City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Historical Preservation Board

Monday, June 19, 2017 | **6:30 PM** | **Council Chamber**

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

a. ID# 17-193 Certification of the May 15, 2017 Regular Meeting Minutes

Attachments: HPB Minutes 051517

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

5. General Business

a. ID# 17-188 2017 Main Street Historic District Grant Applications

Attachments: ATTACHMENT A - PROJECT SUMMARIES - 2017 MAIN STREET HISTORIC
ATTACHMENT B - EVALUATION CRITERIA - 2017 GRANT PROGRAM
ATTACHMENT C - WESTON MA_001
ATTACHMENT D - LITTLETON CREAMERY
ATTACHMENT E - DUNCAN HO_001

6. Public Hearing

a. HPB Reso 10-2017 COA for the Duncan House, 5503 South Prince Street

Attachments:
1 - HPB RESOLUTION 10-2017
2 - COVER LETTER - Duncan Ho_001
3- COA APPLICATION - DU_001
4 - DUNCAN HOUSE BIO_001
5 - HISTORIC SURVEY - 1999 - DUNCAN HOUSE
6 - DUNCAN HOUSE PHOTOS_001
7 - MILLING PROFILE AND BIDS_001
8 - APPLICANT COMMENTS O_001

7. Comments/Reports

a. Community Development Director/Staff

b. Chair/Members

8. 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.

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

City of Littleton

Staff Communication

File #: ID# 17-193, **Version:** 1

Agenda Date: June 19, 2017

Subject:
Certification of the May 15, 2017 Regular Meeting Minutes

Presented By: Denise Ciernia, Recording Secretary

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the May 15, 2017, regular meeting of the Littleton Historical Preservation Board. I have also reviewed the video recording for the May 15, 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 May 15, 2017 action minutes for the May 15, 2017 regular meeting of the Littleton Historical Preservation Board.

Attached: May 15, 2017 Meeting Action Minutes

City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Historical Preservation Board

Monday, May 15, 2017 | **6:30 PM** | **Council Chamber**

Regular Meeting

1. Roll Call

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

Board Member Spratlen arrived at 6:40 p.m.

Present 5 - Chairman Grove, Board Member Spratlen, Board Member Field, Board Member Fischer, and Board Member Bracy

Absent 4 - Vice Chair Price, Board Member Miller, Board Member Leighty, and Board Member Kastner

2. Approval of Agenda

3. Minutes to be Approved

a. ID# 17-146 Certification of the April 17, 2017 Regular Meeting Minutes

Attachments: HPB Minutes 041717

A motion was made by Board Member Field, seconded by Board Member Fischer, that the minutes from April 17, 2017 be approved. The motion carried by the following vote: 4-0 (Member Spratlen had not yet arrived.)

Aye: 4 - Chairman Grove, Board Member Field, Board Member Fischer and Board Member Bracy

Absent: 5 - Vice Chair Price, Board Member Miller, Board Member Leighty, Board Member Spratlen and Board Member Kastner

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment: Pam Chadbourne - Littleton Mixed Use project on Main Street

5. General Business

6. Public Hearing

a. HPB Reso 09-2017 Resolution adopting a COA for a permanent kitchen at the Culp Block, 2420 West Main Street

Attachments: APPLICATION

RESOLUTION - BRISTLECONE - THE ALLEY - 2420 WEST MAIN STREET
DRAWINGS - COA - ALLEY S

PHOTOS OF EXISTING CONDITIONS ON THE ALLEY - 2420 W Main Street
HISTORIC INVENTORY - 1997

HISTORIC PHOTO

Staff Presentation by Dennis Swain, Senior Planner

Applicant Presentation by applicant's representative Eric Blase of 646 Architecture

Public Comment by Jose Trujillo, Paul Bingham, and Pam Chadbourne, all against

A motion was made by Board Member Field, seconded by Board Member Bracy, that HPB Resolution 09-2017, concerning the certificate of historic appropriateness for the Bulp Block at 2420 West Main Street be denied as amended. The foregoing denial is based on the findings that the proposed work does not meet criteria 2-4. The motion carried by the following vote: 5-0.

A motion was made by Board Member Bracy, seconded by Board Member Fischer, that the main motion be amended to exclude criteria 1 and say that the foregoing denial is based on the findings that the proposed work does not meet criteria 2-4. The motion carried by the following vote: 5-0.

Aye: 5 - Chairman Grove, Board Member Spratlen, Board Member Field, Board Member Fischer and Board Member Bracy

Absent: 4 - Vice Chair Price, Board Member Miller, Board Member Leighty and Board Member Kastner

7. Comments/Reports

a. Community Development Director/Staff

b. Chair/Members

Includes comments by HLI representative, Sonja Ellingboe

8. Adjourn

Adjourned at 8:39 p.m.

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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 May 15, 2017, regular meeting of the Littleton Historical Preservation Board. I have also reviewed the video recording for the May 15, 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.

Denise Ciernia

Denise Ciernia, Recording Secretary

File #: ID# 17-188, **Version:** 1

Agenda Date: June 19, 2017

Subject:
2017 Main Street Historic District Grant Applications

Presented By: Dennis Swain, Senior Planner

POLICY QUESTION:
How does the Historical Preservation Board wish to allocate the 2017 Main Street Historic District Grant funds?

BACKGROUND:
§4-6-12(E) of the city code establishes the Main Street Historic District Grant Fund:
There is hereby created a special fund to be known as the Main Street historic district grant fund. Monies in this fund shall be established by city council. The funds may be granted to property owners or tenants of properties within the Main Street historic district or designated historic landmarks in downtown Littleton used for commercial purposes. As used in this subsection, "downtown Littleton" means the area bounded by Santa Fe Drive on the west, the railroad depression on the east, W. Church Avenue on the south and W. Crestline Avenue on the north. Grant funds shall be used for architectural design assistance, facade work, removal of graffiti, maintenance, for signage or other improvements to new tenants. Application for such funds shall be made to the historic preservation board and granted to the applicant upon approval by the board.

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

The process for awarding the grants is in two steps. The first step is the June 19, 2017 historical preservation board meeting for the board to discuss the applications. Grant applicants must attend the June meeting so they may respond to questions from the board. The second step of the process is that the board will meet again on July 17 to further discuss the applications and to award funding. Applicants are not required to attend the July 17 meeting.

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

In all cases, grant related projects will be subject to COA review and approval, either at a staff or board level depending on the scope of the project.

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

STAFF ANALYSIS

Attachment A, Project Summaries, provides basic information about each of the three applications:

1. The historic name of the property
2. The address of the property
3. The primary tenant(s) of the property
4. An overview of the project
5. The project cost
6. The grant request
7. The percentage of the project cost requested as a grant
8. Whether or not the property is new to the district
9. The number of bids submitted with the application
10. A blank space that will be completed once the board has determined its allocation of grant funds

While city code establishes the eligibility requirements for the grants, the board establishes the evaluation criteria. ***Attachment B, Evaluation Criteria,*** provides an evaluation of each of the three applications for its consistency with the standard criteria, established in the city code, and the discretionary criteria, set by the board.

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

1. To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.
   NOTE: *Two of this year's projects, the Masonic Lodge and the Littleton Creamery, are in the district, but are not individual landmarks, and the third project, the Duncan House, is not in the district, but is an individual landmark.*
   REVIEW*: All three projects meet this criterion.*

2. The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) new signage, (e) graffiti removal, or (f) other improvements for new tenants.
   NOTE: *Each of the proposed projects is for at least one of these qualifying types of projects. The Masonic Lodge is both façade work and maintenance, the Littleton Creamery is architectural design assistance, maintenance and other improvements for new tenants, and the Duncan House is façade work and maintenance.*
   REVIEW: *All three projects meet this criterion.*

DISCRETIONARY CRITERIA, established by the historical preservation board:

1. All seven elements of an application must be completed:
   a) A written description of the project
   b) Photos of existing conditions
   c) The proposed budget, or anticipated total cost of the project
   d) Three contractor bids
   e) The proposed time frame for completing the project
   f) For façade work, a description of the elements that will be restored or replaced

g) Information about the restoration or replacement of architectural details and materials

NOTE: One of the applications, Weston Masonic Lodge, provided all seven of the elements of the application. The other two applications, had trouble getting three bids for the proposed work. At the time of submittal, the Littleton Creamery application provided two bids for demolition and construction and one bid for electrical work and the Duncan House application contained two bids for siding and trim. The applicants for the Littleton Creamery and the Duncan House have continued to seek bids and may bring additional bids to the first meeting.

REVIEW: In the past several years, by considering each application individually, the board has allowed flexibility on the number of bids presented. Once again, this is a question for the board to consider.

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

NOTE: *This criterion may need to be re-evaluated by the board since in past years weight has also been given to projects that have been phased, such as projects at the Masonic Lodge and at the JD Hill General Store. Two of the potential grant projects, the Masonic Temple and the Littleton Creamery, have had previous grants, while the Duncan House has not.*

REVIEW: One property, the Duncan House, has not had any previous grant funding. The Weston Masonic Lodge has received three grants, one for each of the other sides of the building. The Littleton Creamery has a recent grant for the reconstruction of the foundation for the front porch.

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

NOTE: *None of the three properties for which projects are proposed this year are new to the district.*

REVIEW: *None of this year's projects qualify for these additional project types.*

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

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

REVIEW: *On Attachment B, **s**taff has provided recommended ratings for the three projects, but recommends that the board members visit each of the three sites and evaluate their potential visual impacts on the historic character of the district. Please remember to visit individually and to not discuss the project with anyone before the meeting.*

5. Projects are evaluated for their ability to respond to health / safety / welfare issues.

NOTE: *Last year, staff recommended that this criterion be added and it has been included again this year. Even though none of this year's projects are a direct response to health, safety, or welfare concerns, it can be argued that each has at least a minimal benefit to potential health, safety, welfare concerns.*

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

The next three attachments, **Attachments C, D,** and **E,** are copies of materials submitted to supplement the applications, including photographs of existing conditions and bids for the work to be completed.

PROPOSED MOTION:
No motion will be made at this meeting. The grant applicants will be present at this meeting for the board to ask questions regarding the requests.

The board will take formal action at the July meeting.

In preparation for the allocation of grant funds at the July meeting, staff will provide a formal staff communication, a draft resolution, and a series of draft motions.

ATTACHMENT A – PROJECT SUMMARIES

2017 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM
June 19, 2017

PROJECT NAME AND DESCRIPTION: (Listed in the order they were submitted)	TOTAL PROJECT COST	GRANT REQUEST	GRANT ALLOCATION	PURCHASE ORDER / REIMBURSEMENT REQUEST
1. HISTORIC NAME:	WESTON MASONIC LODGE			
Address:	5718 South Rapp			
Primary Tenant:	Weston Masonic Temple Association			
Project:	Grind and replace the mortar on the north side of the lodge. This is the fourth grant application in as many years, with the three earlier applications having been approved. Earlier grants have successfully completed mortar replacement and selective reconstruction on the west, south, and east faces of the building.			
Project Cost:	$23,400	$23,400		
Grant Request:	$18,720		$18,720	
Percentage:	80%			
New to District:	No			
Bids Submitted:	3			
Board Allocation:			TBD[1]	
2. HISTORIC NAME:	LITILETON CREAMERY			
Address:	2675 West Alamo			
Primary Tenant:	Vandel Antiques - Home & Garden			
Project:	Demolish the back addition and replace with new construction; Add HVAC. This is the second grant application *in* recent years, with the earlier, approved, application focused on replacing and improving the foundation of the front porch.			
Project Cost:	$92,135	$92,135		
Grant Request:	$50,000		$50,000	
Percentage:	54%			
New to District:	No			
Bids Submitted:	2 for construction and 1 for HVAC			
Board Allocation:			TBD[1]	
3. HISTORIC NAME:	THE DUNCAN HOUSE			
Address:	5503 South Prince			
Primary Tenant:	ImageTek Photography / Private Residence			
Project:	Replace siding and trim. This is the first grant application for the Duncan House and will focus on the first phase of a larger project to repair and replace the existing siding, trim, windows, storm ··· windows, gutters, and downspouts. This phase addresses only the siding and trim. The applicant is not asking for grant money for the painting of the new siding, which he will cover himself.			
Project Cost:	$9,650	$9,650		
Grant Request:	$7,720		$7,720	
Percentage:	80%			
New to District:	No			
Bids Submitted:	2			
Board Allocation:			TBD[1]	
Total Projects Cost:		$125,185		
Grant Requests:			$76,440	
Board Allocations:			TBD[1]	
Reimbursement to Date:				TBD[2]
Purchase Orders Requested:				TBD[2]

[1]This column will be completed after the board determines the 2017 allocation
[2]To be completed as the applicant requests reimbursement and purchase orders are requested

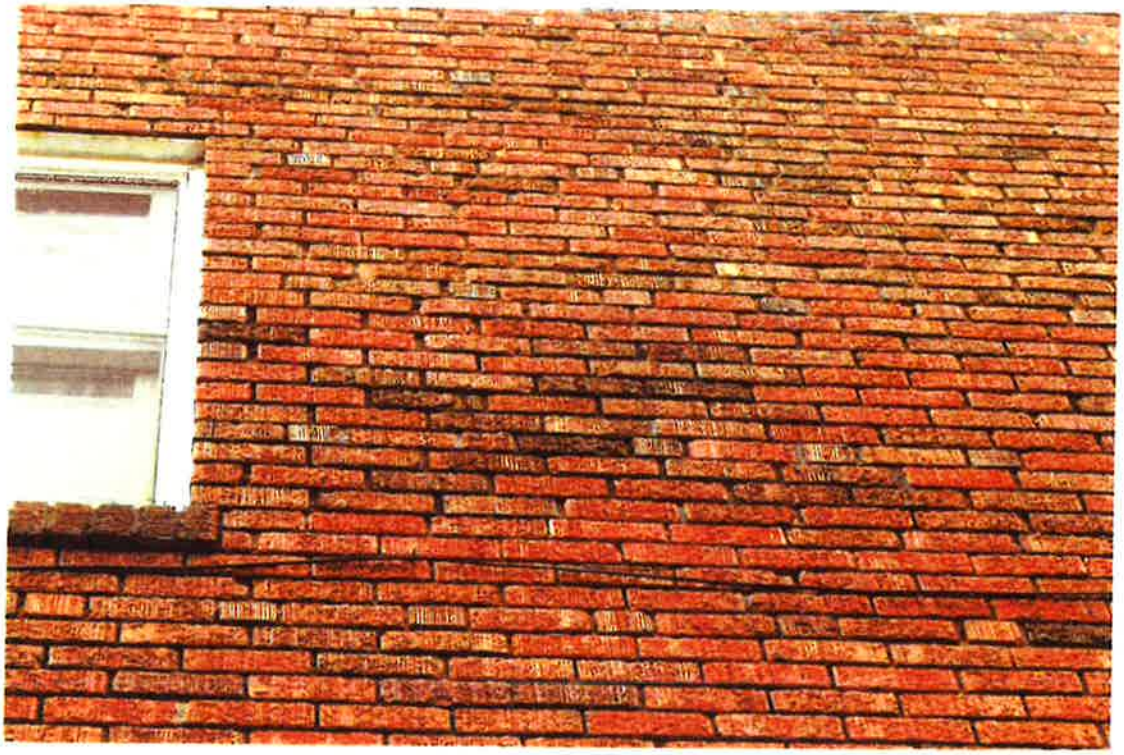
ATTACHMENT B – EVALUATION CRITERIA
2017 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM
June 19, 2017

STANDARD CRITERIA Established In City Code	#1 WESTON MASONIC LODGE 5718 S RAPP	#2 LITTLETON CREAMERY 2675 W ALAMO	#3 DUNCAN HOUSE 5503 S PRINCE
1 – PROPERTY IS WITHIN THE DISTRICT OR IS AN INDIVIDUAL, COMMERCIALY-USED LANDMARK DOWNTOWN	DISTRICT	DISTRICT	DISTRICT & LANDMARK
2 – PROJECT INCLUDES ONE OR MORE OF THE FOLLOWING TYPES OF WORK:			
Architectural Design Assistance	NO	YES	NO
Façade Work	YES	YES	YES
Maintenance	YES	YES	YES
New Signage	NO	NO	NO
Graffiti Removal	NO	NO	NO
Other Improvements For New Tenants	NO	YES	NO

DISCRETIONARY CRITERIA Established by the board	#1 WESTON MASONIC LODGE 5718 S RAPP	#2 LITTLETON CREAMERY 2675 W ALAMO	#3 DUNCAN HOUSE 5503 S PRINCE
1 - APPLICATION PACKETS CONTAINS:			
• Completed Application Form	YES	YES	YES
• Written Description Of Project	YES	YES	YES
• Photos Of Existing Conditions	YES	YES	YES
• Proposed Budget	YES	YES	YES
• Three Contractor Bids	YES	TWO FOR CONSTRUCTION ONE FOR HVAC*	TWO*
		**Applicants are still attempting to secure additional bids*	
• Proposed Time Frame	YES	YES	YES
• For Façade Work, a Description of Elements That Will Be Restored or Replaced	YES	YES	YES
• Information about the Restoration of Architectural Details and Materials	YES	YES	YES
2 – PROPERTIES HAVE NOT HAD PREVIOUS GRANT FUNDING	NO	NO	YES
3 – PROPERTIES THAT HAVE JOINED THE DISTRICT WITHIN THE LAST 12 MONTHS HAVE AN EXPANDED SET OF POSSIBLE PROJECT TYPES:	NA	NA	NA
• Interior Improvements	NA	NA	NA
• Projects that have been issued a building permit with the last 24 months	**NA**	**NA**	**NA**
4 – PROJECTS ARE EVALUATED FOR THEIR RELATIVE VISUAL IMPACT ON THE HISTORIC CHARACTER OF THE DISTRICT (NEGATIVE) 1–5-10 (POSITIVE) * Numbers Proposed by Staff	YES *8*	YES *9*	YES *9*
8 – PROJECTS IMROVE THE HEALTH, SAFETY, WELFARE ** (Negative) 1–5-10 (Positive) * Numbers Proposed By Staff* **Criterion Recommended By Staff**	***YES*** *6*	***YES*** *8*	***YES*** *5*

* Board Members Should Review All Review Numbers Proposed by Staff

** None of the projects this year are purely health, safety, welfare-based since there don't seem to be any immediate h/s/w issues with any of these buildings.



Estimate

for

Walter Ashlock

5718 s. Rapp st
Littleton , Colorado 80120

3039174874

Kipling & Florida
Lakewood, CO 80232
720-656-9210
tadkins4545.wixsite.com/masonry

Estimate No. 49 Issued on Fri May 19, 2017

Qty	Name	Description	Rate	Amount	Tax
1	Service	Tuck point 1,950 sq.ft. At $12 sq.ft Includes : All Materials/mortar/iron black color Labor/tools Scaffolding/mixer 15% down to start materials/supply's	$23,400.00	$23,400.00	NON

tax	**$0.00**
estimated total	**$23,400.00**

Signature:
Signature Date:

THANK YOU for considering Adkins Masonry, LLC

If these items meet your approval, automatically approve this estimate now!

QUESTIONS? CONTACT US **TERMS & CONDITIONS**

tadkins4545@gmail.com
720-656-9210

We accept payment by check, cash and credit.

NOTE:

May 15, 2017

Western Temple Association/Jim Shoemaker
5718 S Rapp St
Littleton Colo.

Thank you for the opportunity to submit quote, I propose to provide all material, labor, and the expertise to complete your project.

Scope of work: **Tuck pointing North side of building**
- Grind existing joints where needed
- Tuck point all mortar joints
- Slick mortar joints, rake, and brush all mortar joints
- *Type S masonry cement, Color*
- Clean up
-

$26,400.00

Exclusions:
- Permits

Terms: 50% down Balance at completion

Notes: All work will be done in a timely, and professional manner.

Thank you for your continued interest in my skills!

Ronald A. Pino
www.masonryatitsbest.com

SALAZAR'S STONE LLC.

May 4, 2017
Westin Lodge
5718 S Rapp St.
Littleton Co,80120

Two of my men went out today to go look at the building. The people we would have working of the site would be Sergio and Jose the two men whom you talked to today. We are really fast and professional and will get the job done mess free and all.

For the job you would be looking at $36,000 including materials. We would be asking for $10,000 to start and the rest of the payment after the job is fully done.

This price is not set in stone and we are willing to negotiate with you and accommodate your budget and needs. Have a great rest of your night

If you have any questions feel free to contact me at 720.299.8369 or via email at salazarsstonellc@gmail.com

Sincerely yours,

Salazar's Stone.

REHAB PROJECT: 2675 W. ALAMO, LITTLETON CO 80123

The Littleton Creamery, located at 2675 West Alamo, was the center of the community's dairy industry. Built in 1884, farmers would bring their milk to be processed and shipped to Denver as either cream or butter. By 1888, the creamery processed milk from about 1000 cows. By 1900, the building was used for high school classes until a high school was opened in 1904. Some of the other uses include being used as a Christian Scientist Church, the first Southern Baptist Church, and currently an antique store.

This building, while still historic, has been altered throughout the years. Some of these alterations include adding the hipped roof porch with classical tapered column supports and the front bay windows. The project I am proposing is of great importance to maintaining the integrity and helping to assure this wonderful old building stays intact and is continued to be enjoyed for years to come. There are decaying parts, and appears to have been constructed/repaired piecemeal... It currently does not have any way to exit out of the building at the rear (there's only the front door exit).

I have attached photos of the building when it was a creamery. Unfortunately, I cannot find any pictures showing the back side of the building, where the proposed construction is to take place. (I have looked at the Historic Museum, the Library, and asked the current owner, Karl Pappert, who has some old photographs).

Other pictures include showing the condition of this section – showing the rotting wood, run down swamp cooler, where the building is separating from the main building, etc.

I do not have all of the bids requested as of yet because of timing, and the current tenant in the building is being very uncooperative allowing me to get into the building with contractors. However, I have two contractor bids, and currently one HVAC/AC bid. I hope to get more soon, and will forward them to you.

Because of property lines, the fence will need to be repositioned.

Total time frame for project should be approximately two months.

1. **REMOVAL AND CONSTRUCTION OF BACK "STORAGE SHED" PORTION OF BUILDING**

Back portion of building is actually a "storage shed" like attachment that has no foundation and has fallen a bit away from the building. It is accessible from inside and contains the only bathroom for this building. The only entrance/exit from the building is through the front door – this portion used to have a door on the west side, and provided an exit at the back of the building. This section needs to be torn down and will be replaced with a similar type structure. This portion is in immediate need of replacement – is structurally unsound and an eye sore; it appears to have been "piece mealed" together We propose to put in a foundation, rebuild the structure, covering the exterior in the same type of siding as the rest of the building, install an exterior door on both east and west side of structure (the original building had a door on the west side which has since been covered over), and also replacing the roof. Heating and air conditioning vents are intended to be placed inside this portion rather than the free standing electric baseboard heater currently installed.
I will be utilizing the services of Architect Bob Innes.

COST OF PROJECT: $77,730 and $77,194

2. INSTALL GAS FORCED HEAT AND AIR CONDITIONING

Currently there is a swamp cooler used for air conditioning and a garage-style heating unit hanging from the ceiling. This unit is very old and is constantly needing repair. This is inefficient and "spotty" as sufficient heating for this building. We will install a gas forced HVAC system with air conditioning and appropriate ductwork.

COST OF PROJECT: $9941.99
Gas forced air furnace
Air conditioning unit
Ductwork installation

I will also be hiring an Architect to assist with this project. The Architect is Bob Innes.
COST: $5,000

Thank you for your consideration.

Jennifer

JENNIFER TEMPAS
(303) 668-9567

First Premier Painting an Remodeling

Name	Jenny Tampas	*First Premier Painting an Remodelin*
Address	2677 West Alamo Street	*Fermin Azpeitia*
City, State ZIP	Littleton, CO 80120	*7483 East Warren Drive # 3-108*
Phone		*Denver, Co. 80231*
Email		*720-620-0088*
		residentialpremiercustompaint@gma

SCOPE OF WORK

1. Addition- Demolition, Excavation, Foundation, Framing, Roof, Rear Sliding Door, Siding, Exterior Trim, Caulk/Paint.
2. Interior- Interior Framing, Electrical, Sheetrock, Tape/Mud, Texture, Interior Trim, Prime/Paint, Outlets/Switches-20, Light, Fixture-6, Sub-Flooring, Flooring-wood, Prehung Doors-2.
3. Bathroom fixtures- Tub, Suround/Floor Backing, Surond/Floor Tile, Shower Valve/fixtue, Vanity,Faucet, Toilet, Mirror, Light Fixture.
4. Kitchen- Drains, Plumbing, Cabinets-6, Sink, Counter Top-Tile, Faucet.
5. Exterior- Remove Flagstone, Relocate Flagstone.
6. Fence- Remove 55 lnft, Install new 55 lnft.
7. Permit.

COMPANY PROPOSAL

1. Addition	$21,683.00
2. Interior	$35,384.00
3. Bathroom fixtures	$8,526.00
4. Kitchen	$6,067.00
5. Exterior	$2,706.00
6. Fence	$2,428.00
7. Permit	$400.00
Total Cost	**$77,194.00**

Fermin Azpeitia
Submitted by

Date

OWNER ACCEPTANCE

Submitted by (home owner or authorized representative)

Date

Round The Clock Construction

Date: 5-30-17

JOB Remodel

TO Jenny Tampas
RE:
2677 West Alamo Street
Littleton, CO
Phone

Faze	Function	Description		Cost Estimate
1	Demolition	Demolition of existing addition		$3,550.00
2	Excavation	Excavation of addition site		$1,820.00
3	Construction	Reconstruction of New Edition including the foundation Glassdoor, siding, paint, roof, permits, Etc.		$16,710.00
4	Construction	Bathroom, kitchen including all framing, electrical, Plumbing, sheetrock, texturing and painting, flooring, doors, Etc.		$36,200.00
5	Finish	Bathroom including finish Plumbing, finish electrical, all, fixtures, tile vanity, tub, Etc.		$8,650.00
6	Finish	Kitchen including finish Plumbing finish electrical all fixtures cabinets countertops Etc.		$6,000.00
7	Walkway	Move flagstone walk around new addition		$3,000.00
8	Fence	Remove fence which is off property and install new fence line on property where removed		$1,800.00
			Subtotal	$77,730.00
			Total	$77,730.00

D&L Heating & Air Conditioning, Inc.

303-948-6280
7281 South Harlan Court
Littleton, CO 80128

Estimate

Date	Estimate #
5/27/2017	824

Name / Address
Resident Realty Jenny Tempas

Project

Description	Qty	Cost	Total
Hi velocity A/C system NO heat, with new duct work. Attic install	1	5,289.50	5,289.50T
A/C Condenser 3 ton	1	1,352.80	1,352.80T
Labor to install new hi velocity system including duct work.	1	2,000.00	2,000.00
Electrical Subcontractor to add new power to A/C unit and air handler	1	550.00	550.00
Misc Parts: Duct sealant, hanger strap, evacuation equipment, aceytelene, ect	1	250.00	250.00T
Add Permit estimated cost of $150 to total price. Electric heat strip can be added if desired.			
Option: Standard furnace unit installed in attic. Would be gas heat with A/C through duct in the ceiling. Cost would be $8950 plus permit.			
This is only an estimate and pricing is subject to change. Payment terms net 30 following a material order of 50% down. Attic wasn't seen. space may be limited.			
Estimator: Luke			

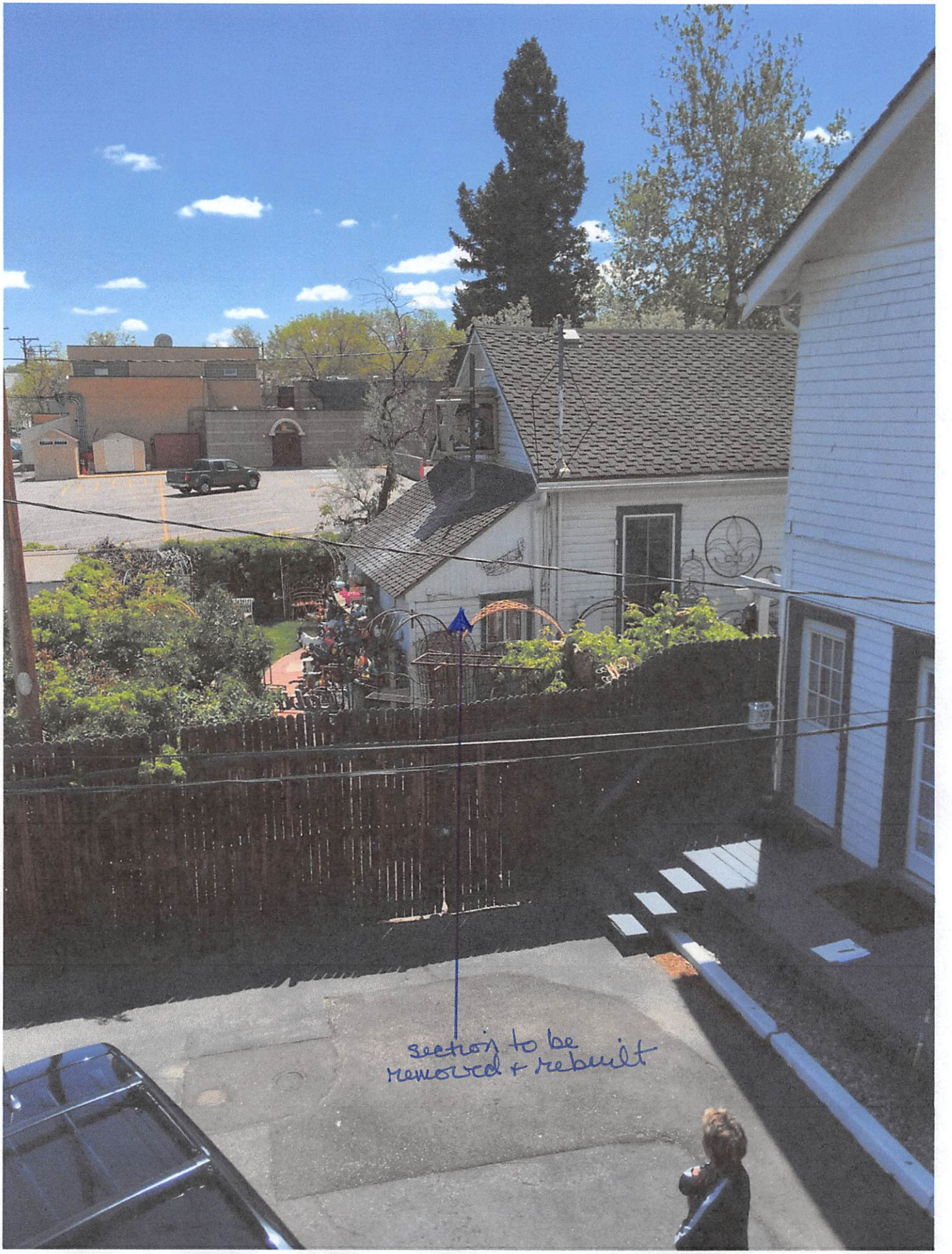
Subtotal	$9,442.30
Sales Tax (7.25%)	$499.69
Total	$9,941.99

Financing Available WAC. Ask for special offers. We accept Visa, Mastercard and Discover.

Original Creamery

The dairy industry was a big part of Littleton's economy when the Littleton Creamery Company opened for business in 1884 on Melinda Street (now Alamo) just east of Rapp.


separation - east side


section to be
removed + rebuilt

Backside of section to be removed and rebuilt


DENVER
BURGLAR ALARM
292-2222
rotting wood


deteriorating swamp cooler
deteriorating wood


deteriorating wood

COVER LETTER

Dear Historic Preservation Board,

Please pursue the following proposal for work for the Duncan House Located at 5503 S. Prince St. in Old Town Littleton.

Intent

I am seeking grant money from the city to help fund a complete exterior restoration of the Duncan house located at 5503 S. Prince St. Project will include new siding, new trim, paint, gutters and perhaps cosmetic restoration of windows to include storm covers. I intend to match as precisely as possible the architectural elements as seen in the "before photos" included, and to match the wood with period correct cedar materials.

Responses to Criteria

1-2 My Property, the Duncan House, is in the district and is officially designated as a local Historic Landmark. The exterior of the house is in urgent need of new siding and trim- simply painting it, or attempting repairs would be a poor option as the wood siding and trim has deteriorated to the point where this would not be cost effective. Replacing it with authentic materials, unchanged from its original architecture and trim detail, would produce a better outcome worthy of its designation. My goal is to make this property appear new, but original again. Being a corner lot and very predominate as people enter downtown from the north, it represents a critical component to the historic character of Old Town Littleton. Nearly everyone who enters the city offices will see and drive by this property- a great reminder of Littleton's past and a very visually impactful site!

3-4 I plan to restore some elements of the house that are still in good condition- some of the soffits, the detail work in the front top, etc. Every attempt will be made to restore the house to original condition using period correct real cedar. I will be custom milling the siding and some of the trim detail. Before and after photos will be taken for accuracy. (see siding profile #106 and original siding sample enclosed) None of the items I intend to replace or restore will be anything other than permanent save for the possibility of the storm windows. Upon further review with Dennis I decided to forego replacement of the windows and opted instead to simply restore the windows as they exist- adding storm windows instead to help with efficiency and heating cooling bills. This place is expensive!!!! Window restoration bids have been hard to come by- many have gone out of business, do not returan calls or have failed to produce bids in time for this submission. As such I have included "Replacement" window bids as a, not to exceed price point for

budgeting. I will continue to reach out to restoration contractors and submit bona fide bids asap.

5 The contractors I have selected for siding and trim replacement are very familiar with design of older homes and have offered their assistance in design- we discussed at length the importance to detail and keeping with the original design. I live and work here and have experience with building. I plan to monitor their work side by side as we go.

6-7 I do not believe this property has ever received any grant money in the past. I have no reason to believe that this project will take longer to complete than August 15th, 2017, or per your discretion. I have construction project management experience if that is in any way helpful regarding your decision to grant money for this project. The proposed total budget should not exceed about 30k of which I am requesting approximately 2/3 of that expense be paid from grant money or about 20k. I have 10k of my own money for this project.

Thank you for your consideration!

Gratefully,

Brad Peterson
303-525-4999

5/30/17

Littleton

COA APPLICATION

Revised 12/12/16

LEVEL OF APPLICATION **Historical Preservation Board**

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

DATE OF SUBMITTAL 5/30/17

PROPERTY INFORMATION

Property address 5503 S. PRINCE ST.

Current or proposed name of property DUNCAN HOUSE

Historic name of property "

Description of proposed alterations NEW SIDING + TRIM, SEE ATTACHED LETTER OF INTENT.

APPLICANT INFORMATION

Name of applicant: BRAD PETERSON

Applicant's address: 5503 S. PRINCE ST

Phone number: 303-525-4999

E-mail address: 303RISE@GMAIL.COM

Applicant's signature: [signature] Date: 5/30/17

Property owner's name: BRAD PETERSON

Property owner's address: "

Property owner's signature: [signature] Date: 5/30/17

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Date Received: 05/30/2017 Received by: [signature]

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETE APPLICATION

Duncan Residence

Local Landmark—1995

The Duncan House, c. 1913.

The "Duncan House" at 5503 South Prince Street in Littleton was built about 1906 or 1907 and was built on the northeast corner of Richard Little's original plat of the town. Joseph L. Hill was apparently the builder and perhaps the original owner. Not much is known of Joe Hill, except that he came to Colorado about 1875 and was here as late as 1909 when he was photographed with Judge Lewis B. Ames and Jesse Markle.

Frank and Louisa Duncan came to Colorado in 1890 and moved to Waterton in 1895. Mrs. Duncan ran a boarding house, and their children attended Platte Canyon School. In 1906 Mr. Duncan ran a restaurant on Main Street in Littleton. Perhaps it was about this time that the Duncans built or acquired the house at 5503 South Prince Street.

The Duncan children were Fred C., Wilse, Harry, and Ralph. Several of them were outstanding athletes in Littleton High School. Later, Ralph became a carrier for the Littleton Post Office and in 1929 was the town's fire chief. Frank and Louisa and all their sons are buried in the Littleton Cemetery.

The Duncan House, 2015. Photo by Amelia Martinez.

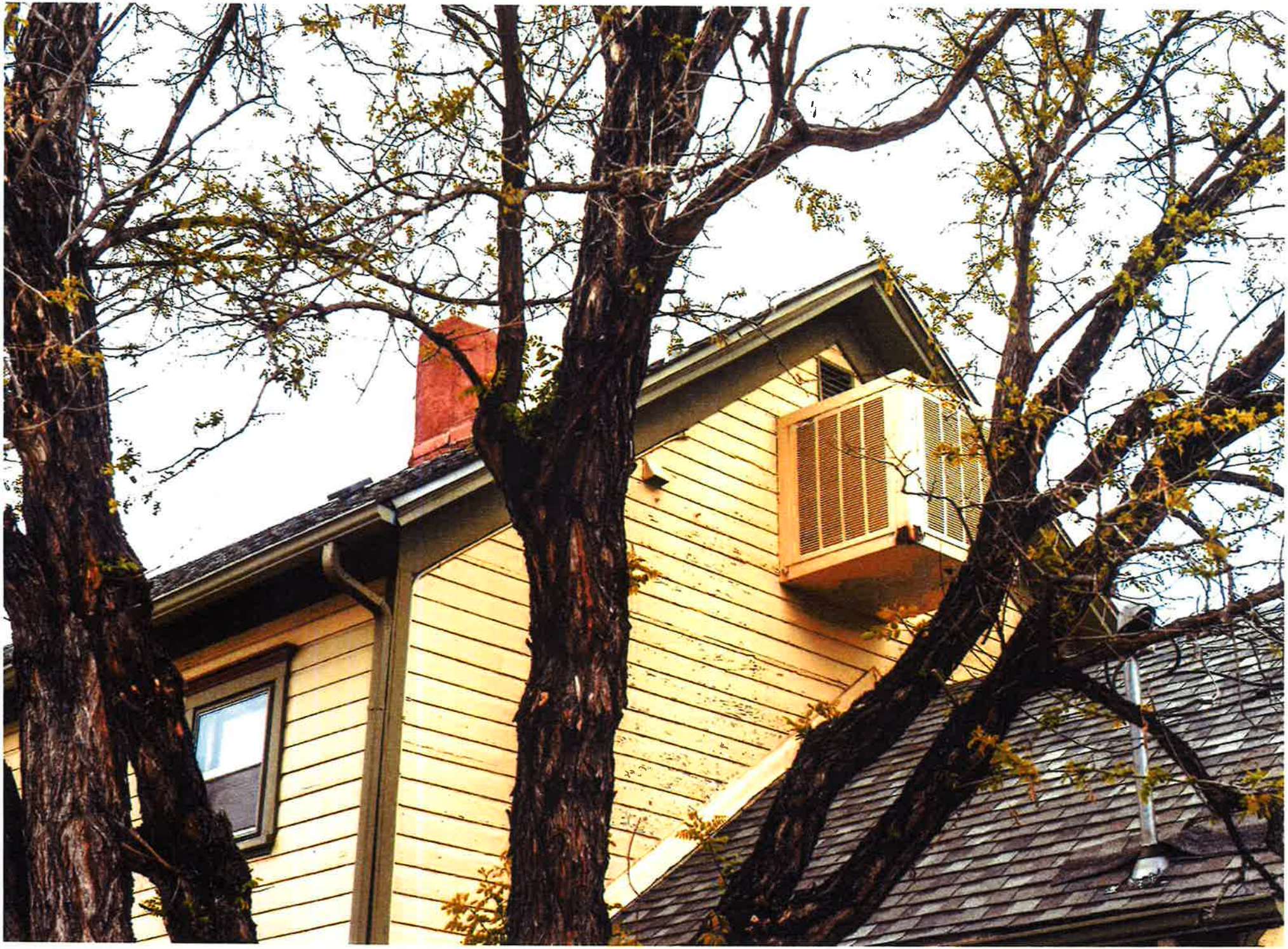
The Duncan House is typical of many turn-of-the-century frame homes and is in the Queen Anne style. The forward or facade facing gabled roof structure appears today much as it did when constructed in 1908. The gable is adorned with variegated decorative shingles and the porch supports include a modest amount of "ginger bread" ornamentation in the form of lace like brackets. The porch has a hipped roof that extends the full length of the facade. There is an attic window in the apex of the gable and a pair of double hung windows on the second story. On the south side there is a bay window with a gabled dormer. The house is wood lap siding with a brick foundation.

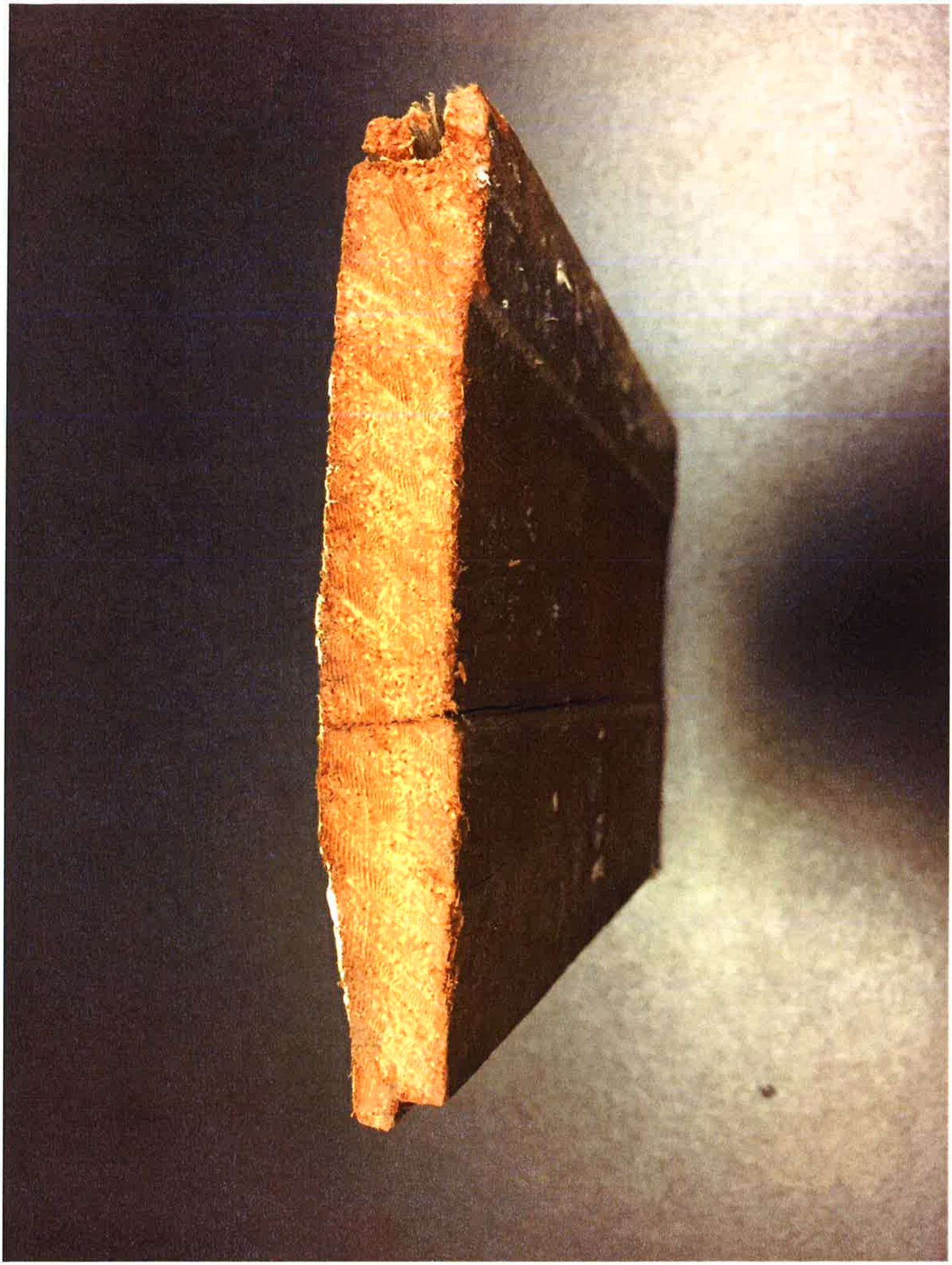
Inside the home the original floor and staircase still exist as do most of the original wood trim and window glass.

In 1992 and 1993, owners Vicki and Peggy Munroe renovated the interior and exterior of the building. The Littleton Historical Museum called it a premier example of how an historic building should be restored. It was featured on the cover of the Littleton Calendar in 1994, and designated an historic landmark by the city in April 1995. The Duncan House has remained a family residence throughout the years to the current time.

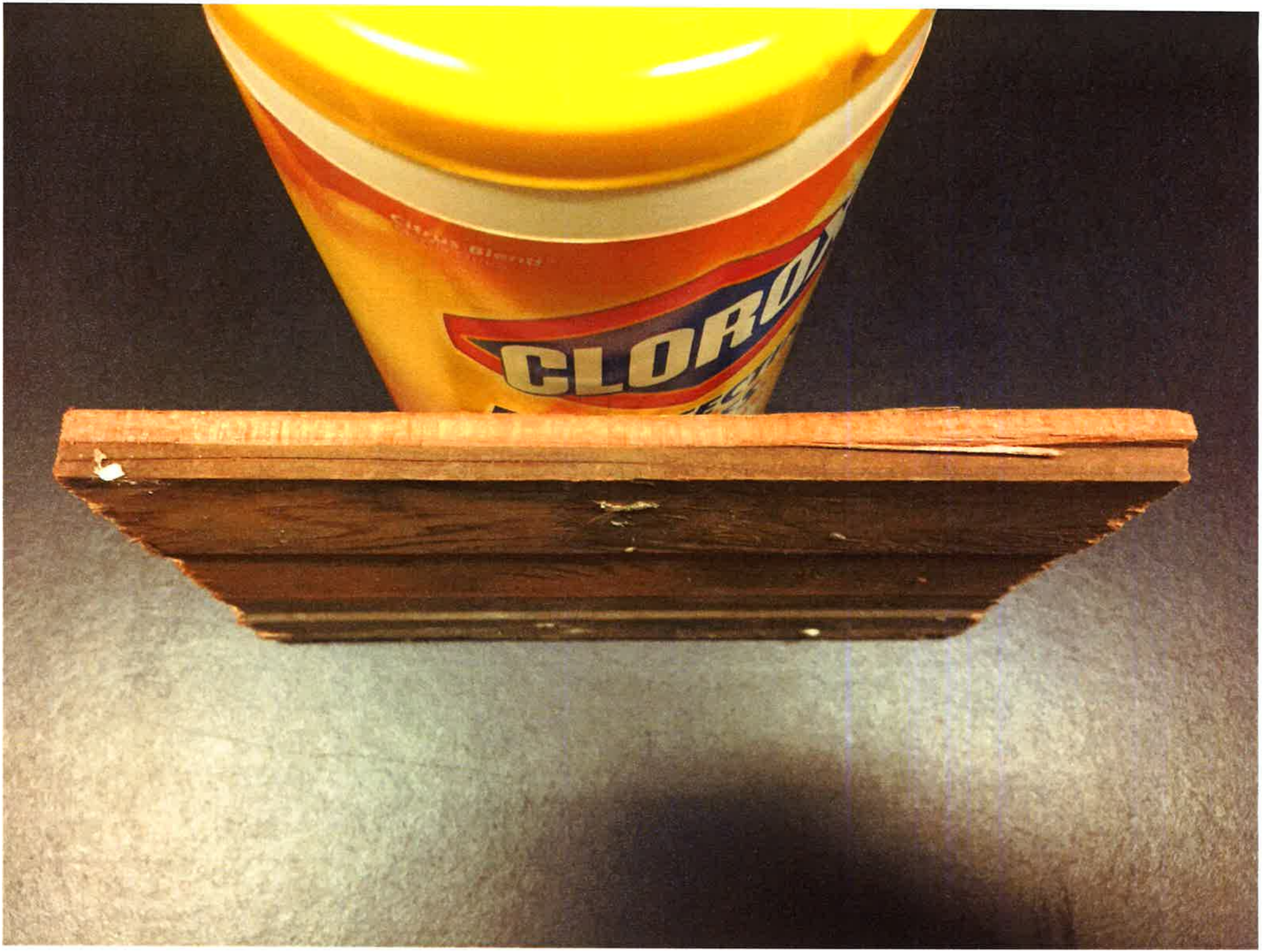

5503
ADT


5503



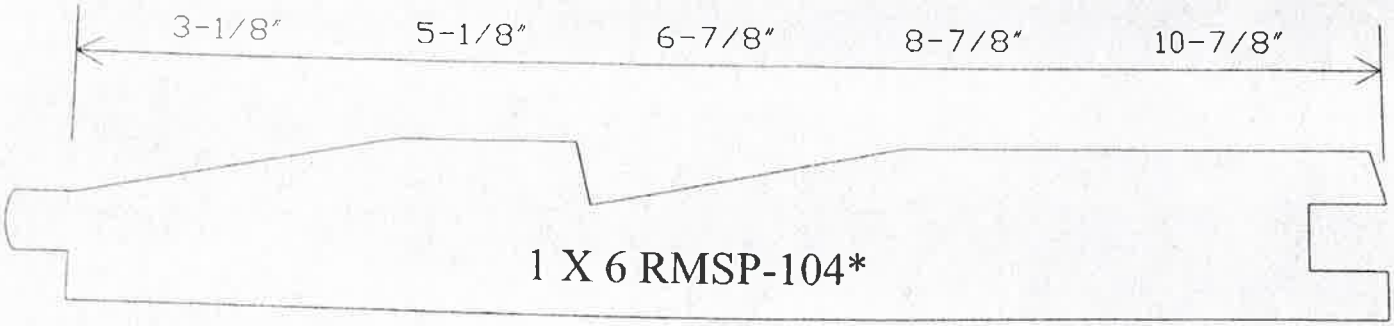



CLORO


CLORO

REED MILL & LUMBER CO., INC.

SIDING AND PANELING



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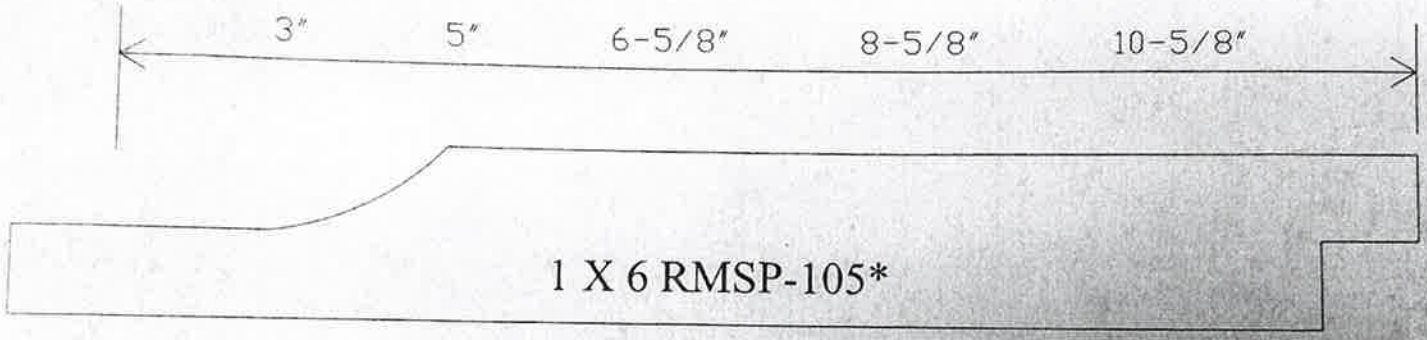

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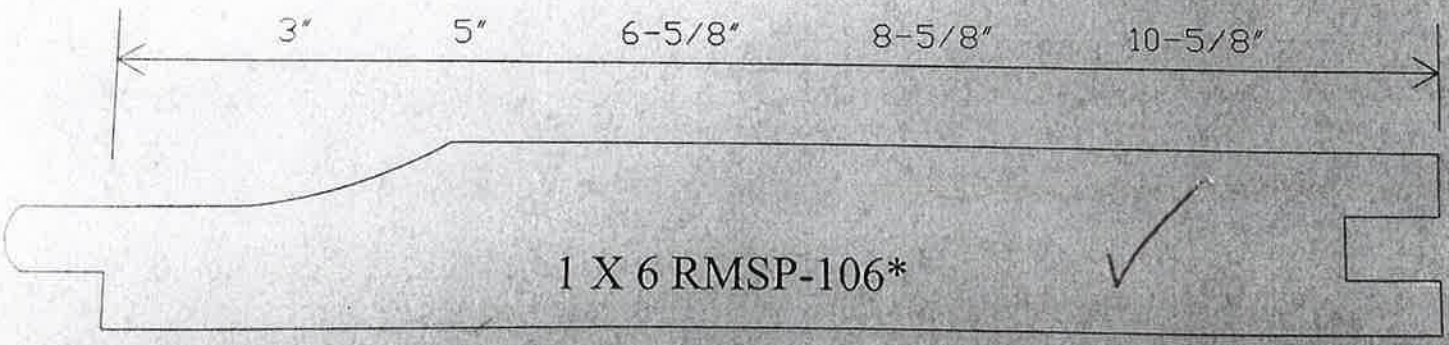
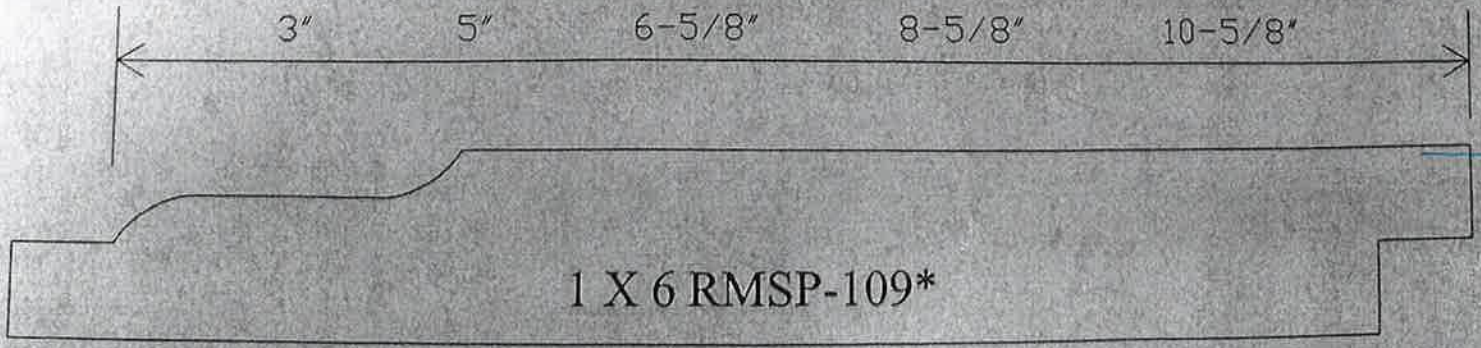
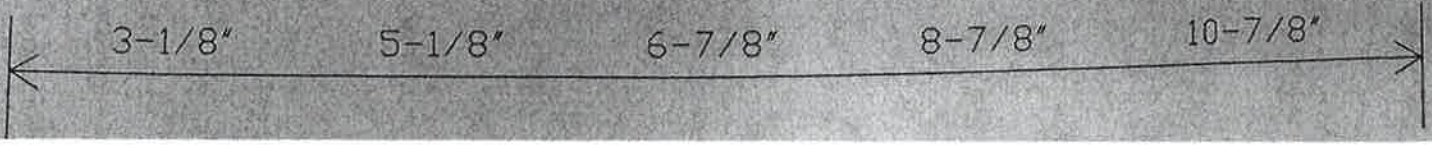


1 X 6 RMSP-106* ✓



1 X 6 RMSP-109*



Date: 5-16-17

Name: Brad Peterson
Address:
Phone:
Email:

REVISED

HOME DESIGN
WINDOWS / SIDING / DOORS
1870 Flintwood Rd.
Franktown, CO 80116
Office 303-663-2288
Darryl's Cell - 720-381-9045

Brad,

The cost of labor for your home includes:

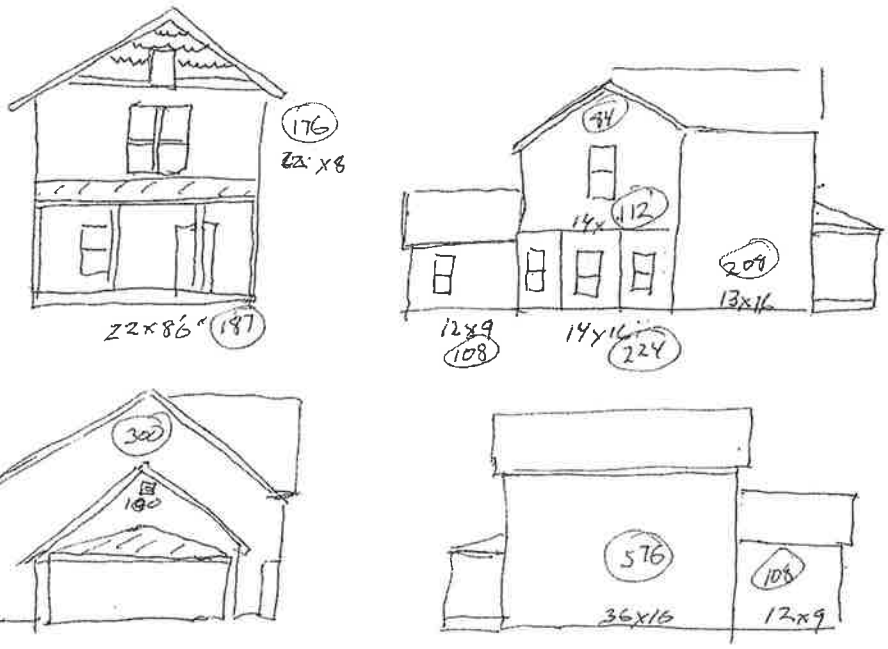
1. labor to install 4x8 osb sheathing
2. labor to install moisture barrier.
3. labor to install trim boards around doors, windows, and corners and freeze boards
4. labor to install cedar siding, to include flashing where necessary.
5. misc. labor
6. All materials would be furnished, including OSB 4x8 sheets that was not on earlier bid,

Total cost, $9,650.00

Date: 3-8-17

Name: Brad Peterson
Address: 5503 E Prince St Littleton
Phone: 303-525-4999
Email: 303rise@gmail

HOME DESIGN
WINDOWS / SIDING / DOORS
1870 Flintwood Rd.
Franktown, CO 80116
Office 303-663-2288



2,200 sq. ft. $8800

SG Framing and Carpentry LLC

2017-12568 Quote

A licensed and Insured Contractor in the State of Colorado
Custom Carpentry in Colorado Since 1981

To: Brad Peterson
5503 S. Prince St.
Littleton, Co. 80120

SG Framing and Carpentry LLC
7523 Mt. Zirkel
Littleton, Colorado 80127

Phone: 303-881-3065
Fax: 303-933-0234

Contractor	Job Description		
Steve Giroux	Historic Siding	Framing and Carpentry	**4-3-17**

	Demo trim at windows and remove swamp cooler		400
	Sheet house with OSB		1100
	Remove and replace fascia and soffit where needed per owner		
	Trim windows with new trim		
	Tyvek house		
	Install new siding entire house except sunroom addition		11500
	This bid is a good faith estimate based upon the specifications provided as of this date. Any additions or deletions in the future may change these costs. This quote is based upon S G Framing and Carpentry completing the entire scope of work as listed above. **Thank you for the opportunity to quote this project. We look forward to working with you.** **Steve Giroux**		
		Total	$13000.00

Staff Communication

File #: HPB Reso 10-2017, **Version:** 1

Agenda Date: June 19, 2017

Subject:
COA for the Duncan House, 5503 South Prince Street

Presented By: Dennis Swain, Senior Planner

APPLICATION SUMMARY:

Project Name:	Duncan House COA
Historic Name:	Duncan House
Application Type:	COA
Location:	5503 South Prince Street
Applicable Design Guidelines:	Historic Preservation Design Guidelines
Applicant/Owner:	Brad Peterson
Project Description:	Removal and replacement of cedar siding and trim
Staff Recommendation:	**CONDITIONAL APPROVAL**

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

Staff and HPB ("board") review are the two steps in this review process. 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 project. If the board attaches condition(s) to the approval, a building permit will not be issued unless the condition(s) has been met. If the board denies the COA application, a building permit will not be issued for the project.

BACKGROUND:
The Duncan House is located in Downtown Littleton at 5503 South Prince Street, north of Main Street, on the southwest corner of Prince and Berry, and diagonally across the intersection from Geneva Park and the Littleton Center.

Illustration #1, Vicinity Map - Duncan House - 5503 South Prince Street

The 1999 City of Littleton Historic Building Survey describes the Duncan House as a two-story front-gable-roof dwelling with overhanging eaves and composition roofing. The exterior walls are clad with lap siding, while the gable face is clad with variegated decorative shingles. The house has a brick foundation and a full-width hipped roof. The projecting porch has spindle supports with lace-like brackets, a spindled balustrade, and a wood porch floor. The front entrance is off-center, has a paneled and glazed door, etched glass light, and is surmounted by a transom. The double-hung sash parlor window has an architrave lintel and the paired double-hung windows above the porch have a shared lintel. The front gable apex has a small window with multiple lights in its upper sash. On the south wall there is a bay window that is topped by a gabled dormer. The front yard has a flagstone sidewalk, a wire fence that encloses the yard on two sides, and newer landscaping.

According to research done by the Littleton Historical Museum for the 1999 historic survey, the house was built in 1908 by Louisa S. Duncan. The 1920 Census record indicates that Louisa lived in the house with her teamster husband, Frank, who was from Pennsylvania, their sons Harry and Ralph, and their daughter Minnie. In 1932, Frank Duncan was shown in the Littleton City Directory as the owner of the house. Also living in the house in 1932 were Fred Duncan, an employee at J.S. Worthington, and Lelia Duncan, a clerk in the Arapahoe County Treasurer's Office. By 1939, Fred and Lelia Duncan were the only occupants of the house and Mr. Duncan was working for the U.S. Reclamation Service in Denver. Between 1953 and 1961, the house was owned by D.M. Bramhall.

The current owner, Brad Peterson, purchased the house in 2007 and currently uses it as his office. Mr. Peterson is seeking a COA to replace the siding and trim, and plans for this to be the first phase of a larger project to renovate and restore the exterior. The full project will include paint, gutters and perhaps the cosmetic

restoration of windows and new storm windows. While painting an already painted surface and replacing gutters with a similar product do not require a COA, if he moves forward with the window projects, he will seek a separate board-level COA. Mr. Peterson notes that he intends to repair or to match as precisely as possible the existing architectural elements and to match the wood with period-correct cedar materials. Photos of the current condition of the siding and trim are included as an attachment to this application.

In the cover letter to this application, Mr. Peterson states that "t*he exterior of the house is in urgent need of new siding and trim and that simply painting it, or attempting repairs would be a poor option as the wood siding and trim has deteriorated to the point where this would not be cost effective. Replacing it with authentic materials, unchanged from its original architecture and trim detail, would produce a better outcome worthy of its designation. My goal is to make this property appear new, but original again. Being a corner lot and very predominate as people enter downtown from the north, it represents a critical component to the historic character of Old Town Littleton. Nearly everyone who enters the city offices will see and drive by this property - a great reminder of Littleton's past and a very visually impactful site!*"

Mr. Peterson continues: "*I plan to restore some elements of the house that are still in good condition some of the soffits, the detail work in the front top, etc. Every attempt will be made to restore the house to original condition using period-correct real cedar. I will be custom milling the siding and some of the trim detail. Before and after photos will be taken for accuracy. None of the items I intend to replace or restore will be anything other than permanent save for the possibility of the storm windows*."

Mr. Peterson has been careful to select contractors for the siding and trim replacement who are familiar with the design and construction of older homes. Together, they have discussed at length the importance of detail and keeping the original design of those details.

CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:

CRITERIA FOR PROPERTIES IN A HISTORIC DISTRICT
Per Section 4-6-14 (C), the Historic Preservation Board shall issue a COA for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

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

STAFF ANALYSIS:
Criterion Met: While the project as proposed would remove the original siding, it will replace it with siding that is of the same material, profile, size, and design as the original. The impact on the historic integrity of the house should be minimal.

APPLICANT COMMENTS:
Proposed restoration will not detrimentally affect the house - the house will look exactly the same, it just needs new trim and siding. We will be covering it with real cedar, custom milled to match the existing. *(Staff Clarification: The new siding will not be placed over the old siding. The old siding will be removed)*

2. ***Conformance with guidelines. The proposed work is otherwise in conformance with any applicable adopted design guidelines.***

Because the Duncan House is a designated Landmark, the applicable guidelines are the *Littleton Downtown Historic Preservation Design Guidelines*. The following guidelines are applicable to the proposed project.

3.32 Preserve original building materials.
- Avoid removing original materials that are in good condition or that can be repaired in place.
- Preserving original building materials reduces the environmental impacts from producing new replacement materials.

3.33 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may also be considered for wood repair and special masonry repair components.

3.34 Match the original material in composition, scale and finish when replacing materials on primary surfaces.
- Remove only those materials which are deteriorated, and must be replaced.
- Replace only the amount required.

3.36 Covering original building materials with new materials is inappropriate.
- Vinyl siding, aluminum siding and new stucco are generally inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.
- If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

STAFF ANALYSIS:
Criterion Conditionally Met: The proposed project is to remove all existing cedar siding. The adopted guidelines are clear that original materials that can be repaired in place should be repaired rather than replaced. To be in conformance with the design guidelines, the applicant and his contractor should consider repairing the existing siding that can be repaired and doing spot replacement of only siding that is irreparably damaged. They should avoid removing original materials that are in good condition or that can be repaired in place.

Regarding the siding that must be replaced, the proposed replacement siding is intended to match the existing siding in composition, scale, and finish.

APPLICANT COMMENTS:
It will look exactly the same as before so yes, it will conform.

3. Compatibility. 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 ANALYSIS:
Criterion Met: The project as proposed will be visually compatible with the design, finish, materials, scale, mass, and height of the Duncan House. The applicant has taken care to find a source for milling cedar siding and trim that matches the profile of the historic siding and trim. The applicant has taken the same care to find a

contractor who is familiar with and sensitive to historic design and materials.

APPLICANT COMMENTS:
It will look exactly the same as before so yes, it will conform.

4. District compatibility: 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 ANALYSIS:
Criterion Not Applicable: This criterion is not applicable to this project since the Duncan House is not within a historic district. The Main Street Historic District extends only to the alley between Main Street and Powers.

APPLICANT COMMENTS:
Yes. *(Staff Clarification: The Duncan House is not in a district, so this criterion is not applicable.)*

5. Demolitions. 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 ANALYSIS:
Criterion Met: While not all of the original siding may need to be replaced, there will need to be partial demolition to remove and replace the siding that is so deteriorated that it cannot be repaired. By selecting a contractor with preservation sensitivity and expertise and the milling of cedar boards to match the profile, scale, and dimensions of the original siding, the applicant has taken steps to mitigate possible negative impacts on the integrity of the landmark structure.

APPLICANT COMMENTS:
The architectural integrity will be unchanged. The siding will be custom milled, real cedar to match the existing wood profile.

CRITERIA FOR HISTORIC LANDMARKS
Per Section 4-6-14 (E), in determining whether to issue a certificate of historic appropriateness for a historic landmark, the board shall consider, in addition to the five criteria above, the following 20 criteria:

1. The effect of the proposed change on the general architectural and/or historic character of the structure or district;

STAFF ANALYSIS:
Criterion Conditionally Met: The applicant has taken steps to minimize impacts on the architectural and historic character of the structure. Additionally, the contractor and applicant should preserve any of the historic siding and trim that can be repaired rather than replaced.

2. The architectural style, arrangement, textures and materials used on existing and proposed

structures and their relation to other structures in the district;

STAFF ANALYSIS:
Criterion Not Applicable: The criterion refers to a district; the Duncan House is not in a district.

3. The uniqueness of the structure and how it ties in with the history of the area;

STAFF ANALYSIS:
Criterion Met: The applicant has taken steps to preserve the uniqueness of the structure and its ties to the history of the area.

4. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site;

STAFF ANALYSIS:
Criterion Not Applicable: The proposed project will not alter the size, setbacks, site, or location of the structure.

5. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done;

STAFF ANALYSIS:
Criterion Met: The applicant has taken steps to minimize impacts on the exterior architectural features of the structure.

6. The effect of the proposed work on the protection, enhancement, perpetuation and use of the structure, area or district;

STAFF ANALYSIS:
Criterion Met: The proposed work will help protect, enhance, and perpetuate the use of the structure.

7. The use to which such structure or area shall be put;

STAFF ANALYSIS:
Criterion Not Applicable: The project will not affect the use of the structure.

8. The condition of existing improvements and whether they are a hazard to the public health or safety;

STAFF ANALYSIS:
Criterion Not Applicable: The condition of the existing improvements does not make them a hazard to public health and safety.

9. The economic viability of maintaining the structure or area as is;

STAFF ANALYSIS:
Criterion Met: Maintaining the structure as it is will have a long-term negative impact on the economic viability of the structure and will damage the integrity, and thus value, of the structure.

10. Whether the property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

STAFF ANALYSIS:
Criterion Not Applicable: The project will not affect the use of the property.

11. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF ANALYSIS:
Criterion Conditionally Met: The contractor and applicant should preserve any of the historic siding and trim that can be repaired rather than replaced.

12. Alterations shall not create a false sense of historic development, such as adding conjectured features or architectural elements from other buildings.

STAFF ANALYSIS:
Criterion Met: The project as proposed will not add a false sense of history.

13. Most properties change over time; those changes that have acquired a historic significance in their right shall be retained and preserved.

STAFF ANALYSIS:
Criterion Not Applicable: The project as proposed is not affecting any elements of the house that may have changed over time.

14. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

STAFF ANALYSIS:
Criterion Conditionally Met: The applicant has taken steps to preserve the architectural and historic character of the structure. Additionally, the contractor and applicant should preserve any of the historic siding and trim that can be repaired rather than replaced.

15. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

STAFF ANALYSIS:
Criterion Conditionally Met: The applicant has taken steps to minimize impacts on the architectural and historic character of the structure. Additionally, the contractor and applicant should preserve any of the historic siding and trim hat can be repaired rather than replaced.

16. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

STAFF ANALYSIS:
Criterion Conditionally Met: If the contractor and applicant clean the surface of any siding or trim that they can repair, they shall use the gentlest means possible in order to avoid further damage.

17. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

STAFF ANALYSIS:
Criterion Not Applicable: There are no archeological resources that will be impacted by this project.

18. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

STAFF ANALYSIS:
Criterion Not Applicable: The proposed project will not include any new additions, exterior alterations, or related new construction that should be differentiated from the historic structure.

19. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic landmark and its environment would be unimpaired.

STAFF ANALYSIS:
Criterion Not Applicable: The proposed project is not the type of project at which this criterion is directed.

20. Alterations, new additions and related new construction shall be in conformance with any applicable adopted design guidelines.

STAFF ANALYSIS:
Criterion Met: The proposed project conforms to the applicable design guidelines in the *Littleton Downtown Historic Preservation Design Guidelines*, including #3.32, #3.33, #3.34, and #3.36, as highlighted above by the response to Criteria #2 of the Criteria for Properties in Historic Districts.

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 5503 South Prince Street meets the criteria for approval, with one condition included in the proposed motion. Staff, therefore, recommends approval of HPB Resolution #10-2017, with the stated condition, approving the Certificate of Historic Appropriateness for 5503 South Prince Street.

PROPOSED MOTION:
The historical preservation board may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

MOTION TO APPROVE AND/IF NECESSARY, WITH CONDITIONS
I move to approve HPB Resolution 10-2017, approving the Certificate of Historic Appropriateness for the Duncan House at 5503 South Prince Street, with the following condition(s):

1. The applicant and his contractor will repair the siding and trim that is reparable and only replace the siding that is not reparable.
2.
3.

MOTION TO CONTINUE TO A DATE CERTAIN

I move to continue the public hearing on HPB Resolution 10-2017, concerning the certificate of historic appropriateness for the Duncan House at 5503 South Prince Street, to _____ (insert date) in order to_____.

MOTION TO DENY

I move to deny HPB Resolution 10-2017, concerning the certificate of historic appropriateness for the Duncan House at 5503 South Prince Street. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and **adjust motion accordingly**:

1. does not **[does]** detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
2. is **[is not]** in conformance with the Littleton Downtown Design Standards and Guidelines;
3. is **[is not]** visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height;
4. is **[is not]** visually compatible with the development on adjacent properties;
5. does **[does not]** require demolition for the renovation, restoration or rehabilitation of the structure and, if so, mitigates, to the largest extent possible, impacts on the historic importance and architectural integrity of the structure/s located on the property;
6. is **[is not]** compatible with the general architectural and/or historic character of the structure or district
7. is **[is not]** compatible with the architectural style, arrangement, textures and materials of other structures in the district;
8. does **[does not]** reflect the uniqueness of the structure and how it ties in with the history of the area;
9. does **[does not]** respect the size, setbacks, site, location, and the appropriateness thereof, of existing structures and the site;
10. does **[does not]**result in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done;
11. does **[does not]** negatively impact the protection, enhancement, perpetuation and use of the structure, area or district;
12. does **[does not]** negatively affect the use to which such structure or area shall be put;
13. does **[does not]** mitigate conditions that are a hazard to the public health or safety;
14. does **[does not]** improve the economic viability of maintaining the structure or area as is;
15. does **[does not]** negatively impact the ability of the property to be used for its historic purpose or for a new use that would require minimal change to the defining characteristics of the building and its site and environment.
16. does **[does not]** include the removal of historic materials or alteration of features and spaces that characterize the property and help retain and preserve the historic character.
17. does **[does not]** include alterations that would not create a false sense of historic development, such as adding conjectured features or architectural elements from other buildings.
18. does **[does not]** negatively impact any changes that have acquired a historic significance.
19. does **[does not]** help preserve distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the property.
20. is **[is not]** consistent with the guidelines for repair and replacement; i.e. repair rather than replace

deteriorated historic features. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

21. is **[is not]** consistent with the guidelines for surface cleaning of structures; i.e. chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
22. is **[is not]** consistent with the guidelines for the protection and preservation of significant archeological resources affected by a project; i.e. if such resources must be disturbed, mitigation measures shall be undertaken.
23. is **[is not]** consistent with the guideline that new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
24. is **[is not]** consistent with the guideline that new additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic landmark and its environment would be unimpaired.
25. is **[is not]** consistent with the guideline that alterations, new additions and related new construction shall be in conformance with any applicable adopted design guidelines.

Attachments:

1. Draft HPB Resolution #10-2017
2. Cover Letter
3. COA Application
4. Duncan House Bio - History from Littletongov.org
5. Historic Survey of the Duncan House - 1999 Survey
6. Photos of the Duncan House
7. Milling Profile and Bids
8. Applicant Comments on the COA Criteria

CITY OF LITTLETON, COLORADO

HPB Resolution No. 10

Series, 2017

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

WHEREAS, the historical preservation board of the City of Littleton, Colorado, held a public hearing at its regular meeting of June 19, 2017, to consider a certificate of historic appropriateness (COA) for the repair and replacement of siding and trim at property located at 5503 South Prince Street;

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

WHEREAS, the historical preservation board finds that the proposed certificate of historic appropriateness for property known as the Duncan House at 5503 South Prince Street meets the criteria set forth in Section 4-6-14 of the city code;

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

Section1. The historical preservation board does hereby approve the certificate of historic appropriateness for the repair and replacement of siding and trim at the Duncan House at 5503 South Prince Street.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Historical Preservation Board of the City of Littleton, Colorado, on the 19th day of June, 2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote: [VOTE].

ATTEST:

_____	_____
Denise Ciernia	Pamela Grove
RECORDING SECRETARY	CHAIR

APPROVED AS TO FORM:

_____
Kenneth S. Fellman
ACTING CITY ATTORNEY

COVER LETTER

Dear Historic Preservation Board,

Please pursue the following proposal for work for the Duncan House Located at 5503 S. Prince St. in Old Town Littleton.

Intent

I am seeking grant money from the city to help fund a complete exterior restoration of the Duncan house located at 5503 S. Prince St. Project will include new siding, new trim, paint, gutters and perhaps cosmetic restoration of windows to include storm covers. I intend to match as precisely as possible the architectural elements as seen in the "before photos" included, and to match the wood with period correct cedar materials.

Responses to Criteria

1-2 My Property, the Duncan House, is in the district and is officially designated as a local Historic Landmark. The exterior of the house is in urgent need of new siding and trim- simply painting it, or attempting repairs would be a poor option as the wood siding and trim has deteriorated to the point where this would not be cost effective. Replacing it with authentic materials, unchanged from its original architecture and trim detail, would produce a better outcome worthy of its designation. My goal is to make this property appear new, but original again. Being a corner lot and very predominate as people enter downtown from the north, it represents a critical component to the historic character of Old Town Littleton. Nearly everyone who enters the city offices will see and drive by this property- a great reminder of Littleton's past and a very visually impactful site!

3-4 I plan to restore some elements of the house that are still in good condition- some of the soffits, the detail work in the front top, etc. Every attempt will be made to restore the house to original condition using period correct real cedar. I will be custom milling the siding and some of the trim detail. Before and after photos will be taken for accuracy. (see siding profile #106 and original siding sample enclosed) None of the items I intend to replace or restore will be anything other than permanent save for the possibility of the storm windows. Upon further review with Dennis I decided to forego replacement of the windows and opted instead to simply restore the windows as they exist- adding storm windows instead to help with efficiency and heating cooling bills. This place is expensive!!!! Window restoration bids have been hard to come by- many have gone out of business, do not returan calls or have failed to produce bids in time for this submission. As such I have included "Replacement" window bids as a, not to exceed price point for

budgeting. I will continue to reach out to restoration contractors and submit bona fide bids asap.

5 The contractors I have selected for siding and trim replacement are very familiar with design of older homes and have offered their assistance in design- we discussed at length the importance to detail and keeping with the original design. I live and work here and have experience with building. I plan to monitor their work side by side as we go.

6-7 I do not believe this property has ever received any grant money in the past. I have no reason to believe that this project will take longer to complete than August 15th, 2017, or per your discretion. I have construction project management experience if that is in any way helpful regarding your decision to grant money for this project. The proposed total budget should not exceed about 30k of which I am requesting approximately 2/3 of that expense be paid from grant money or about 20k. I have 10k of my own money for this project.

Thank you for your consideration!

Gratefully,

Brad Peterson
303-525-4999

5/30/17

Littleton
ANYTHING BUT LITTLE

COA APPLICATION

Revised 12/12/16

LEVEL OF APPLICATION **Historical Preservation Board**

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

DATE OF SUBMITTAL 5/30/17

PROPERTY INFORMATION

Property address 5503 S. PRINCE ST.

Current or proposed name of property DUNCAN HOUSE

Historic name of property "

Description of proposed alterations NEW SIDING + TRIM, SEE ATTACHED LETTER OF INTENT.

APPLICANT INFORMATION

Name of applicant: BRAD PETERSON

Applicant's address: 5503 S. PRINCE ST

Phone number: 303-525-4999

E-mail address: 303RISE@GMAIL.COM

Applicant's signature: [signature] Date: 5/30/17

Property owner's name: BRAD PETERSON

Property owner's address: "

Property owner's signature: [signature] Date: 5/30/17

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Date Received: 05/30/2017 Received by: [signature]

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETE APPLICATION

Duncan Residence

Local Landmark—1995

The Duncan House, c. 1913.

The "Duncan House" at 5503 South Prince Street in Littleton was built about 1906 or 1907 and was built on the northeast corner of Richard Little's original plat of the town. Joseph L. Hill was apparently the builder and perhaps the original owner. Not much is known of Joe Hill, except that he came to Colorado about 1875 and was here as late as 1909 when he was photographed with Judge Lewis B. Ames and Jesse Markle.

Frank and Louisa Duncan came to Colorado in 1890 and moved to Waterton in 1895. Mrs. Duncan ran a boarding house, and their children attended Platte Canyon School. In 1906 Mr. Duncan ran a restaurant on Main Street in Littleton. Perhaps it was about this time that the Duncans built or acquired the house at 5503 South Prince Street.

The Duncan children were Fred C., Wilse, Harry, and Ralph. Several of them were outstanding athletes in Littleton High School. Later, Ralph became a carrier for the Littleton Post Office and in 1929 was the town's fire chief. Frank and Louisa and all their sons are buried in the Littleton Cemetery.

The Duncan House, 2015. Photo by Amelia Martinez.

The Duncan House is typical of many turn-of-the-century frame homes and is in the Queen Anne style. The forward or facade facing gabled roof structure appears today much as it did when constructed in 1908. The gable is adorned with variegated decorative shingles and the porch supports include a modest amount of "ginger bread" ornamentation in the form of lace like brackets. The porch has a hipped roof that extends the full length of the facade. There is an attic window in the apex of the gable and a pair of double hung windows on the second story. On the south side there is a bay window with a gabled dormer. The house is wood lap siding with a brick foundation.

Inside the home the original floor and staircase still exist as do most of the original wood trim and window glass.

In 1992 and 1993, owners Vicki and Peggy Munroe renovated the interior and exterior of the building. The Littleton Historical Museum called it a premier example of how an historic building should be restored. It was featured on the cover of the Littleton Calendar in 1994, and designated an historic landmark by the city in April 1995. The Duncan House has remained a family residence throughout the years to the current time.

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)

COUNTY: Arapahoe

CITY: Littleton

STATE ID NO.: 5AH188

TEMPORARY NO.: 2077-17-4-01-016

CURRENT BUILDING NAME:

OWNER: WESLEY, LAURA ELIZABETH
5503 S PRINCE ST
LITTLETON CO 80120

ADDRESS: 5503 S PRINCE ST
Littleton, CO 80120

TOWNSHIP 5S RANGE 68W SECTION 17 NE 1/4 SE 1/4

HISTORIC NAME:
Duncan Residence

U.S.G.S. QUAD NAME: Littleton, Colo.
YEAR: 1965 (r. 1994) X 7.5' 15'

DISTRICT NAME:

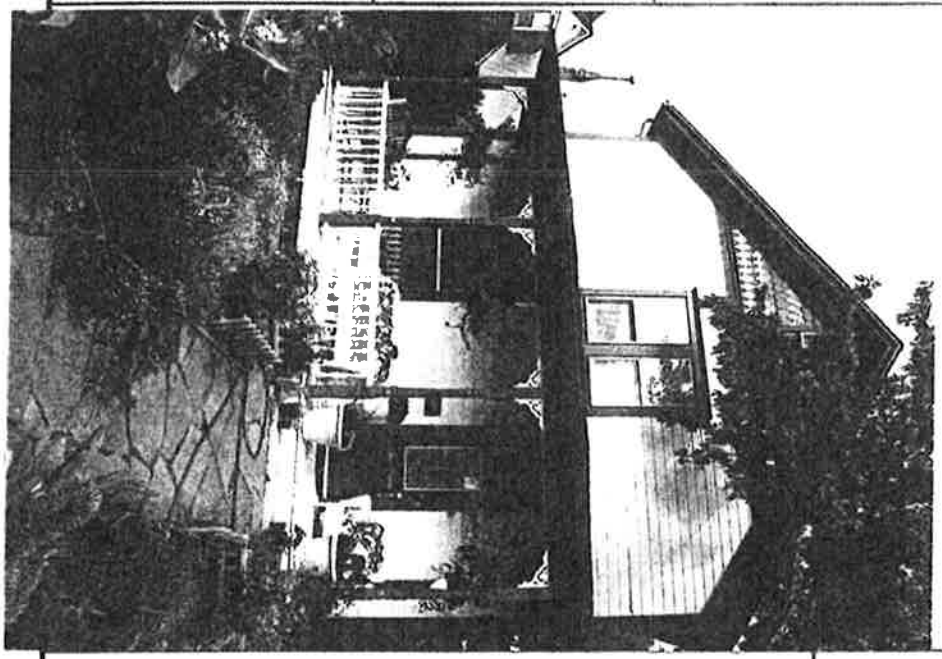
BLOCK: 6 LOT(S): 10
ADDITION: LITTLETON ORIG TOWN YR. OF ADDITION: 1872

FILM ROLL NO.: 97-11
BY: Roger Whitacre

NEGATIVE NO.: 14

LOCATION OF NEGATIVES:
Littleton Hist. Mus.

DATE OF CONSTRUCTION:
ESTIMATE: ACTUAL: 1908
SOURCE:
Littleton Hist. Museum



USE:
PRESENT:
Residence

HISTORIC:
Residence

CONDITION:
X EXCELLENT GOOD
FAIR DETERIORATING

EXTENT OF ALTERATIONS:
X MINOR MODERATE MAJOR
DESCRIBE:
Nonhistoric porch balustrade.

CONTINUED YES X NO

STYLE: Queen Anne

STORIES: 2

ORIGINAL SITE X MOVED
DATE(S) OF MOVE:

MATERIALS: Wood, Brick

SQ. FOOTAGE: 1235

NATIONAL REGISTER ELIGIBILITY

INDIVIDUAL: X YES X NO

CONTRIBUTING TO DISTRICT:
YES NO

ARCHITECTURAL DESCRIPTION:
Two-story front gable roof dwelling with overhanging eaves; composition roofing. Walls clad with lap siding; gable face clad with variegated decorative shingles; brick foundation. Full-width, hipped roof, projecting porch with spindle supports with lace-like brackets; spindled balustrade; wood porch floor. Off-center entrance with paneled and glazed door with etched glass light surmounted by transom. Double-hung sash parlor window with architrave lintel; paired double-hung windows with shared lintel above porch. Gable apex has small window with multiple lights in upper sash. Bay window topped by gabled dormer on south. Flagstone sidewalk; wire fence encloses yard on two sides; newer landscaping in front yard.

CONTINUED? YES X NO

LOCAL LANDMARK DESIGNATION: Yes

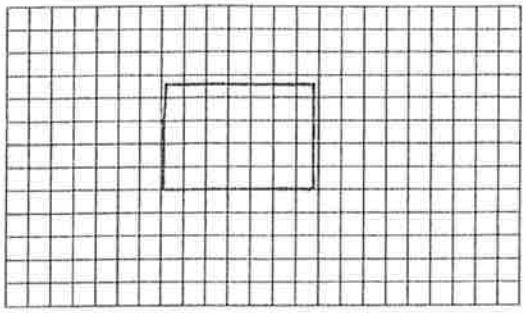
NAME: Littleton
DATE: 4-18-1995

ASSOCIATED BUILDINGS? YES X NO
TYPE:

IF INVENTORIED, LIST ID NOS.:

ADDITIONAL PAGES: YES X NO

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Unknown

SOURCE:

STATE ID NO.: 5AH198

ORIGINAL OWNER:
Frank & Louisa Duncan

SOURCE:
Littleton Historical Museum

THEME(S):
Rail Era: Rail Town Physical Form, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
Previous researchers have identified this as the Joseph Hill House. No documentation connecting Hill to the house was found.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
According to research by the Littleton Historical Museum, this house was built in 1908 by Louisa S. Duncan. The Duncans were recorded at this address in the 1920 U.S. Census. Frank was a 60 year old teamster, originally from Pennsylvania, who lived here with Louisa, 57, and their sons Harry and Ralph and daughter Minnie. In 1932, Frank Duncan is still shown in the Littleton City Directory as the owner of the house; also living here were Fred Duncan, an employee at J.S. Worthington, and Lelia Duncan, a clerk in the Arapahoe County Treasurer's Office. Fred and Lelia Duncan were the only occupants of the house in 1939, when Mr. Duncan worked for the U.S. Reclamation Service in Denver. D.M. Bramhall is identified as the owner of the house in the 1953-1961 period.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIsignificance:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:
This house is significant for its architecture, as one of the better preserved examples of Queen Anne style dwellings in Littleton, as reflected in the decorative shingles, porch with spindle supports and brackets, paneled and glazed door surmounted by transom, and bay window.

CONTINUED YES X NO

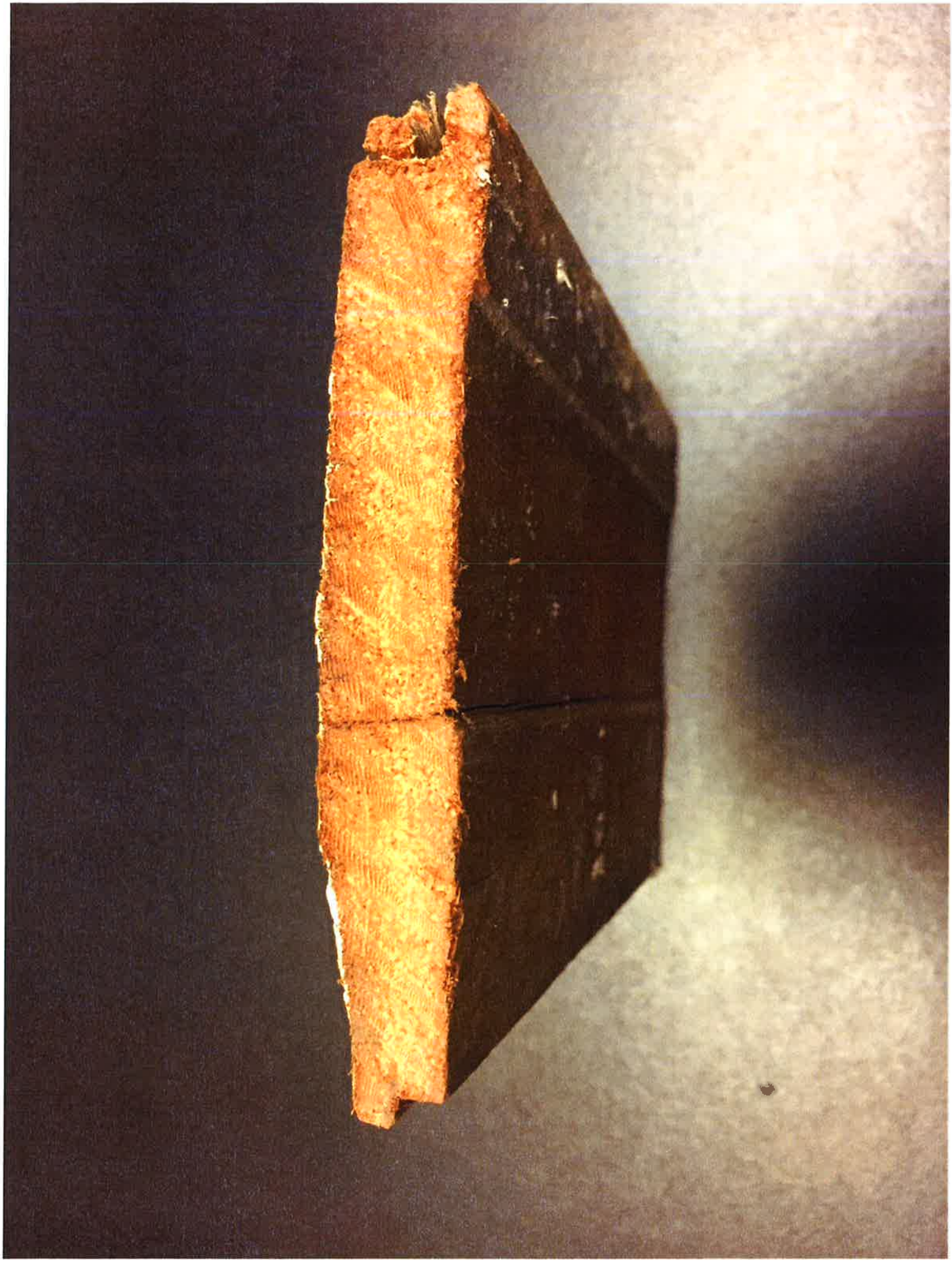
REFERENCES (BE SPECIFIC):
Littleton Historical Museum Photographic files; Littleton Independent, 4 March 1976; Colorado Historical Society, Inventory Record form, July 1982; Littleton Historic Building Record and Evaluation, August 1975; Littleton City Directories, 1932 and 1939 and 1953-1961; U.S. Census, 1920.

CONTINUED YES X NO

SURVEYED BY: B. Norgren/T.H. & R.L. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997


5503
ADT


5503

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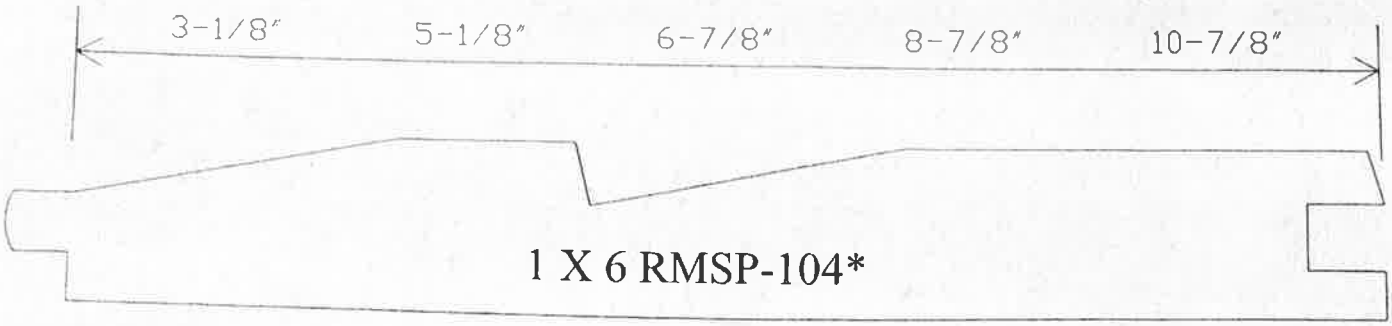
REED MILL & LUMBER CO., INC.

SIDING AND PANELING



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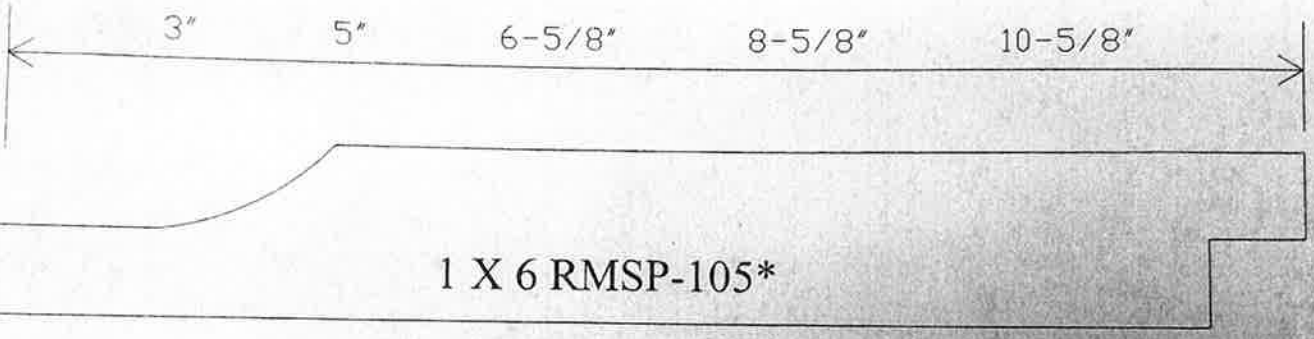

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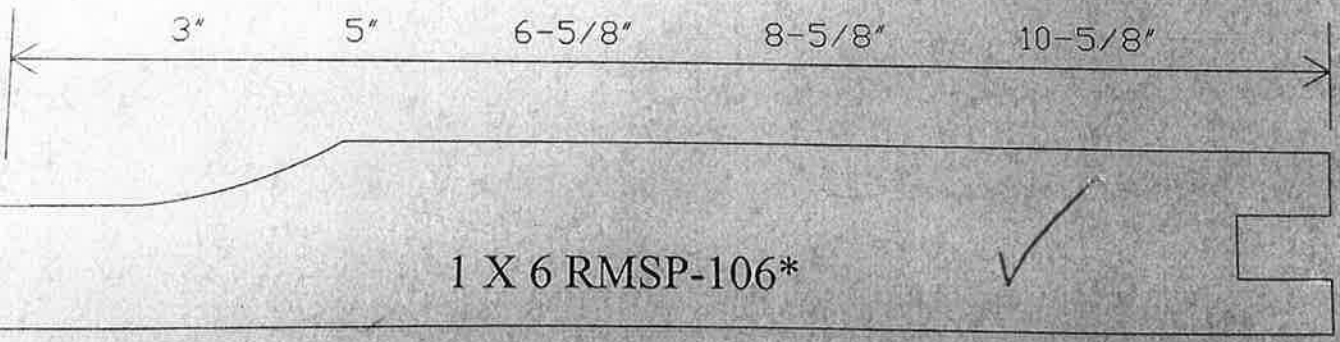

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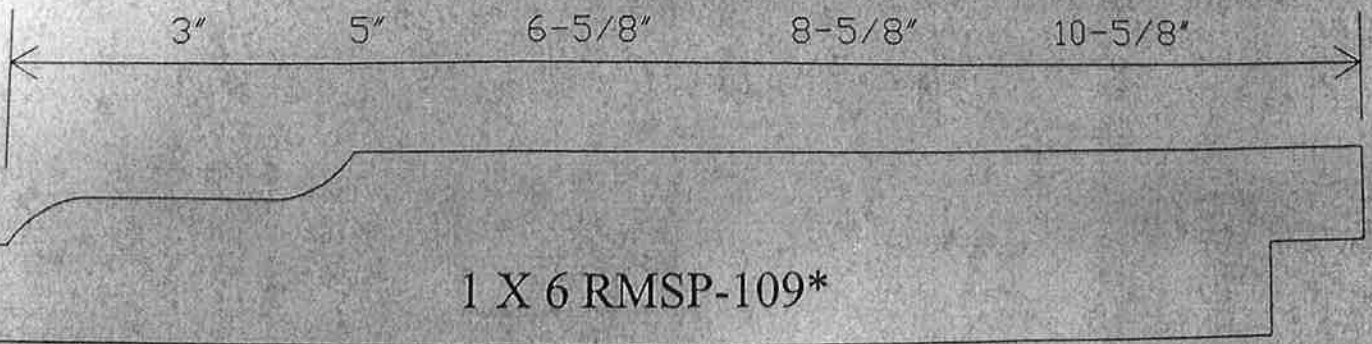
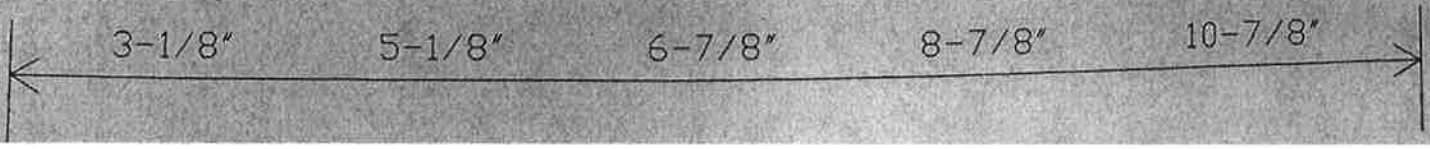


1 X 6 RMSP-109*



Date: 5-16-17

Name: Brad Peterson
Address:
Phone:
Email:

REVISED

HOME DESIGN
WINDOWS / SIDING / DOORS
1870 Flintwood Rd.
Franktown, CO 80116
Office 303-663-2288
Darryl's Cell - 720-381-9045

Brad,

The cost of labor for your home includes:

1. labor to install 4x8 osb sheathing
2. labor to install moisture barrier.
3. labor to install trim boards around doors, windows, and corners and freeze boards
4. labor to install cedar siding, to include flashing where necessary.
5. misc. labor
6. All materials would be furnished, including OSB 4x8 sheets that was not on earlier bid.

Total cost, $9,650.00

SG Framing and Carpentry LLC

2017-12568 Quote

A licensed and Insured Contractor in the State of Colorado
Custom Carpentry in Colorado Since 1981

To: Brad Peterson
5503 S. Prince St.
Littleton, Co. 80120

SG Framing and Carpentry LLC
7523 Mt. Zirkel
Littleton, Colorado 80127

Phone: 303-881-3065
Fax: 303-933-0234

Contractor	Job Description		
Steve Giroux	Historic Siding	Framing and Carpentry	**4-3-17**

	Demo trim at windows and remove swamp cooler		400
	Sheet house with OSB		1100
	Remove and replace fascia and soffit where needed per owner		
	Trim windows with new trim		
	Tyvek house		
	Install new siding entire house except sunroom addition		11500
	This bid is a good faith estimate based upon the specifications provided as of this date. Any additions or deletions in the future may change these costs. This quote is based upon S G Framing and Carpentry completing the entire scope of work as listed above. **Thank you for the opportunity to quote this project. We look forward to working with you.** **Steve Giroux**		
		Total	$13000.00

CRITERIA FOR CERTIFICATES OF HISTORIC APPROPRIATENESS FOR INDIVIDUAL LANDMARKS, Part 1

NOTE:

Part 2: COA's for individual landmarks must also meet the criteria in §4-6-14(E)(1) and §4-6-14(E)(2)

Project:	Resolution Adopting a COA for Changes to the Duncan House, 5503 South Prince		
Dates:		Date Submitted: 05/16/2017	Hearing Date: 06/19/2017

Criterion #	Applicability YES NA	TEXT / STAFF COMMENTS Applicant comments added to line below applicable statement
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		The work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation
Applicant comments: Proposed restoration will Not detrimentally affect the house- the house will look exactly the same, it just needs new trim and siding. We will be covering it with real cedar, custom milled to match the existing.		
2		The work is otherwise in conformance with any applicable adopted design guidelines. NOTE: Complete the Checklist for Design Guidelines and summarize below.
Applicant comments: It will look exactly the same as before so yes, it will conform.		
3		The work is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass, and height.
Applicant comments: It will look exactly the same as before so yes, it will conform.		
4		The work is visually compatible with the development on adjacent properties. *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*
Applicant comments: Yes.		
5		If there is partial demolition, it is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.
Applicant comments: The architectural integrity will be unchanged. The siding will be custom milled, real cedar to match the existing wood profile.		