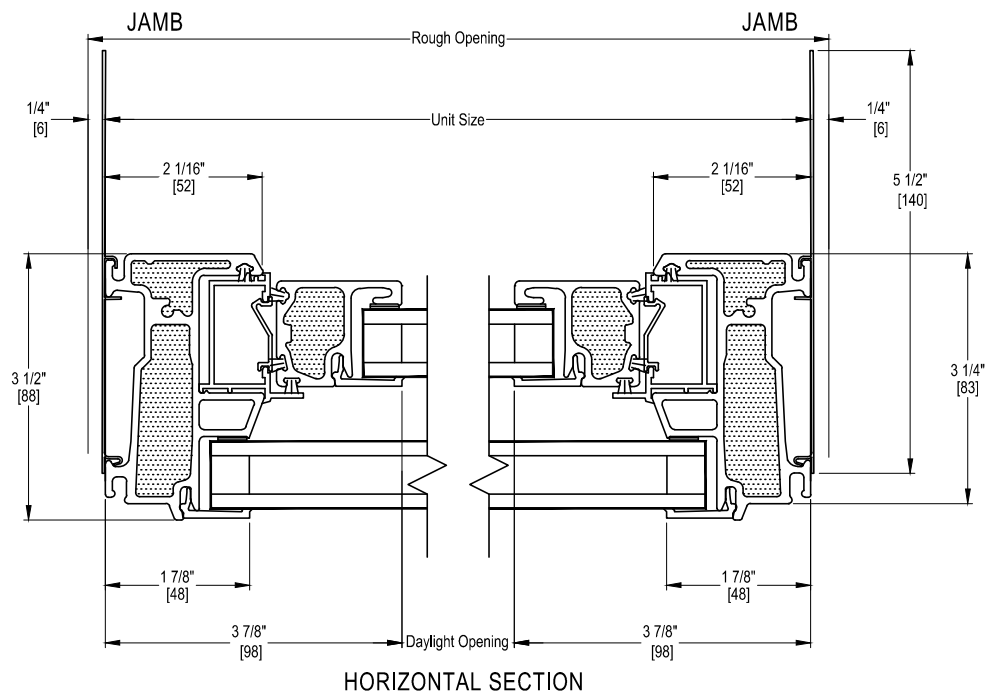
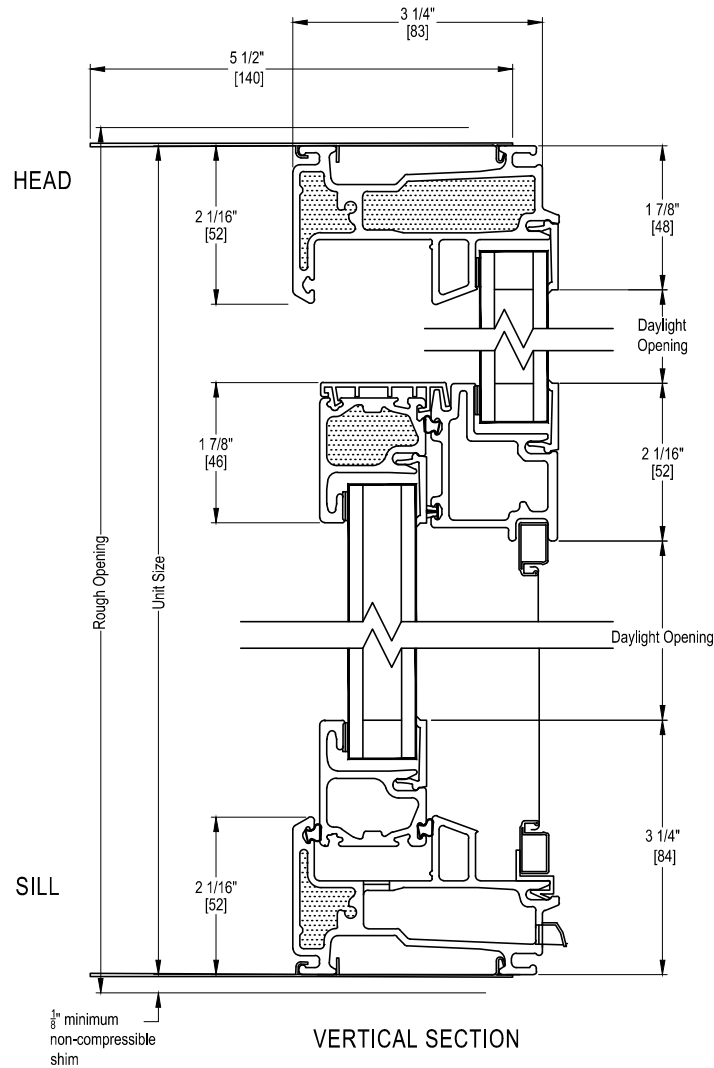


ALPEN  
CLEAR PERFORMANCE

Alpen Windows

X25 SERIES SINGLE HUNG

WINDOW DETAILS: FIELD APPLIED ANCHOR STRAPS





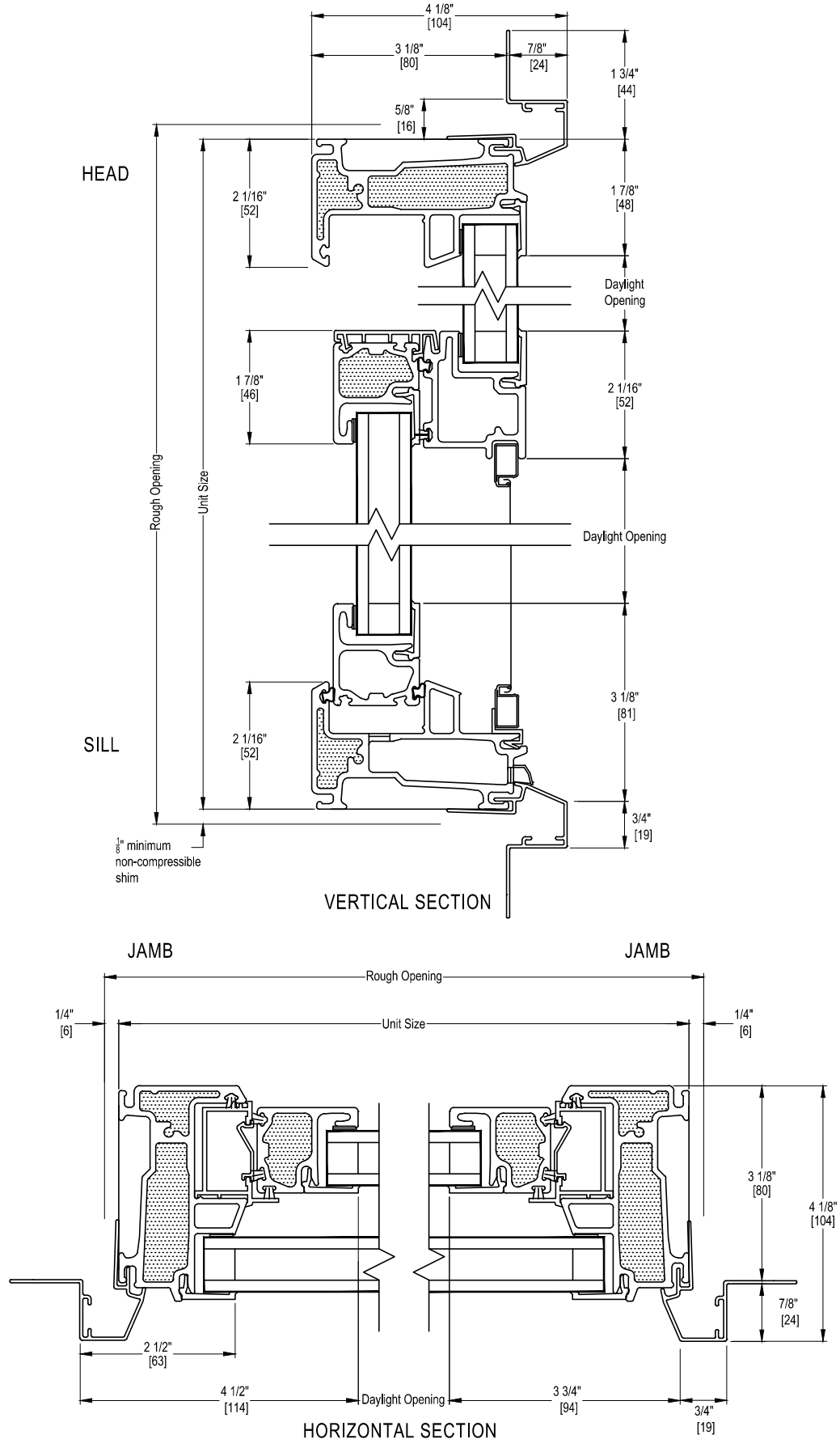


ALPEN  
CLEAR PERFORMANCE

Alpen Windows

X25 SERIES SINGLE HUNG

WINDOW DETAILS: ALUMINUM BRICKMOULD WITH FIN



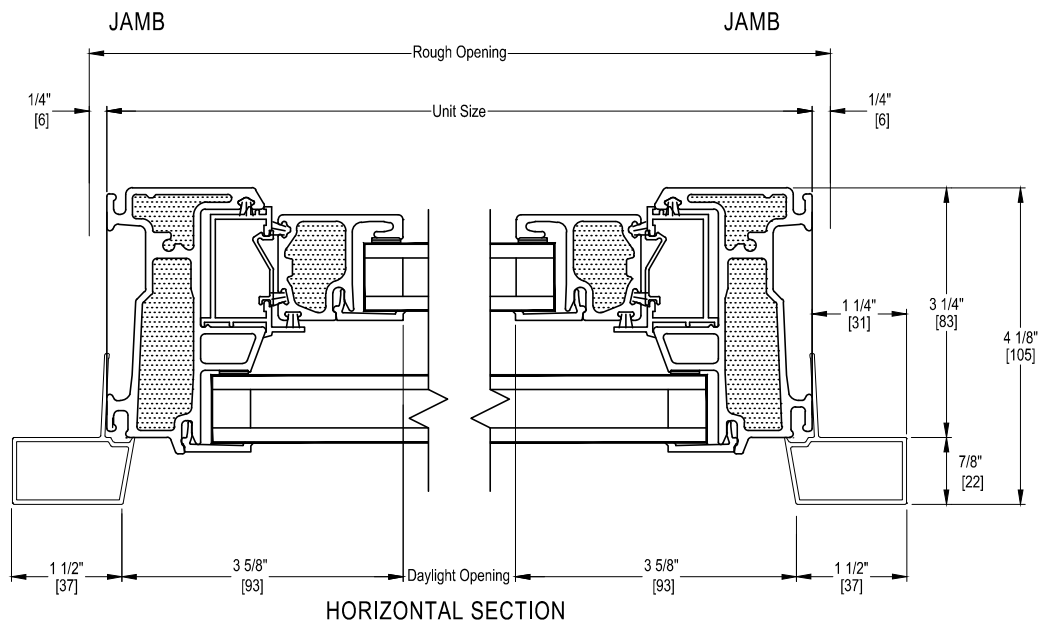
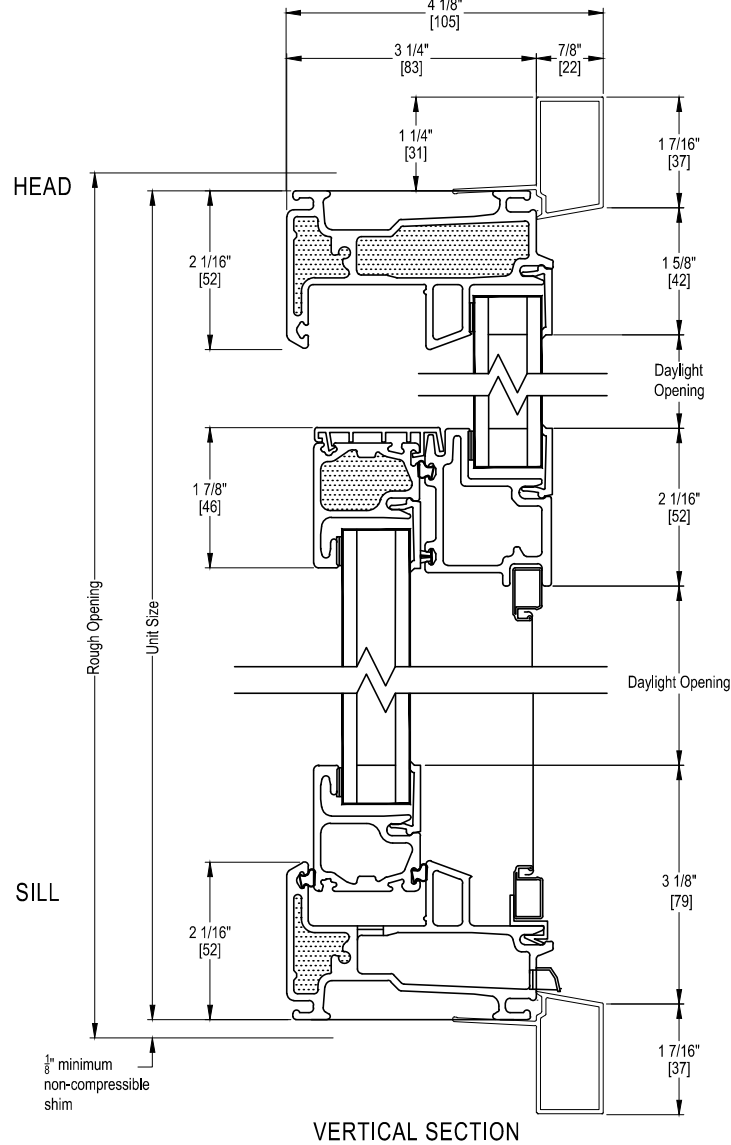


ALPEN  
CLEAR PERFORMANCE

Alpen Windows

X25 SERIES SINGLE HUNG

WINDOW DETAILS: ALUMINUM BRICKMOULD WITHOUT FIN





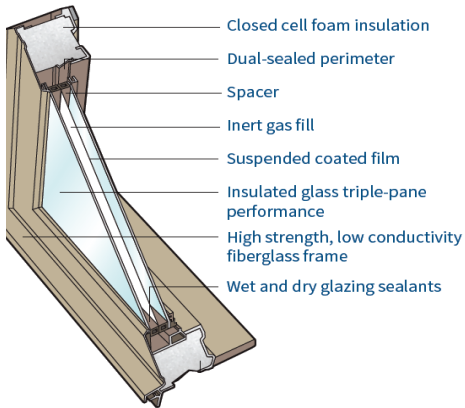
## 725 Series Alpen Windows

Alpen's 725 Series fiberglass windows deliver beauty, comfort and long-lasting durability. Triple-pane suspended film glazing offers superior insulation in arrange of solar and light gain configurations levels to satisfy many high performance home designs. When used in conjunction with tight envelope construction and smart weatherization practices, 725 Series windows can help lower energy use by preventing heat loss and keeping indoor spaces comfortable without continuous HVAC system cycling.

### Benefits:

- NFRC whole-window ratings up to R-7.1 (U-0.14)
- Center-of-glass performance up to R-9.1 (U-0.11)
- Industry-leading air and water infiltration resistance
- Glass with 99.5%+ UV blockage protects interior finishes
- Multiple triple-pane suspended film Alpenglass configurations engineered to ensure optimal radiant comfort year-round
- Custom-built with superior craftsmanship and quality to fit any budget and style
- Passive House Certified and Living Building Challenge Compliant Options

## 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 Balanced-7				Alpenglass SolarControl-7				Alpenglass HighGain-7			
	U-Value	R-Value	SHGC	VT	U-Value	R-Value	SHGC	VT	U-Value	R-Value	SHGC	VT
Fixed Low Profile	0.15	6.7	0.30	0.49	0.16	6.3	0.22	0.51	0.16	6.3	0.48	0.62
Fixed High Profile	0.14	7.1	0.27	0.44	0.15	6.7	0.19	0.45	0.15	6.7	0.43	0.56
Casement	0.18	5.6	0.24	0.38	0.18	5.6	0.17	0.39	0.19	5.3	0.38	0.48
Awning	0.18	5.6	0.24	0.38	0.18	5.6	0.17	0.39	0.19	5.3	0.38	0.48
Single Hung	0.18	5.6	0.26	0.42	0.19	5.3	0.19	0.43	0.19	5.3	0.41	0.53
Double Hung	0.20	5.0	0.25	0.40	0.21	4.8	0.18	0.41	0.21	4.8	0.39	0.50
Horizontal Sliding	0.18	5.6	0.27	0.43	0.19	5.3	0.19	0.44	0.19	5.3	0.42	0.54
Sliding Patio Door	0.17	5.9	0.26	0.42	0.18	5.6	0.19	0.43	0.18	5.6	0.41	0.53

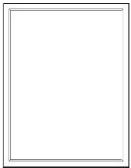
### DESIGNING WITH ALPENGLASS:

Alpenglass <i>Balanced</i>	Optimal blend of low U-value and moderate solar control, a well-rounded solution for high performance homes in all climates
Alpenglass <i>SolarControl</i>	Extra protection against unwanted solar gain to keep spaces cool in summer and swing seasons, ideal for West- and South-facing windows in most climates
Alpenglass <i>HighGain</i>	Maximum light and solar heat gain, ideal for passive solar homes and North-facing and well-shaded windows in spaces where more daylight is desired

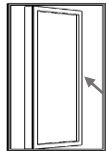
## WINDOW TYPES



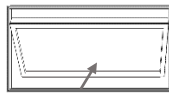
Fixed Low Profile  
Up to 72" x 96"



Fixed High Profile  
Up to 72" x 96"



Casement  
Up to 36" x 72"



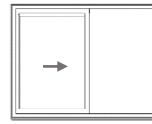
Awning  
Up to 60" x 36"



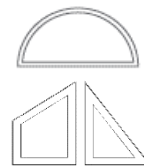
Single Hung  
Up to 55" x 91"



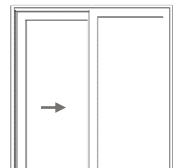
Double Hung  
Up to 55" x 91"



Horizontal Slider  
Up to 55" x 91"



Radius & Shapes  
Custom Sizes



Sliding Patio Doors  
XO, XO, OXO

**Exterior Trim Accessories:** Nailing Fin, Aluminum Brickmold, 3-1/4" and 2-5/8" Frame Extenders

**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 Divided Light (SDL) Grids in classic styles and custom patterns.

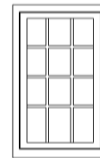
### Interior (Wood)

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

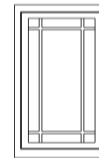
**Contoured Grid Profile Widths:** 7/8", 1-1/4" and 2"

### Exterior (Aluminum)

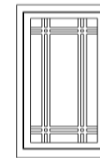
Exterior grille matches exterior paint color.



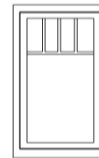
Colonial



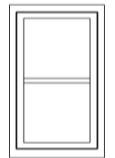
Prairie



Double Prairie



Ladder



Faux Interlock

## PAINT AND FINISH OPTIONS

**Standard Colors:** Casement, Awning, Picture Windows and Sliding Patio Doors



**Standard Colors:** Single Hungs, Double Hungs and Horizontal Sliders



<sup>o</sup>Real metallic finish

**Real Wood Interiors:**



<sup>o</sup>Vertical Grain Fir not available on sliding windows or doors

**Hardware:** Operable windows and Sliding Patio Doors



<sup>†</sup>Decorative metal upgrades are real metals with "living" finish, patina may change with age



Dealer:

**CO-Maybon, Nathan**  
6268 Monarch Park Place

Niwot CO 80503  
Phone #: 303-834-3600 Fax #:

Billing Information:

Shipping Information:

Job Comments:

CUSTOMER QUOTE

Quote #

518396

Customer Purchase Order #

Project Name

2579 w main st. 725 series

Quote Name

yes communities

Creation Date

10/25/2016

Ordered Date

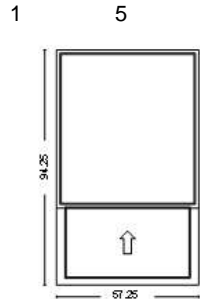
Quote Not Ordered

Quoted By

Nate Maybon



Line	Qty	Product Description	Customer Price	Extended Price
------	-----	---------------------	----------------	----------------

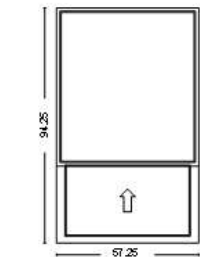


725 Series Fiberglass Single Hung Venting 57.25 x 94.25  
Call Width = Custom, Call Height = Custom, Frame Width = 57.25,  
Frame Height = 94.25, Sash Split = Oriel  
Hardware Color = White  
Unit 1 Lower: Glass Type = AlpenGlass 7L, Glass Strength = Annealed,  
Glass Thickness = Double Strength, Breather 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"

Room/Comment:

second floor

Line	Qty	Product Description	Customer Price	Extended Price
------	-----	---------------------	----------------	----------------



friends and family 10% discount

Room/Comment:

105 discount

Thank you for the opportunity to quote your project.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

QUOTE VALID FOR 30 DAYS

Total Units:	6
SubTotal:	\$8,104.41
Tax 1:	\$360.20
Tax 2:	\$0.00
Freight:	\$250.00
Labor:	\$0.00
Total:	\$8,714.61



## Staff Communication

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

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Agenda Date: April 17, 2017

**Subject:**

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

Presented By: Dennis Swain, Senior Planner
--

**APPLICATION SUMMARY:**

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

**PROCESS:**

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

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

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

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

**LOCATION:**

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

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



## BACKGROUND:

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

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

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



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

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

#### **CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:**

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

Per Section 4-6-14 (C), the Historical Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following five criteria are met:

#### **CRITERION 1:**

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

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

This criterion is met.

#### **CRITERION 2:**

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

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

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

***Solutions for additions to historic buildings***

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

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

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

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

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

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

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

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

This criterion is met.

**CRITERION 3:**

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

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

This criterion is met.

**CRITERION 4:**

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

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

This criterion is met.

**CRITERION 5:**

In the case of partial demolitions, the board must find that the:

- a. Partial demolition is required for the renovation, restoration or rehabilitation of the structure and
- b. Impacts on the historic importance and architectural integrity of the structure/s located on the property have been mitigated to the greatest extent possible.

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

This criterion is not applicable.

**STAFF RECOMMENDATION:**

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution 05-2017, approving the Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street.

**PROPOSED MOTIONS:**

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

**Motion to Approve and/if Necessary, with Conditions**

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

Note: If conditions are necessary, include them here:

- 1.
- 2.

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

- (1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is in conformance with the Downtown Littleton Historic Preservation Design Guidelines;

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

**Motion to Continue to a Date Certain**

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

**Motion to Deny**

I move to DENY HPB Resolution 05-2017, concerning the Certificate of Historic Appropriateness for the Culp Block at 2420 West Main Street. The foregoing denial is based on the findings that the proposed work:

NOTE: Identify criterion or criteria not met and adjust motion accordingly:

- (1) does not [does] detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is [is not] in conformance with the Littleton Downtown Design Standards and Guidelines;
- (3) is [is not] visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and
- (4) is [is not] visually compatible with the development on adjacent properties.

1                                   **CITY OF LITTLETON, COLORADO**

2  
3                                   **HPB Resolution No.05-2017**

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 April 17, 2017 the Historical Preservation Board held a public  
17 hearing to consider issuing a Certificate of Historic Appropriateness for the construction of a  
18 free-standing permanent kitchen and other changes related to the new structure at the rear patio  
19 of the Culp Block, 2420 West Main Street; and  
20

21  
22                                   **WHEREAS**, following the public hearing, the Historical Preservation Board  
23 voted to approve HPB Resolution No. 05-2017 approving the Certificate of Historic  
24 Appropriateness for the construction of a free-standing permanent kitchen and other changes  
25 related to the new structure at the rear patio of the Culp Block, 2420 West Main Street, as  
26 identified in the COA application;  
27

28  
29                                   **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**  
30 **PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:**  
31

32                                   The Certificate of Historic Appropriateness dated April 17, 2017, for 2565-2579  
33 West Main Street is hereby approved.  
34  
35  
36

37                                   **INTRODUCED, READ AND ADOPTED** at a regularly scheduled meeting of the  
38 Historical Preservation Board of the City of Littleton, Colorado, on the 17th day of April, 2017,  
39 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the  
40 following vote:

41                                   **ATTEST:**  
42

43

44 \_\_\_\_\_  
45 Denise Ciernia  
46 RECORDING SECRETARY

47

48 APPROVED AS TO FORM:

49

50 \_\_\_\_\_  
51 Kenneth S. Fellman  
52 ACTING CITY ATTORNEY

53

54

\_\_\_\_\_  
Pamela Grove  
CHAIR

55  
56  
57

Exhibit A



## COA Application – Historical Preservation Board Level

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

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL March 14, 2017

### PROPERTY INFORMATION

Historic name of property Culp Block

Property address 2420 W. Main Street

#### Description of proposed alterations

All revisions are at the alley side of the existing structure. The tavern restaurant fence will be modified to allow for a shipping container to be permanently installed on the site. The shipping container will replace the mobile food kitchen and be a permanent kitchen, which will be plumbed and wired into the existing building's systems.

### APPLICANT INFORMATION

Name of applicant: Bristlecone Construction Co. / Zach Smith / Kyle Remley

Applicant's address: 2420 W. Main Street

Phone number: 303.257.5181 / 303-888-7162

Fax number: \_\_\_\_\_

E-mail address: zsmith@bristleconeconstruction.com /  
kremley@bristleconeconstruction.com

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property owner's name: Bristlecone Construction Co. / Zach Smith / Kyle  
Remley

Property owner's signature:  Date: 4/5/2017

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

(To be completed by Community Development Department staff)

Date: March 14, 2017 Received by: 

See reverse side for additional information required for a complete application





## COA Application – Historical Preservation Board Level

### 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:

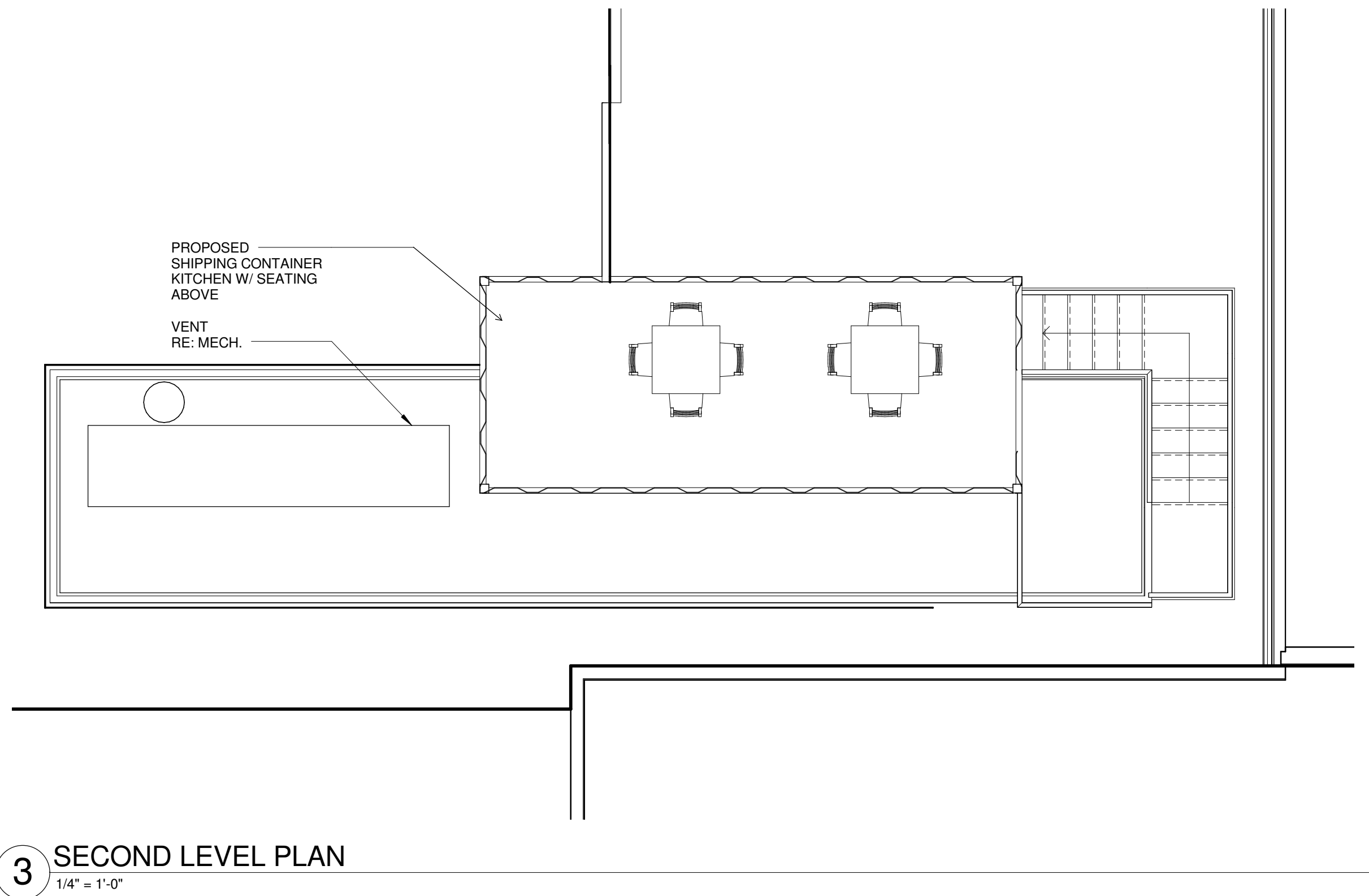
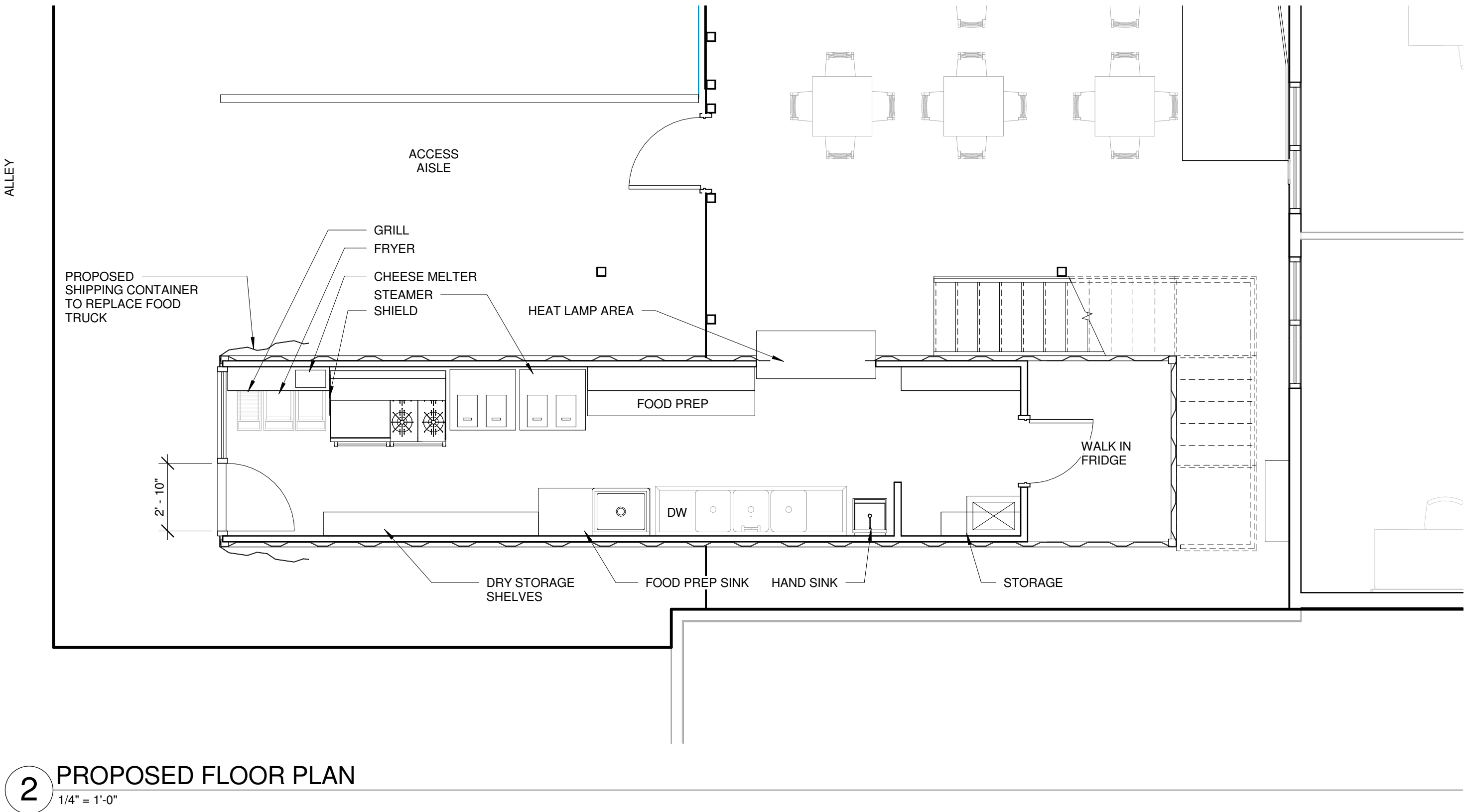
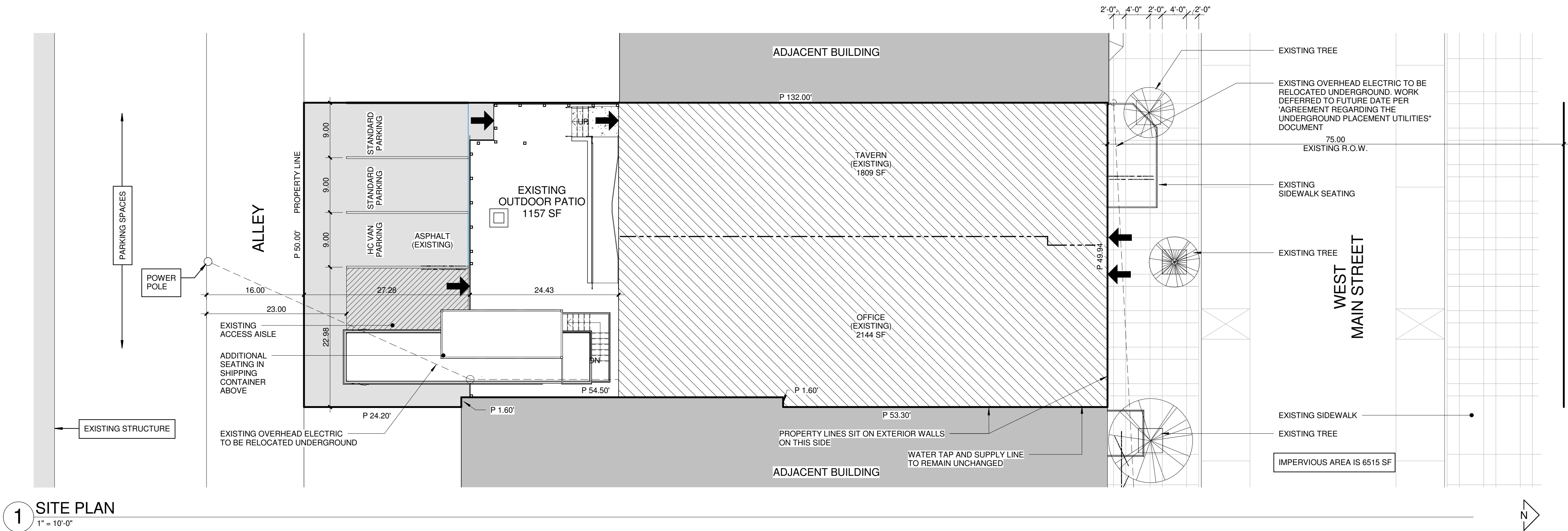
- Completed application form
- Cover letter addressed to the Historical Preservation Board describing the proposed project and signed by property owner.
- Names and addresses of abutting property owners.
- Plans (please see the Checklist for required information on the plans)

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](mailto:dswain@littletongov.org) or 303-795-3755.

CERTIFICATE OF HISTORIC APPROPRIATENESS  
**ALLEY SHIPPING CONTAINER KITCHEN**  
2420 W MAIN STREET LITTLETON, CO 80120



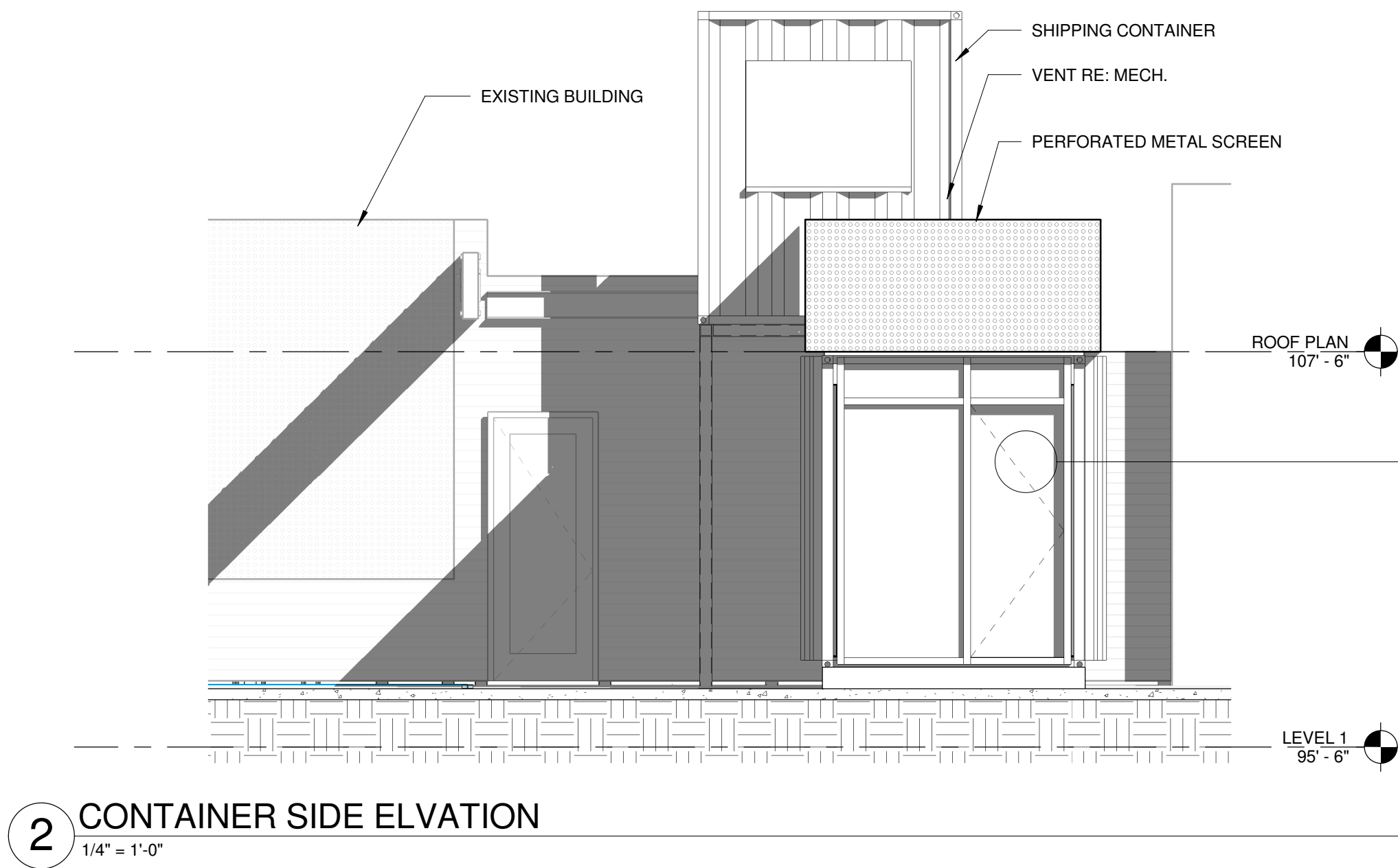
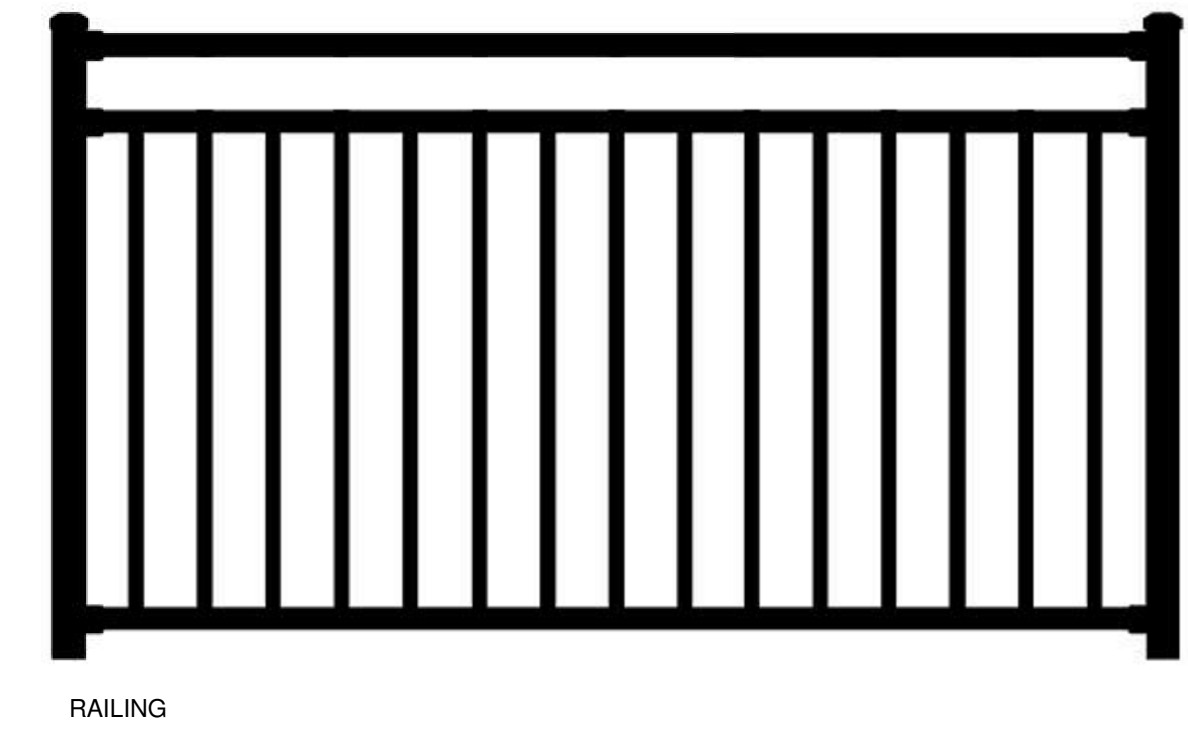
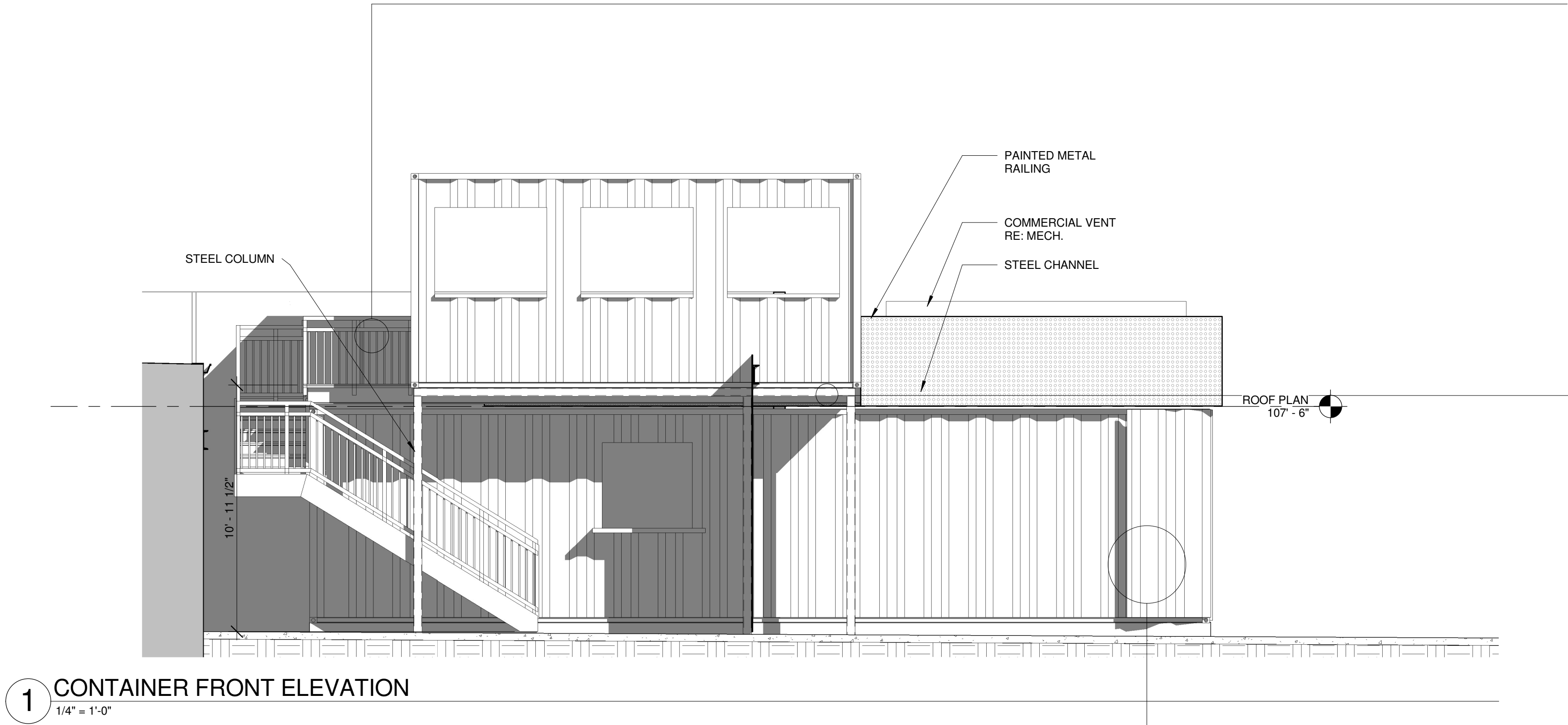
<b>studio 646</b> ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH. 720.297.9416	SUBMITTAL TYPE	DATE	
	COA	3.13.2017	



CERTIFICATE OF HISTORIC APPROPRIATENESS

# ALLEY SHIPPING CONTAINER KITCHEN

2420 W MAIN STREET LITTLETON, CO 80120

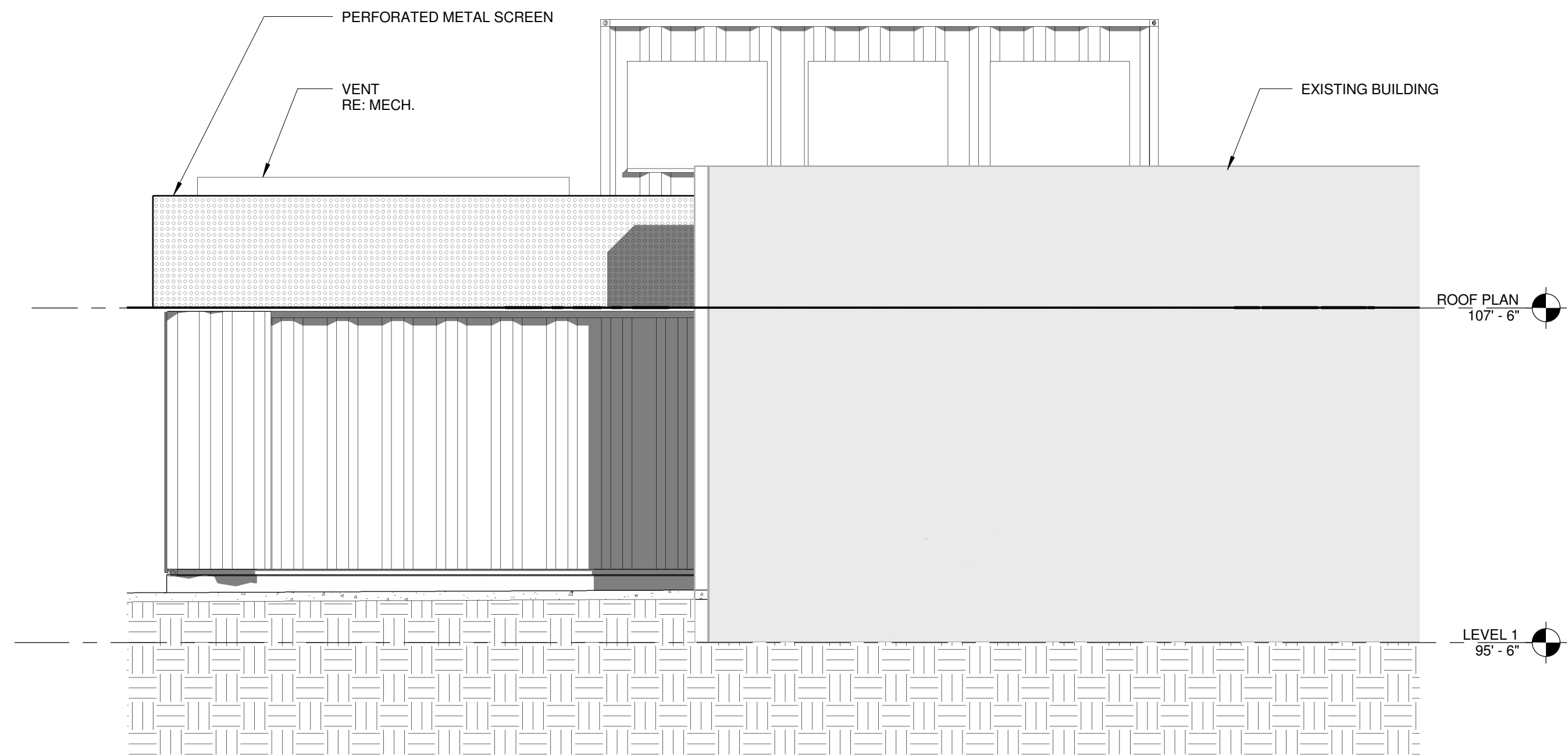


studio 646 ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH. 720.297.9416	SUBMITTAL TYPE	DATE	
	COA	3.13.2017	

CERTIFICATE OF HISTORIC APPROPRIATENESS

# ALLEY SHIPPING CONTAINER KITCHEN

2420 W MAIN STREET LITTLETON, CO 80120



1 CONTAINER SIDE ELEVATION  
1/4" = 1'-0"

<b>studio 646</b> ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH. 720.297.9416	SUBMITTAL TYPE	DATE	
	COA	3.13.2017	



CERTIFICATE OF HISTORIC APPROPRIATENESS

# ALLEY SHIPPING CONTAINER KITCHEN

2420 W MAIN STREET LITTLETON, CO 80120



ALLEY VIEW



INTERIOR VIEW

<b>studio 646</b> ARCHITECTURE, LLC 15940 S. GOLDEN RD. GOLDEN, CO 80401 PH. 720.297.9416	SUBMITTAL TYPE	DATE	
	COA	3.13.2017	





PHOTO OF 2420 W. MAIN STREET - VIEW FROM ALLEY #1





PHOTO OF 2420 W. MAIN STREET - VIEW FROM ALLEY #2




Criteria for Certificates of Historic Appropriateness			
For Contributing Properties in the Main Street Historic District			
Project:	Resolution Adopting a COA for Changes to the Culp Block, 2420 West Main Street		
Dates:	<b>Review Due:</b> <b>03/30/2017</b>	Date Submitted:	03/14/2017
Criterion #	Applicability <b>Yes</b>	TEXT / STAFF COMMENTS <b>Applicant comments added to line below applicable statement</b>	
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 five criteria are met:			
1	<b>Yes</b>	The work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation	
<b>APPLICANT COMMENTS:</b> The proposed addition is intended to be placed on the rear of the building, only visible from the alley side of the structure. The addition is intended to stand separate from the existing structure, therefore not altering the existing structure at all. The 'landscape' at the rear is currently an asphalt paved parking lot.			
2	<b>Yes</b>	The work is otherwise in conformance with any applicable adopted design guidelines. NOTE: Complete the Checklist for Design Guidelines and summarize below.	
<b>APPLICANT COMMENTS:</b> The proposed addition is located and designed to have minimal effect on the historic structure. The addition will be compatible with the primary structure and not detract from one's ability to interpret its historic character.			
3	<b>Yes</b>	The work is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass, and height.	
<b>APPLICANT COMMENTS:</b> The proposed addition is to be constructed by using shipping container construction. The scale / mass / height is consistent with the existing building and existing structures in the alley, as it does not extend above 2 stories if the roof deck is pursued by the property owner. The area context has 1, 2, and 3 story building typical. We are hoping there is some flexibility on the design rigor that is required on the Main Street side of the structure.			
4	<b>Yes</b>	The work is visually compatible with the development on adjacent properties.  <i>NOTE: For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures</i>	
<b>APPLICANT COMMENTS:</b> The proposed addition is consistent with structures and elements in the alley. As opposed to trash dumpsters and enclosures and random fences in the alley, this structure will be a purposeful design element, with windows and screening around any mechanical units and ventilation.			

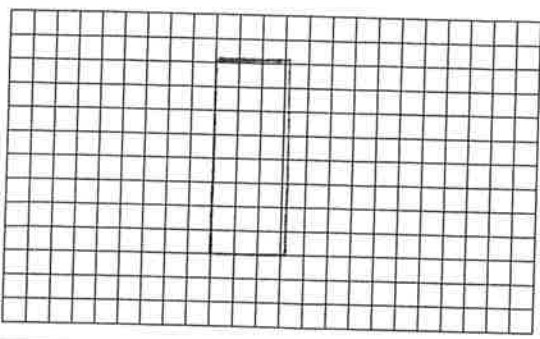
Downtown Littleton Historic Preservation Design Guidelines			
Project:	Resolution Adopting a COA for Changes to the Culp Block, 2420 West Main Street		
Dates:	<b>Review Due:</b> <b>03/30/2017</b>	Date Submitted:	03/14/2017
#	Applicability <b>YES</b> NA	TEXT / STAFF COMMENTS <b>Applicant comments added to line below applicable statement</b>	
When planning an addition to an existing building, consider the effect it will have on the structure. An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.			
3.52 Minimize the loss of historically significant features when planning an addition.			
1	<b>YES</b>	An addition should not damage or obscure architecturally important features. For example, avoid altering a historic cornice or parapet line with an addition.	
<b>APPLICANT COMMENTS:</b> Addition does not modify existing structure			
3.53 An addition should be compatible with the main building.			
2	<b>YES</b>	An addition should relate to the building in mass, scale, character and form. It should appear subordinate to the main structure.	
<b>APPLICANT COMMENTS:</b> Addition does not modify existing structure			
3	<b>YES</b>	The materials, window sizes and alignment of trim elements on an addition should be compatible to those of the existing structure.	
<b>APPLICANT COMMENTS:</b> The proposed addition is to be constructed by using shipping container construction. The scale / mass / height is consistent with the existing building and existing structures in the alley, as it does not extend above 2 stories if the roof deck is pursued by the property owner. The area context has 1, 2, and 3 story building typical. We are hoping there is some flexibility on the design rigor that is required on the Main Street side of the structure.			
4	<b>NA</b>	An addition to the front of a building is inappropriate.	
5	<b>YES</b>	An addition should be simple in design to prevent it from competing with the primary facade.	
<b>APPLICANT COMMENTS:</b> The addition will be a single material and a simple cube.. the addition and front façade are not visible together.			
6	<b>YES</b>	Greater flexibility of non-visible facades is appropriate. (See Chapter II for more information on applying flexibility in the treatment of historic properties.)	
<b>APPLICANT COMMENTS:</b> This qualifies as a non-visible façade as it is not visible from the front.			
3.54 Minimize the visual impacts of skylights and other rooftop devices.			
7	<b>NA</b>	A skylight that is flush with the roof plane may be considered on the rear and sides of the roof.	
8	<b>NA</b>	The addition of features such as skylights should not interrupt the plane of the historic roof, and should be located below the ridgeline.	
9	<b>NA</b>	Locate electronic data transmission and receiving devices to minimize impacts to the extent feasible.	
<b>APPLICANT COMMENTS:</b> These guidelines are not applicable.			

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.: 5AH1273
CURRENT BUILDING NAME: Jose's Restaurant		OWNER: TRUJILLO, JOSEPH M  5574 S HURON ST LITTLETON CO 80120		
ADDRESS: 2420 W MAIN ST Littleton, CO 80120		TOWNSHIP 5S      RANGE 68W      SECTION 17      NE 1/4      SE 1/4		
HISTORIC NAME: Culp Block		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994)      X      7.5'      15'		
DISTRICT NAME: Littleton Main Street		BLOCK: 8      LOT(S): 7 P ADDITION: LITTLETON ORIG. TOWN      YR. OF ADDITION: 1872		
FILM ROLL NO.: 97- 9 BY: Roger Whitacre	NEGATIVE NO.: 10	LOCATION OF NEGATIVES: Littleton Hist. Mus.	DATE OF CONSTRUCTION: ESTIMATE:      ACTUAL: 1892 SOURCE: Lit. Independent, 4-2-92	
			USE: PRESENT: Commercial-Restaurant  HISTORIC: Commercial-Store	
			CONDITION: EXCELLENT      X      GOOD FAIR      DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR      MODERATE      X      MAJOR DESCRIBE: Front totally remodeled; no historic fabric visible.	
			CONTINUED      YES      X      NO	
STYLE: No Style (Neo Spanish Revival)		STORIES: 1	ORIGINAL SITE X      MOVED DATE(S) OF MOVE:	
MATERIALS: Stucco, Cinderblock, Brick		SQ. FOOTAGE: 3893	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-story flat roof commercial building with metal coping along roof. Walls divided into panels clad with textured stucco; wood "vigas" project outward along upper walls. Hipped roof canopy clad with red tiles shelters entrance and windows. Central entrance with paneled double doors; walls flanking entrance are rounded at corners. Two narrow vertical windows covered with security bars to west of entrance are flanked by walls with rounded corners.			INDIVIDUAL:      YES      X      NO	
			CONTRIBUTING TO DISTRICT: YES      X      NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ADDITIONAL PAGES:      YES      X      NO			ASSOCIATED BUILDINGS?      YES      X      NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	

CONTINUED?      YES      X      NO

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown  <b>SOURCE:</b>  <b>BUILDER/CONTRACTOR:</b> J.P. Warner  <b>SOURCE:</b> Littleton Historical Museum file	<b>STATE ID NO.:</b> 5AH1273  <b>ORIGINAL OWNER:</b> S.T. Culp  <b>SOURCE:</b> Littleton Historical Museum file  <b>THEME(S):</b> Rail Era: Rail Town Physical Form, 1870-1920		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b> In 1976, this building was remodeled by Ardourel Construction Co. of Golden. The building was gutted, 16' were added to the rear, and the front was "magically transformed into Mexican architecture" using cinderblock construction and stucco. The red tile mansard was also added.				
CONTINUED      YES      X      NO				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> This building was erected in 1891-1892 as part of a larger building extending east by Littleton resident S.T. Culp. In 1892, the Littleton Independent reported that a furniture, crockery, carpet, and undertaking establishment would be started on May 1 in the Culp Block by O.M. Hurst. The 1893 Sanborn map indicates that there were four stores in this building, with the furniture business occupying the largest space and a printing and cobbler shop, offices, and a lunchroom being operated in the building. In 1900, Hurst purchased and remodeled another building for his business, and this building held a "racket," a printer, a baker. By 1905, the following businesses were in this building: H.F. McArthur Dry Goods, M.V. Browning Barber Shop, Curtis' Jewelry Store, and Richard's real estate. By 1908, the building held a jewelry store, a barber, a printer, and a racket. In 1914, three stores were located here: a book and stationery store, a barber, and a grocer. In 1921, a confectionery, a barber, and a grocery were housed in this building, with a large brick oven at the rear of the building. In 1932, the building was divided into three stores, with only one, Fuller's Meat Market, occupied. In 1939, the building was divided into the 5 & 10 store, operated by A.W. Carpenter, who also resided here; Stark's Liquor Store, Al Stark, proprietor; J.H. Shelton Real Estate; and Bakers Barber Shop/Beauty Shop, operated by E.J. Baker. On the 1949 Sanborn map, the building is shown with two stores on the east and a restaurant on the west. City directories of 1953-55 indicate that this was the Littleton Variety store, while in 1959 through 1965 city directories indicate that this was Coleson's Department Store. Jose's Restaurant, the current occupant, remodeled the building, which won first place in a local exterior building improvement competition.				
CONTINUED      YES      X      NO				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>  <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER  <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES  <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>  <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS  <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS  <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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<b>STATEMENT OF SIGNIFICANCE:</b> Alterations to this building have diminished its historic integrity.  Historical Background, Cont.-- S.T. Culp was a jeweler from Canada who eventually owned 13 stores on Main Street. He built a large mansion costing \$10,000. Houstoun Waring called Culp "the town's outspoken character." Jose's Restaurant was established in 1966 in the back of the Family Bar and moved to the current location in 1976. Owner Jose Trujillo served on the Littleton City Council, was named the Independent's Citizen of the Year in 1983, was a member of the city's Economic Advisory Committee, and a director of the Littleton Business Association. He helped organize the first Western Welcome Week.				
CONTINUED      YES      X      NO				
<b>REFERENCES (BE SPECIFIC):</b> Arapahoe County Assessor records; Sanborn Fire Insurance Maps, 1893-1949; Littleton City Directories, 1905 and 1932-1965; Littleton Independent, 21 March 1891, 14 May 1891, 2 April 1892, 2 May 1892, 22 July 1938, 27 Sept. 1977; Littleton Historical Museum Files, People and Places File, Culp Block and S.T. Culp.				
CONTINUED      YES      X      NO				
<b>SURVEYED BY:</b> R.L. Simmons/T.H. Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> October 1997		