City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Historical Preservation Board

Monday, July 18, 2016 | **6:30 PM** | **Council Chamber**

Regular Meeting and Study Session

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

a. ID# 16-134 Certification of the June 20, 2016 regular meeting minutes

4. Public Comment

Public Comment for General Business

5. General Business

a. ID# 16-130 2016 Main Street Historic District Grant Allocation

Attachments:
ATTACHMENT A - WESTON MA_001
ATTACHMENT B - JD HILL GENERAL STORE_001
ATTACHMENT C - THE CREAMERY
ATTACHMENT D - HISTORIC DUPLEX
ATTACHMENT E - CULP BLOC

6. Public Hearing

a. ID# 16-133 Culp Building / Bristlecone Construction COA Application

Attachments:
COA Application Culp Block
Proposed Project Plan Set & Photos
City Historic Architect Comments
Applicant Response to Consultant Design Review Comments
Colorado Historical Society Information
Culp Block Photo - oldest
Historic Photo 1951

7. Public Comment

Public Comment on Non-Agenda Items

8. Adjourn to Study Session

9. Study Session Comments/Reports

a. Community Development Director/Staff

b. Chair/Members

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# 16-134, **Version:** 1

Agenda Date: 7/18/16

Subject:
Certification of the June 20, 2016 regular meeting minutes

Presented By: Denise Ciernia, Recording Secretary

RECORDING SECRETARY'S CERTIFICATION:
I hereby certify that I have reviewed the video recording for the June 20, 2016 regular meeting of the Littleton Historical Preservation Board and that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording

PROPOSED MOTION:
I move to approve, based on the recording secretary's certification, the June 20, 2016 video as the minutes for the June 20, 2016 regular meeting of the Historical Preservation Board.

Littleton

City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Staff Communication

File #: ID# 16-130, **Version:** 1

Agenda Date: July 18, 2016

Subject:
2016 Main Street Historic District Grant Allocation

Presented By: Dennis Swain, Senior Planner

POLICY QUESTION:
How does the Historical Preservation Board wish to allocate the $50,000 budgeted for the 2016 Main Street Historic District Grant Program?

BACKGROUND:
At its June 20, 2016 meeting, the Historical Preservation Board heard presentations from and asked questions of three applicants, who collectively had submitted five grant applications. In order of their presentation, the five applicants were:

1. Jim Shoemaker, Weston Masonic Lodge, 5718 S Rapp Street - **$19,800** requested (100% of the bid) to grind and replace the mortar on the west side of the Masonic Lodge, which is a designated Landmark.

2. Karl Pappert, J.D. Hill General Store, 5728 & 5738 S Rapp Street - **$15,501.42** requested (80% of $19,376), to replace the interior and exterior electrical service. Karl changed contractors and reduced the scope of work, which cut the request from the original $22,957. The J.D. Hill General Store is a designated Landmark. Given the seriousness of the safety threat created by the existing electrical system, this is Karl's highest priority project.

3. Karl Pappert, Littleton Creamery, 2675 W Alamo Street **- $1,992** requested (80% of $2,490), to replace the decking on the front porch with either composite or cedar and add additional support for the porch. This project is Karl's second priority.

4. Karl Pappert, Historic Duplex, 2677 & 2681 W Alamo Street **- $712** requested (80% of $890), to add a handrail and supports under the back porch. This project is Karl's third priority. Given the surplus of requests relative to the available funding, Karl offered to delay this project request.

5. Eric Blasé and Zach Smith, Bristlecone at the Culp Block, 2420 W Main Street **- $50,000** requested (74% of $67,231), to rebuild the Main Street façade. The Bristlecone portion of the Culp Block opted into the Main Street Historic District in 2016.

At the July 18 meeting, the board will further discuss the applications and determine how best to allocate the available funds.

STAFF ANALYSIS:
Each of the applicants has proposed a worthwhile project.

1) Weston Masonic Lodge opted into the district in 2011 as a Landmark and since then has received grants to replace the steps, add a railing on the front, i.e. west side, of the lodge, and tuck point the south side of the lodge. Prior discussion has indicated that the lodge would like to phase significant maintenance projects as the grant program and their budget allow. Each project has been completed well and on time.

2) Karl Pappert recently discovered that the electrical service at his building is considered hazardous. As a result, it is this project that is his highest priority. Similar to the Masonic Lodge, the Papperts have been leveraging grants to phase significant maintenance improvements to their three buildings, restoring windows, doors, siding, roofs, etc.

3) While the porch must be reinforced, Mr. Pappert indicated that he could either wait until a later year or pay for the work himself, so more funds might be available for the electrical work.

4) Likewise, Mr. Pappert is willing to either delay the work on the Duplex or pay for the work himself to have more funds potentially available for the electrical work.

5) For years, the board has hoped to bring the former Jose's building into the District. With the change in ownership and a significant renovation in front of them, Bristlecone recently opted into the district, in part to qualify for the grant program. Mr. Blasé and Mr. Smith amended their original request to focus on the front façade of their building. The intent of the proposed renovation is to change the status of the building from historically non-conforming to conforming. They estimate the total cost of their project at $450,000.

FISCAL IMPACTS:
Following the June 20 HPB meeting, the revised total of all proposed projects is $86,493.42, which is $36,493.42, or 73%, more than the $50,000 that is available. Unfortunately, not all projects can be funded, or at least fully funded.

STAFF RECOMMENDATION:
Staff recommends each project be reviewed upon its merit. Because an ongoing priority has been to increase participation in the Main Street Historic District, and because the former Jose's building has been of historical interest to the board and local preservation community, staff recommends the board focus on funding for Bristlecone's project, while responding to the maintenance and safety issues at the other two properties to the extent possible.

PROPOSED MOTION:
Understanding that all grants are subject to the approval of a Certificate of Historic Appropriateness, I move to approve grants of these amounts to the following projects:

Littleton
ANYTHING BUT LITTLE

APPLICATION

2016 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM

PROPERTY

Historic Name of Property Weston Masonic Lodge

Property Address 5718 S. Rapp St. Littleton. Co. 80120

PROPERTY OWNER

Name Weston Temple Association

Address 5718 S. Rapp St. Littleton Co. 80120

Phone # 303-794-1771 E-Mail

APPLICANT OR CONTACT (If different than owner)

Name Jim Shoemaker

Relationship to the owner (Tenant, Contractor, Property Manager, etc.)

Address 461 Bardenville Rd - LP-C15, Jefferson. Co. 80456.

Phone # 719-836-4896. E-Mail pashoemaker1@msn.com.

PROPOSED WORK (Please provide a brief description)

Grind mortar joints and repile to match original Color, on west side of the building, maintaining original bricks
Project to be completed by the end of the year.
The West side is the front of the building

PROJECT CATEGORIES (Please mark the category or categories that apply to your project – See the accompanying brochure for definitions)

FOR ALL PROPERTIES

___ Professional Architectural Design Services

_x_ Façade Work

___ Maintenance

___ New Signage

___ Graffiti Removal

___ Retroactive Project Funding

FOR PROPERTIES THAT ARE NEW TO THE DISTRICT

___ Interior Improvements

___ Extended Retroactive Project Funding

PROJECT COST

Total estimated cost of work $ 19,800 Amount requested $ 19,800

APPLICATION PACKET

Please submit the following information with this application:

_+_ A more detailed written description of the proposed work

_x_ Pictures of the existing building and the areas where work is to be completed

_x_ Proposed budget and three contractors bids

_x_ Proposed time frame for completion of the project

_x_ For façade work, please provide a description of elements to be restored or replaced

SIGNATURES

Property owner signature _____ date _____

Applicant signature (if different than owner) James R. Schumacher date 5-12-16

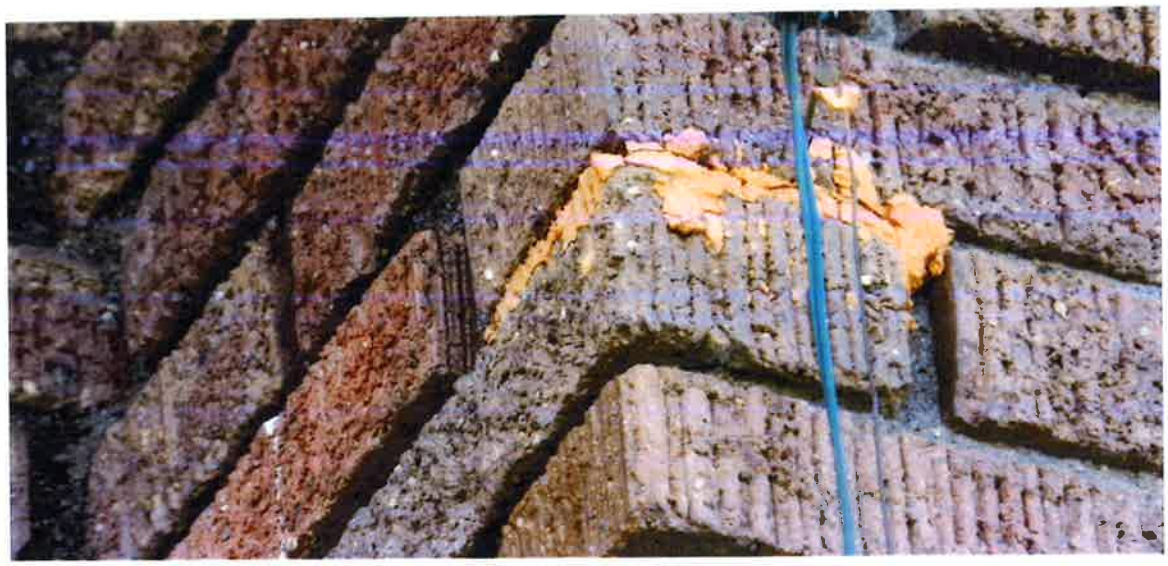
Please submit this application to the

Community Development Department, City Center, 2255 W. Berry Avenue

Questions? Call / email Dennis Swain at the Community Development Department:

303-795-3755 / dswain@littletongov.org

COMPLETE APPLICATION PACKETS ARE DUE BY FRIDAY, MAY 31, 2016, AT 5:00 PM



PHONE 303-838-7874
Cell. 303-990-0271

BAILEY, CO 80421

Henle's

Fireplace Specialist and Masonary Contractor

PROPOSAL

JOB LOCATION 5718 So. Rapp St. PHONE 303-917-4874
NAME Masonic Temple (Walt)
ADDRESS 5718 So. Rapp St. Littleton Co. 80120

West Wall

We propose to grind out all bed joints and all the head joints approximately 5/8" deep, then wash the dust out, to be able to tuck point all the bed joints and the head joints using a masonry & portland mix. Using a mortar to match the tuck pointing we did in the past. this work will be done on the West wall, from the foundation to the bottom of the work we did in the past, from corner to corner.

On the start of the job ----$ 10,100.00
1/2 done with the job------$ 10,580.66
On the completion of the job-----$ 11.000.00

Total---$ 31,680.66

PRICE $ 31,680.66
Payable on completion

f this account shall not be paid by maturity, and shall be placed in the hands of an ttorney for collection, the undersigned further promises to pay a reasonable attorneys fee or collection on the full amount due.
Proposal does not include removal of any debris
Terms 1½% intrest per month charged for delinquent accounts,

HENLE'S FIREPLACE & MASONARY CONTR.
PER Robert F Henle

ACCEPTED BY:
OWNER
AGENT _____ DATE 4-21-2016

Seven Hills Construction Inc.
19793 E Eastman Ave
Aurora, CO 80013

Estimate

Date	Estimate #
4/21/2016	488

Name / Address

Jim Shoemaker

Project (s)

Weston Masonic Lodge
5718 S Rapp St
Littleton, CO 80120

Description	Qty	Rate	Total
Front of the building wall- Tuckpointing matching the existing mortar as close as possible.		9,450.00	9,450.00
Detail in front of the building wall - Tuckpointing matching the existing mortar as close as possible. Including: Labor Materials Equipment necessary to complete the job.			

Total **$9,450.00**

Phone # 720-339-1484 Fax # 303-680-9244 Sevenhillsconstruction@live.com

April 18, 2016

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

Thank you for the opportunity to submit quote, I am confident that I can meet your expectations. I propose to provide all materials, labor, and the expertise to complete your project.

Scope of work: Tuck point front of building
- Protection on roof top
- Grind existing mortar joints where needed
- Tuck point all joints
- Slick mortar joints, rake, and brush
- Type S masonry cement, and color
- Clean up

$19,800.00

Exclusions:
- Permits

Terms: 50% down, balance at completion

Notes: There are two colors of brick, and mortar color, we need to decide how we want to grout joints, all one color or two colors.

Thank you for your continued interest in my skills!

Ronald A. Pino
www.masonryatitsbest.com

Littleton
ANYTHING BUT LITTLE

APPLICATION

2016 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM

PROPERTY

Historic Name of Property J.D HILL GENERAL STORE

Property Address 5728 & 5738 SOUTH RAPP ST. LITTLETON CO 80120

PROPERTY OWNER

Name PAPPERT JOINT VENTURE LLC

Address 5738 S. RAPP ST.

Phone # 303 347 1781 E-Mail COLORADOPAPPERTS@MSN.COM

CELL 720 270 0505

APPLICANT OR CONTACT (If different than owner)

Name N/A

Relationship to the owner (Tenant, Contractor, Property Manager, etc.)

Address N/A

Phone # E-Mail

PROPOSED WORK (Please provide a brief description)

THE INTERIOR AND EXTERIOR ELECTRIC SERVICES NEED TO BE REPLACED BADLY. ONE PANEL IN PARTICULAR IS KNOWN TO CAUSE PROBLEMS. I WAS ALWAYS A BIT CONCERNED BUT AFTER DOING SOME CHECKING THIS IS THE MOST IMPORTANT GRANT EVER PROPOSED. PLEASE FIND ENCLOSED PICTURES AND ARTICALS ABOUT 1 OF OUR SERVICE PANELS CALLED A "FPE" TELL THE STORY THE BEST. THANKS KARL

PROJECT CATEGORIES (Please mark the category or categories that apply to your project – See the accompanying brochure for definitions)

FOR ALL PROPERTIES

___ Professional Architectural Design Services

___ Façade Work

X Maintenance

___ New Signage

___ Graffiti Removal

___ Retroactive Project Funding

FOR PROPERTIES THAT ARE NEW TO THE DISTRICT

___ Interior Improvements

___ Extended Retroactive Project Funding

PROJECT COST

Total estimated cost of work $ 28,695.72 Amount requested $ 22,956.76

APPLICATION PACKET

Please submit the following information with this application:

✓ A more detailed written description of the proposed work

✓ Pictures of the existing building and the areas where work is to be completed

✓ Proposed budget and three contractors bids WILL HAVE (3)

✓ Proposed time frame for completion of the project – ASAP

N/A For façade work, please provide a description of elements to be restored or replaced

SIGNATURES

Property owner signature _____ date 6/27/14

Applicant signature (if different than owner) N/A date _____

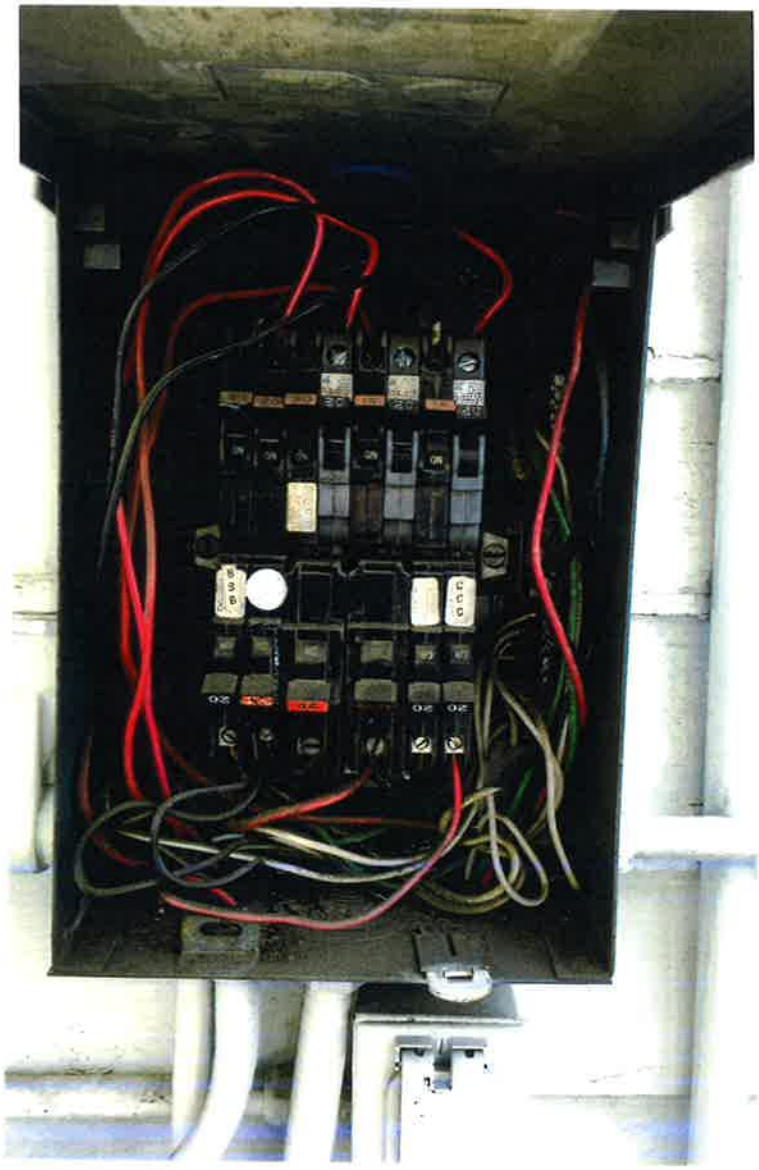
Please submit this application to the

Community Development Department, City Center, 2255 W. Berry Avenue

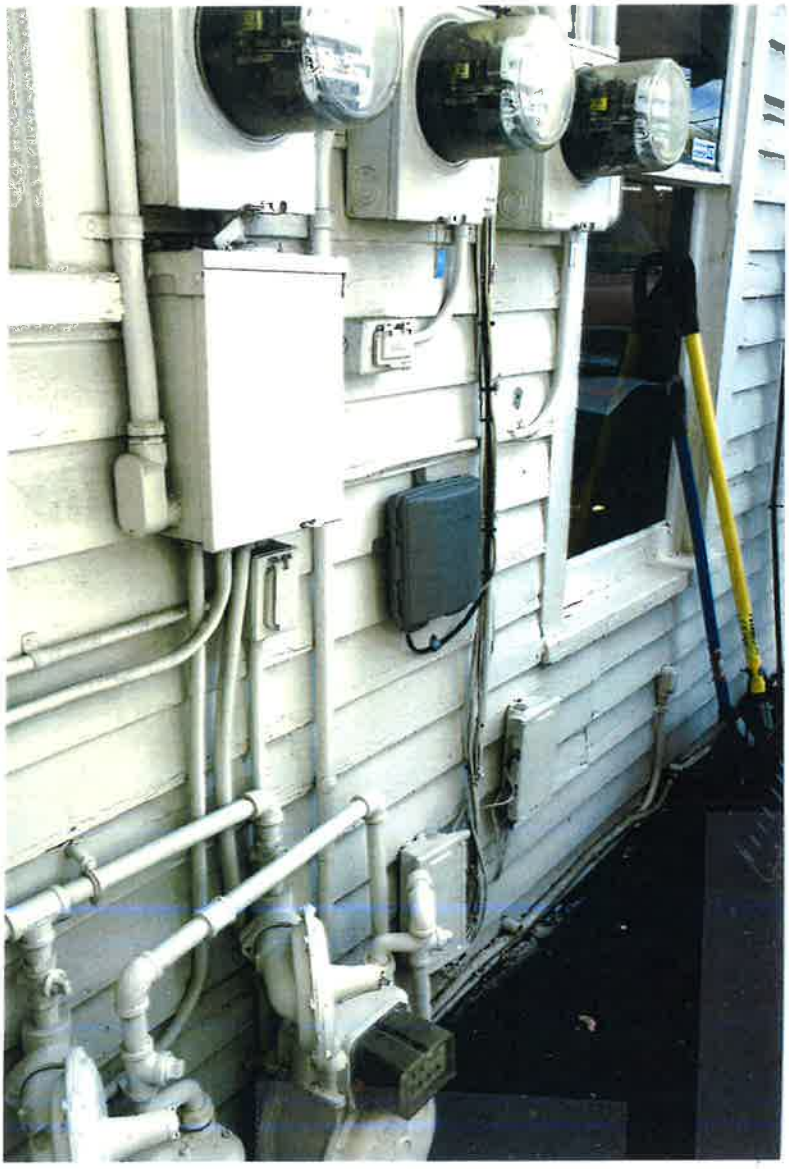
Questions? Call / email Dennis Swain at the Community Development Department:

303-795-3755 / dswain@littletongov.org

COMPLETE APPLICATION PACKETS ARE DUE BY FRIDAY, MAY 15, 2015, AT 5:00 PM



THIS IS A REALLY BAD PANEL FROM THE 50's. THE BREAKERS DO NOT TRIP AS NEEDED. LOTS OF INFO ON-LINE



* THREE METERS 5738, 5728, AND 2ND FLOOR
* NO OUTSIDE POWER CUT OFFS
* THE GAS METERS ARE DIRECTLY UNDER THE EXTERIOR "EPE" PANEL
* THIS IS ALL VERY UGLY

JD HILL - ADDITIONAL ELECTRIC

Commercial and Residential – New/Remodel

ABDR ELECTRIC 8314 DOVE RIDGE WAY PARKER, CO 80134 (303) 598-6028

PROPOSAL

Karl Pappert
Pappert Joint Venture LLC
Phone: 720-270-0505

Date: May 24, 2016
License No: CO 8334
Project: 5738 S. Rapp Street

ABDR Electric, Inc. proposes to do the following work:

Item 1. ABDR Electric will remove all existing, unsafe electrical service equipment. This includes meters, gutter and existing panel. Existing conduit and wire that is not being used shall also be removed to last device as required by NEC.

Item 2. ABDR Electric will remove all existing circuit breakers and bus bars. Existing panels shall be used as junction boxes to connect all existing circuits to new circuit breakers in new panel according to preliminary electrical engineer calculations.

Item 3. ABDR Electric will provide and install conduits as necessary to feed all existing circuitry to make it fully operational.

NOTE: All new equipment being used to replace existing is per current electrical code.

Exclusions: Does not include electrical work on the inside of property with the exception of the junction boxes.

TOTAL PRICE: $21,820.00 Permit is included

The above process, specifications and conditions are satisfactory and hereby accepted by:

*Signature:*_____ *Date:*_____

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WO# 4 5 0 8 9 3

Customer PAPPERT

Date 5-10-10

Findings

FEDERAL PACIFIC PANEL IS UNSAFE AND LOCATED ABOVE GAS ENTRANCE. AUXILARY GUTTERWAY AND EXTERIOR WIRING IN BAD SHAPE AND FAILING. UNSAFE CONDUIT BODIES, J-BOXES, AND RECEPTICLES. SERVICE FAILING AND UNSAFE.

Solutions

REPLACE SERVICE TO COME INTO CURRENT CODE COMPLIANCE WHILE MAINTAINING HISTORIC INTEGRITY. MOVE SERVICE 35' TO THE NORTH TO REDUCE LATERAL SPAN OVER PARKING. REPLACE 3 METER HOUSING & PANEL WITH NEW FOR SAFETY. ADD EXTERIOR DISCONNECT(S) TO COMPLY WITH FIRE DEPARTMENT REQUIREMENTS. RESIZE SERVICE CONDUCTORS TO CURRENT CODES. REBUILD X-MAS PIPING AND WIRE ON REAR OF BUILDING TO SAFE MANNER. MOVE BREAKER (SPARK) EQUIPMENT AWAY FROM GAS METERS. REPLACE BROKEN (UNSAFE) CONDUIT BODIES, BOXES AND RECEPTICLES. A PERMIT WILL BE PULLED.

$ 28,695.72

BALLARD & DRYWALL PATCH BY OTHERS.

5000 West 29th Avenue • Denver, CO 80212
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www.ApplewoodFixIt.com

BBB

ADDITONAL
JD HILL BLG - ELECTRIC

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& Electrical Services
Indoor & Outdoor Lighting • Signs • Electrical
Since 1956

Brook Spindler
General Manager
Master Electrician
brook@mcbridelighting.com

16026 West 5th Avenue
Golden, CO 80401
Office: 303-778-8787
Fax: 303-778-8244

16026 W. 5th Ave
Golden, CO 80401
(303)778-8787
Fax: (303)778-8244

ESTIMATE

ESTIMATE SUBMITTED TO	
NAME: Natural Surroundings	**PHONE: 303-347-1781**
	EMAIL: coloradopapperts@msn.com
STREET: 5738 S. Rapp St.	**JOB NAME: Electrical Service Upgrade**
CITY/STATE: Littleton, CO 80120	**STREET:**
ATTN: Karl Pappert	**CITY/STATE:**
DATE: 05/23/16	**ESTIMATOR: Brook Spindler**

McBride Lighting and Electrical Services, Inc. proposes to provide material and labor for the following installations:

- Demo the existing electrical service on the back of the building.
- Relocate and install a new mast and gutter on the wall to the left of the double doors to the winery. From the new gutter, we will install three new 100amp single phase fused disconnects and three new lever by pass meter enclosures. New copper feeders will be installed in the service mast.
- New conduit and wire will be installed from the load side of the meters to the unit electrical panels. The existing unit electrical panels will be removed and new 100amp single phase electrical panels will be installed. New breakers will be installed in the new panels.
- The panel in the winery will need to be relocated slightly due to code requirements for clearances.
- New grounding equipment will be installed as required.
- Remove and replace approximately twenty exterior receptacles. The new receptacles will be water resistant GFCI devices, as required by code. Additionally, we will install required weather proof in-use covers for the GFCI receptacles.
- Relocate one exterior receptacle that is currently mounted directly under a downspout. This is a safety issue.
- Remove and replace three inefficient and damaged flood lights. The replacement fixtures will be energy efficient LED floods.
- Replace five misc. lamps in the carriage lights. The new lamps will be energy efficient

LED's.

- Includes a permit from the city of Littleton.

Estimated cost to complete this project...$19,376.78*

*Does not include any engineered plans or plan review (Not required per Littleton if no new load is being installed)

We hereby propose to furnish labor and materials -- complete in accordance with the above specifications, for the sum of dollars (see above) with payment to be made as follows:

$5500.00 down, remainder is due upon completion.

The conditions and terms of this agreement are listed below. Please read these conditions and terms thoroughly to avoid any misunderstandings. Please feel free to request an explanation if any questions arise.

Thank you for this opportunity to serve you. NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Prices subject to change after 30 days. Authorized Signature Brook Spindler

The above prices, specifications, terms and conditions (as listed on the reverse side) are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized by X _____ Date _____

TERMS AND CONDITIONS

1 This proposal along with the plans and specifications, if any, shall constitute the entire contract. Verbal agreements will not be binding. Upon acceptance by both

(index.aspx)

- Home (index.aspx)
- FPE Panels (fpe.aspx)
- Zinsco Panels (zinsco.aspx)
- Outdated Panels (outdated.aspx)
- Ask an Expert (contact.asp)
- What Do I Do? (remedy.aspx)
- Worried? (worried.aspx)

Federal Pacific Electric Panels

Potentially Could Fail to Provide Proper Safety and Protection for Homes

Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.

In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company "violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to meet UL standards..." (To see the Class Action Settlement Notice issued for New Jersey Residents, click here (http://www.inspect-ny.com/fpe/FPEnotice12-05.htm).) An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions, that FPE panels fail to trip at a much higher rate than standard panels.

When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many Federal Pacific Electric panels and breakers can operate properly for years. But if and when they do malfunction, a disaster could occur.

- See the Damage Created by Federal Pacific Electric Panels! (fpe_damage.aspx)
- What Should a Homeowner Do with a Federal Pacific Electric Panel? (remedy.aspx)

Find Out More:

- Federal Pacific Electric Panel Home (fpe.aspx)
- See damage caused by Federal Pacific Electric panels! (fpe_damage.aspx)
- Why do Federal Pacific Electric panels malfunction? (fpe_malfunction.aspx)
- Experts' opinions on Federal Pacific Electric panels! (fpe_experts.aspx)
- Ask a question about Federal Pacific Electric panels! (contact.asp)
- What should a homeowner do with an FPE panel? (remedy.aspx)
- Worried someone you know may have an FPE Panel? (worried.aspx)

Listen to a consumer alert podcast on the potential dangers of Federal Pacific Electric panels!

FEDERAL PACIFIC PANELS

If you are reading this, you have probably have had your home inspector inform you that your house or a house you are intending to purchase has a Federal Pacific circuit breaker panel. There is a lot of information out there regarding the safety of Federal Pacific "Stab-Lok" circuit breaker panels and the potential inherent defects linked to them. As decisions regarding what action to take regarding these panels should be made on a case-by-case basis, it is important that you have as much information as is available:

There is no supporting evidence from any government agency or regulatory authority stating that these FPE panels are defiantly unsafe and should be replaced. There has not been a recall by the consumer product safety commission

The following has been said about Federal Pacific Electric panels:

That these panels pose a latent threat and could be a hazard. The circuit breakers may fail to trip in the case of an overload or short-circuit. A circuit breaker that fails to trip could cause a fire or personal injury.

The problem with these panels is that some double pole 220volt circuit breakers and some single pole 120volt circuit breakers may not work or trip causing a fire.

Published reports of tests conducted on FPE two pole 220volt circuit breakers indicate that under certain conditions one leg/pole may attempt to trip the breaker. The result is a circuit that stays live, and a circuit breaker that has been compromised and when reset will not trip again under any excessive load.

In some instances the breakers have been known to fall out when the cover is removed.

These panels appear to work perfectly during normal operation allowing electricity to flow without any problems or symptoms. The concern surrounds those instances when a circuit is overloaded.

The Consumer Product Safety Commission (CPSC) did conduct product testing of these FPE breakers and found that their failure rates were significant.

The CPSC's advice concerning these panels is for consumers to avoid overloading circuits as well as to turn off and have examined any devices that are causing the circuit breakers to trip.

Federal Pacific electric's statement in response to this problem is cautious in tone:
"FPE breakers will trip reliably at most overload levels."

It should be noted that Federal Pacific is no longer in business. Aftermarket breakers are available for these panels. Most of these panels had a lot of circuits and the cost of replacing all the breakers is usually more than the cost of installing a new panel.

If you have one of these FPE panels or intend to purchase a home that has one of these FPE panels, we suggest that you talk with your electrician and decide what is right for you and your family

Littleton
ANYTHING BUT LITTLE

APPLICATION
2016 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM

PROPERTY

Historic Name of Property THE LITTLETON CREAMERY

Property Address 2675 WEST ALAMO ST. LITTLETON, CO. 80120

PROPERTY OWNER

Name PAPPERT JOINT VENTURE LLC

Address 5738 SOUTH RAPP STREET LITTLETON, CO 80120

Phone # 303 347 1781 E-Mail COLORADOPAPPERTS@MSN.COM

CELL 720 2700505

APPLICANT OR CONTACT (If different than owner)

Name N/A

Relationship to the owner (Tenant, Contractor, Property Manager, etc.) _____

Address N/A

Phone # _____ E-Mail _____

PROPOSED WORK (Please provide a brief description)

REPLACEMENT OF THE FRONT PORCH DECKING, THE LATEST INSTALL HAS NOT WORKED. IT IS CRACKING AND SPLITTING JUST LIKE THE OLD. THIS BID WOULD REPLACE WITH ANY COMPOSITE COLOR THE BOARD SEE'S FIT. PLEASE CK SAMPLES PROVIDED. FUTHER AT LESS COST THE PORCH COULD BE DONE WITH THICK CEDAR WHICH WOULD WEAR BETTER, YOUR CHOICE OF FINISH.

PROJECT CATEGORIES (Please mark the category or categories that apply to your project – See the accompanying brochure for definitions)

FOR ALL PROPERTIES

___ Professional Architectural Design Services

___ Façade Work

X Maintenance

___ New Signage

___ Graffiti Removal

___ Retroactive Project Funding

FOR PROPERTIES THAT ARE NEW TO THE DISTRICT

___ Interior Improvements

___ Extended Retroactive Project Funding

PROJECT COST

Total estimated cost of work $ 1790.00 Amount requested $ 1432.00

APPLICATION PACKET

Please submit the following information with this application:

✓ A more detailed written description of the proposed work

✓ Pictures of the existing building and the areas where work is to be completed

✓ Proposed budget and three contractors bids WILL HAVE (3)

___ Proposed time frame for completion of the project ASAP

✓ For façade work, please provide a description of elements to be restored or replaced
SAMPLES

SIGNATURES

Property owner signature _____ date 5/27/16

Applicant signature (if different than owner) N/A date _____

Please submit this application to the

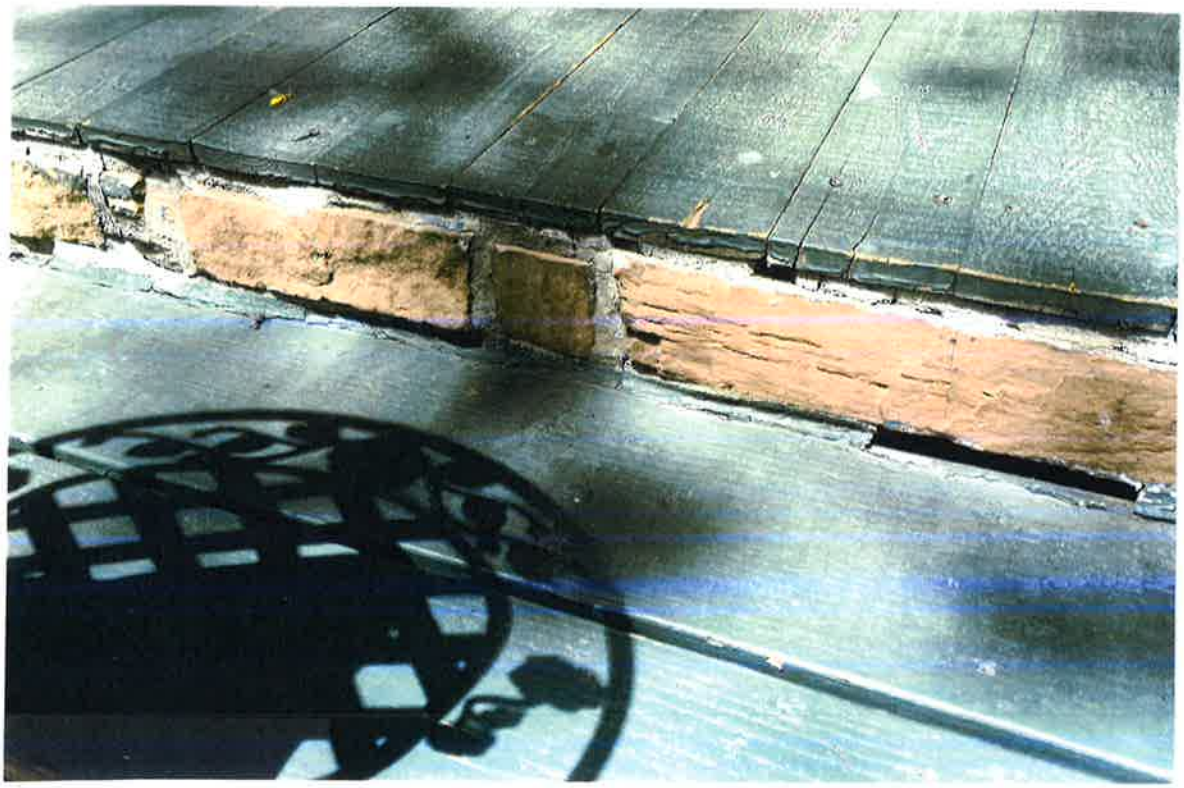
Community Development Department, City Center, 2255 W. Berry Avenue

Questions? Call / email Dennis Swain at the Community Development Department:

303-795-3755 / dswain@littletongov.org

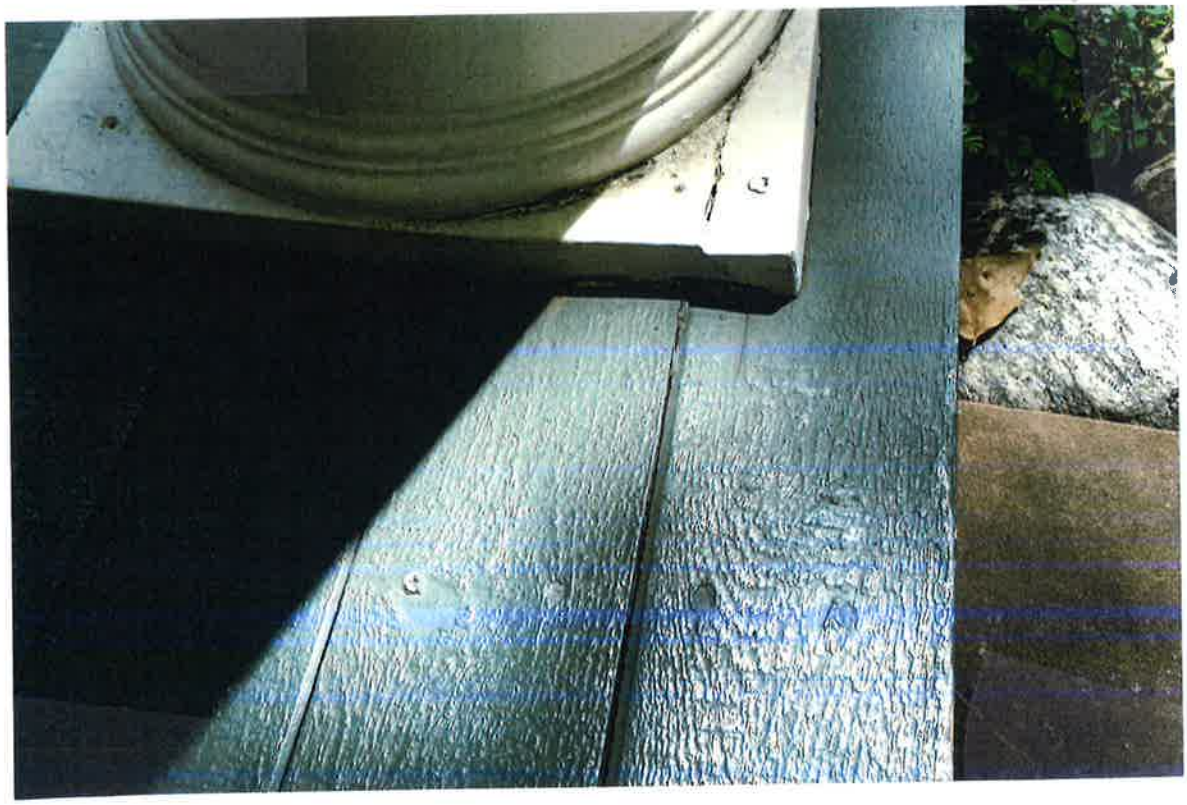
COMPLETE APPLICATION PACKETS ARE DUE BY FRIDAY, MAY 15, 2015, AT 5:00 PM

CRACKS, SPLITS, AND UNEVEN



TRIP HAZARD, UGLY

UNEVEN



THIS SHOWS SOME SINKING

FRAMING 2X10 OR 2X12

FRAMING UNDER DOES NOT SUPPORT MORE THAN 1/3RD OF COLUMN

BLACK AREA IS AREA WITH NO SUPPORT EVEN DECKING DOES NOT GO UNDR SUPPORT

CREAMERY – ADDITONAL FRONT PORCH

OUTDOOR DESIGNS, INC.

ESTIMATE

John W. du Bray, General Contractor
600 W. County Line Rd. Bldng. 7-201
Highlands Ranch, CO 80129

Date	6/1/16
Estimate #	121

Customer Contact Information

Karl and Terri Rappert
5737 S. Rapp St.
Littleton Co. 80120

Jobsite:
Natural Surroundings

Home Phone	720 270-0505
Cell Phone	303 347-1781
Fax	
E-mail or Other Phone	

Work Description	Total
A Remove and haul away old stair case Build new stair case 4 ft wide with railing on one side. Materails to be redwood.	$ 890.- DUPLEX
B Remove existing front porch, Build new floor on front porch using Trex Select flooring owner to pick color, Build one new step 8 ft wide. Add support on post on front porch	$ 2490.- CREAMERY/ BLG GRANT AMT REQ $ 1992.00

Terms and Conditions

- Material deposit due upon commencent of project
- Balance due upon completion of project
- Please sign and return acknowledgement prior to job commencement

Acknowledgement:

I have read & understand the Estimate. I agree to the work description, materials, terms and conditions and cost of the above estimate.

Homeowner

This quote is valid for 25 days from the date above. Quoted by

Phone #	Fax #	E-mail	Web Site
303-471-2323	303-471-2323	outdoordesignsinc@gmail.com	

Estimate from Decks and Fence

Email: moytran@hotmail.com

Description

Cedar Deck

All Materials and labor included/paint/trash/total $1600

Littleton
ANYTHING BUT LITTLE

APPLICATION

2015 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM

PROPERTY

Historic Name of Property HISTORIC DUPLEX

Property Address 2677 & 2681 WEST ALAMO LITTLETON CO 80120

PROPERTY OWNER

Name PAPPANT JOINT VENTURE

Address 5738 SOUTH KAPP STREET LITTLETON, CO 80120

Phone # 303 347 1781 E-Mail COLORADOPAPPANTS@MSN.COM

APPLICANT OR CONTACT (If different than owner)

Name SAME

Relationship to the owner (Tenant, Contractor, Property Manager, etc.) _____

Address _____

Phone # _____ E-Mail _____

PROPOSED WORK (Please provide a brief description)

ADD HAND RAIL AND SUPPORTS UNDER - REPAIR, NOT REPLACE

PROJECT CATEGORIES (Please mark the category or categories that apply to your project – See the accompanying brochure for definitions)

FOR ALL PROPERTIES

___ Professional Architectural Design Services

___ Façade Work

X Maintenance

___ New Signage

___ Graffiti Removal

___ Retroactive Project Funding

FOR PROPERTIES THAT ARE NEW TO THE DISTRICT

___ Interior Improvements

___ Extended Retroactive Project Funding

PROJECT COST

Total estimated cost of work $ $890.00 Amount requested $ $712.00

APPLICATION PACKET

Please submit the following information with this application:

✓ A more detailed written description of the proposed work

✓ Pictures of the existing building and the areas where work is to be completed

(2) Proposed budget and three contractors bids

ASAP Proposed time frame for completion of the project

___ For façade work, please provide a description of elements to be restored or replaced

SIGNATURES

Property owner signature _____ date 6/1/16

Applicant signature (if different than owner) _____ date _____

Please submit this application to the

Community Development Department, City Center, 2255 W. Berry Avenue

Questions? Call / email Dennis Swain at the Community Development Department:

303-795-3755 / dswain@littletongov.org

COMPLETE APPLICATION PACKETS ARE DUE BY FRIDAY, MAY 15, 2015, AT 5:00 PM

ADD NEW STEPS AND SAFER RAILING

ADDITIONAL SUPPORT

CREAMERY – ADDITIONAL FRONT PORCH

OUTDOOR DESIGNS, INC.

ESTIMATE

John W. du Bray, General Contractor
600 W. County Line Rd. Bldng. 7-201
Highlands Ranch, CO 80129

Date	6/1/16
Estimate #	121

Customer Contact Information

Karl and Terri Pappert
5737 S. Rapp St.
Littleton Co. 80120

Jobsite:
Natural Surroundings

Home Phone	720 270-0505
Cell Phone	303 347-1781
Fax	
E-mail or Other Phone	

Work Description	Total
A Remove and haul away old stair case Build new stair case 4 ft wide with railing on one side. Materails to be redwood.	$ 890.- DUPLICY
B Remove existing front porch, Build new floor on front porch using Trex Select flooring owner to pick color, Build one new step 8 ft wide, Add support on post on front porch	$ 2490.-

Terms and Conditions

- Material deposit due upon commencent of project
- Balance due upon completion of project
- Please sign and return acknowledgement prior to job commencement

Acknowledgement:

I have read & understand the Estimate. I agree to the work description, materials, terms and conditions and cost of the above estimate.

Homeowner

This quote is valid for 25 days from the date above.

Quoted by

Estimate from Decks and Fence

Email: moytran@hotmail.com

Description

Cedar Deck

All Materials and labor included/paint/trash/total $1600

Littleton
ANYTHING BUT LITTLE

APPLICATION

2016 MAIN STREET HISTORIC DISTRICT GRANT PROGRAM

PROPERTY

Historic Name of Property THE CULP BLOCK

Property Address 2420 W. Main Street, Littleton, CO

PROPERTY OWNER

Name Zach Smith - Bristlecone Construction

Address 2629 W Main Street Suite 105, Littleton, CO

Phone # 720-449-3909 E-Mail zsmith@bristleconeconstruction.com

APPLICANT OR CONTACT (If different than owner)

Name Eric Blase - Studio 646 Architecture

Relationship to the owner (Tenant, Contractor, Property Manager, etc.) Architect - Owner's Rep.

Address 15940 S. Golden Rd., Golden, CO

Phone # 303.284.1276 E-Mail eblase@646arch.com

PROPOSED WORK (Please provide a brief description)

Rebuild exterior facade - north and south, and install a screen wall at the alley.
Detailed description and schedule is attached.

PROJECT CATEGORIES (Please mark the category or categories that apply to your project – See the accompanying brochure for definitions)

FOR ALL PROPERTIES

__X_ Professional Architectural Design Services

_X__ Façade Work

_X__ Maintenance

_X__ New Signage

___ Graffiti Removal

___Retroactive Project Funding

FOR PROPERTIES THAT ARE NEW TO THE DISTRICT

___Interior Improvements

___Extended Retroactive Project Funding

PROJECT COST

Total estimated cost of work $ 67,231 Amount requested $ Maximum Amount

APPLICATION PACKET

Please submit the following information with this application:

_X__ A more detailed written description of the proposed work

_X__ Pictures of the existing building and the areas where work is to be completed

_X__ Proposed budget and three contractors bids

_X__ Proposed time frame for completion of the project

_X__ For façade work, please provide a description of elements to be restored or replaced

SIGNATURES

Property owner signature _____ date 5/31/16

Applicant signature (if different than owner) _____ date 5.31.2016

Please submit this application to the

Community Development Department, City Center, 2255 W. Berry Avenue

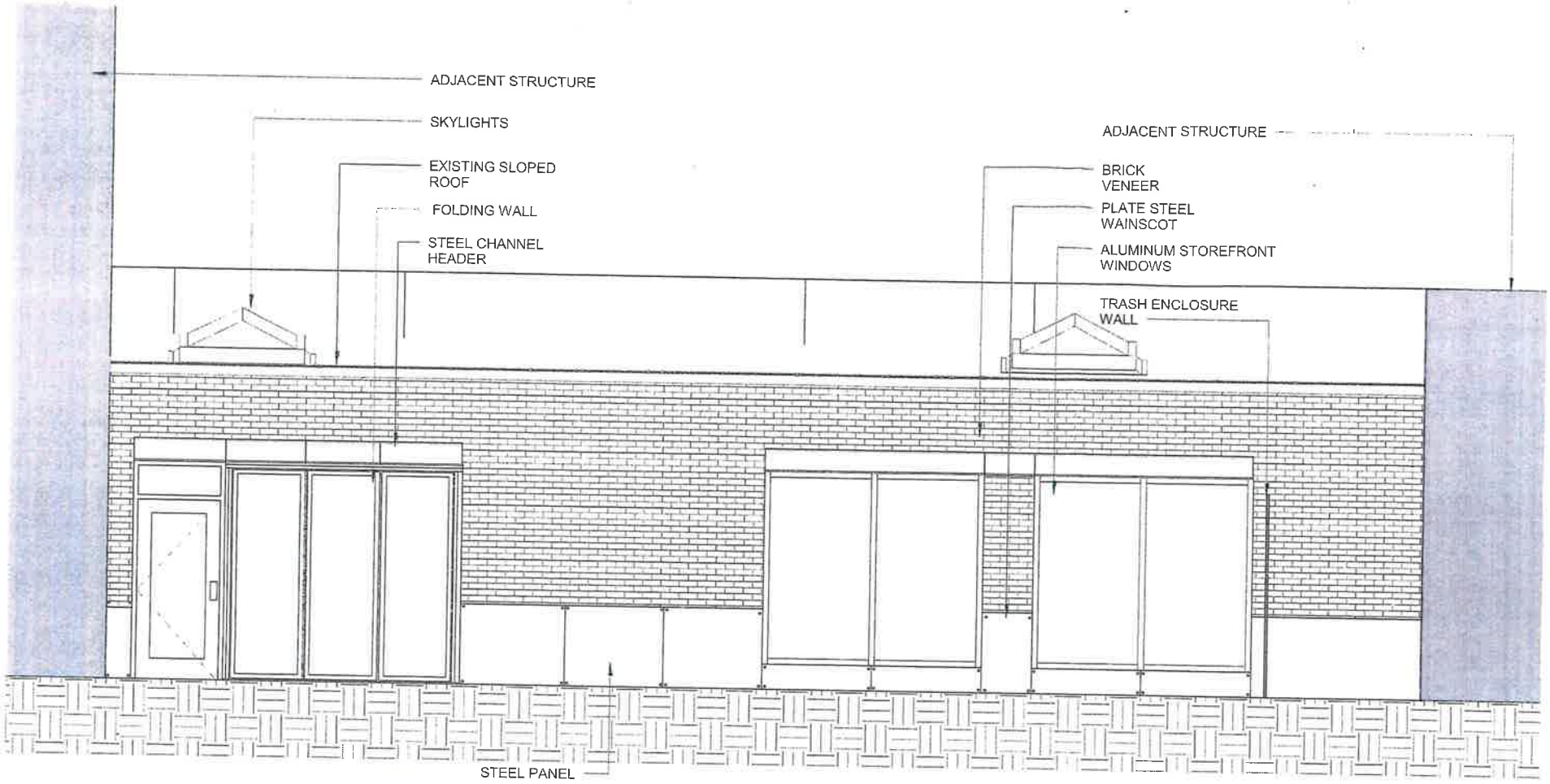
Questions? Call / email Dennis Swain at the Community Development Department:

303-795-3755 / dswain@littletongov.org

COMPLETE APPLICATION PACKETS ARE DUE BY FRIDAY, MAY 31, 2016, AT 5:00 PM


METAL CAP FLASHING
EXTERIOR LIGHTING
ALUMINUM LETTERS ON 1/4" STANDOFFS
STEEL CHANNEL HEADER
2
05
SIGNAGE DESIGN IS BY TENANT
BRISTLECONE CONSTRUCTION
THE ALLEY
THE ALLEY
PATIO RAILING NOT SHOWN FOR CLARITY
GLASS BIFOLD DOOR
PATIO RAILING NOT SHOWN FOR CLARITY
GLASS BIFOLD DOOR

3 ALLEY FACADE



2 SOUTH ELEVATION - OUTDOOR PATIO

1/4" = 1'-0"

BRISTLECONE

ESTIMATE PROPOSAL

Project Information:	
Project:	2420 Main Façade Restoration
Project #:	16-224
Address:	2420 W Main Street
	Littleton, CO 80120

Estmate Information	
Estimate #:	1
Description	Façade Restoration

From:	
Contact:	Kyle Remley
Company	Bristlecone Construction
Address:	2629 W Main St, Suite 105
	Littleton, CO 80120
Phone:	720.449.3902
Email:	kremley@bristleconeconstruction.com

To:	
Contact:	Zach Smith
Company:	2420 LLC
Address:	2420 W Main Street
	Littleton, CO 80120
Phone:	720-449-3909
Email:	zsmith@bristleconeconstruction.com

Scope of work for the project to be constructed as depicted in the plans and details as described herein:

PROPOSAL DETAILS

	DESCRIPTION		Total Cost	$/SF	$/Unit
	Wood,Plastics, Composits				
	Brick Masonry		$ 9,682		
	Storefront		$ 27,185		
	Steel and Misc Metals		$ 23,668		
	Signage		$ 2,682		
	Subtotal (1)		**$ 63,217**		
BRISTLECONE COSTS					
	Supervisory Labor		Included Above		
	General Conditions		Included Above		
	General Requirements		Included Above		
	Subtotal (2)		**$ 63,217**		
	Contingency	5.00%	$ 3,161		
	General Liability	1.10%	$ 695		
	Warranty	0.25%	$ 158		
	Permits/Sales and Use Tax	0.50%	By Owner		
	Builder's Risk Insurance	0.50%	By Owner		
	Utility "Buy-In Cost or Tap Fees"	0.50%	By Owner		
	Preconstruction Costs		$ -		
	Subtotal (3)		**$ 67,231**		
	Total Overhead and Profit		Included Above		
	TOTAL COSTS		**$ 67,231**		

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyon out control. Owner to carry flood, earthquake, and other necessary insurance. We are fully covered by Workmans Compensation Insurance.

Authorized Signature: _____

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified

Signature: _____

Print Name: _____

Perfect Finishes Inc

PROPOSAL

To-Bristlecone Construction Corp. 5/2/2016

Re-2420 W Main St

----------we hereby propose to furnish the material and labor necessary for the completion of the following:

Exterior work to include exterior storefronts, brick masonry, Steel Lintels, metal panel at rear of building, and Signage. Proposal is pending permit plan set.

Exclusion: Demolition, Abatement, bond

Note: Due to volatility of pricing proposal is only valid for 30 days.

Exterior Façade Total: $78,552

Builders Choice Coatings

LEAD-SAFE EPA CERTIFIED FIRM
NAT-33992-1

MEMBER OF PAINTING AND DECORATING CONTRACTORS of AMERICA

BBB ACCREDITED BUSINESS

PROPOSAL

May 12th, 2016
Estimate# 16-112

To: 2420 LLC

Attn: Zach Smith

Re: Façade Restoration for 2420 W Main Street

BCC hereby proposes to furnish the materials and labor necessary for completion of below task:

- Supply and install Brick Masonry at North Elevation. Minor Demo included
- Supply and Install new storefront
- Supply and install steel lintels at new openings
- Supply and install steel panel at South Elevation
- Supply and Install signage per plans

Total Cost : $73,388.00

Exclusions: Structural Demolition, Abatement, Permits

NOTES:
1- All prices include taxes where applicable
2- Bond not included.

2330 S. Broadway, Denver, CO. 80210 Ph. (720) 435-7002 Fax (303) 722-1060

File #: ID# 16-133, **Version:** 1

Agenda Date: July 18, 2016

Subject:
Culp Building / Bristlecone Construction COA Application

Presented By: Dennis Swain, Senior Planner

POLICY QUESTION:
Does the proposed project, which includes the partial demolition of the front and rear of the Culp Building, located at 2420 West Main Street, meet the criteria for a Certificate of Historic Appropriateness?

BACKGROUND:
Bristlecone Construction has purchased the portion of the Culp Building formerly occupied by Jose's Restaurant, and is proposing to divide the space into two uses, their corporate office and a tavern/bar. The proposed project includes the replacement, reconstruction, and alteration of the front and rear facades; and the addition of two small patios in front, and a large patio in the back of the building, facing the alley.

As part of this process, the owner has opted-in to the Main Street Historic District and has designed the renovation to follow the Downtown Littleton Historic Preservation Design Guidelines with the intent that when the renovation is complete, the building will qualify as a contributing structure in the District. The applicant is seeking a Certificate of Historic Appropriateness (COA) with this application.

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

STAFF ANALYSIS:
Per Section 4-6-14, a COA shall be "obtained in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a historic district."

Using the Downtown Littleton Historic Preservation Design Guidelines, city staff and the city's consulting historic architect reviewed the historic photographs of the building and the initial façade plans submitted for this project. Attached to this staff communication are the review comments from the city's consulting historic architect.

Historic photographs were used to identify the most important elements of the original storefront, i.e. those that should be reflected in the historic design. While some individual components of the historical design may be replaced or altered, to be considered contributing, the most important elements of the original storefront are to be reflected. The attached photograph of the 1951 storefront design was referenced for the proposed project. Because no historic photographs for the rear of the building are known, the design for the rear wall reflects a

typical, simplified, alley façade.

A list of key architectural elements was provided to the applicant. Following a discussion between staff and the applicant, the applicant revised the design to better reflect the key elements of the historic storefront. The proposed project's façade plans include the revisions.

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

The proposed project includes the replacement, reconstruction, and alteration of the front and rear facades; and the addition of two small patios in front, and a large patio in the back of the building, facing the alley.

Applicant's response: The proposed work will require much of the existing non-historically significant façade to be demolished. The proposed design is compatible with existing historic photos of the subject property. There has also been found a steel beam header in the façade we believe to be original to the existing building. It has been incorporated into the new design.

The project will not detrimentally alter any historic architectural features of the original building. It appears this criteria is met.

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

The proposed project is in conformance with the Downtown Littleton Historic Preservation Guidelines, specifically the guidelines found on page 31 for replace, reconstruct and compatible alterations. The proposed project also addresses key elements of the front and rear façade guidelines from the plan. This criteria appears to be met.

3. ***Property 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.***

While there are no other designated historic structures located on the property, the proposed project appears to use design, finishes, materials and scale that reflect the historic character of the original building.

Applicant's response: We have designed the new façade around the steel header we believe to be original to the building. The design is largely based on historic photos of the subject property. Since there are no photos of the rear of the building, and be obstructed by the new patio, we have proposed minimal modifications other than new window and door openings.

It appears this criteria is met.

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.***

The proposed project will further enhance the Downtown Historic District and adjacent properties.

Applicant's response: Refer to the attached street context elevations. We have maintained design elements common to the era of construction: Large glass / transoms / steel columns.

This criteria appears to be met.

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.***

With this application, partial demolition of the existing structure is contemplated and therefore the board must find criteria a. and b. above have been satisfied. Removal of the stucco on the front façade and revision of the roof appears to bring the building back in line with its historic character.

Applicant's response: We feel that the roof over the entry of Jose's is not historically significant, as well as the stucco façade. It is planned to be demolished. The largely opaque façade will also be opened up to create more glass frontage

It appears with this criteria, both a. and b. are met.

STAFF RECOMMENDATION:
Staff recommends approval of the Certificate of Historic Appropriateness for 2420 West Main Street, which includes the partial demolition of the front and rear of the Culp Building.

PROPOSED MOTION:
I move to approve the Certificate of Historic Appropriateness for the Culp Building at 2420 West Main Street.

Littleton
ANYTHING BUT LITTLE

COA APPLICATION

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

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL May 09, 2016

PROPERTY INFORMATION

Historic name of property: unknown

Property address: 2420 W. Main Street

Description of proposed alterations:
Complete redesign of the north elevation, and modifications to the south elevation will the addition of windows and pedestrian exits. The developer also plans to install an enclosure at the south side of the building (alley side) in order to be used as an outdoor patio space, which will service the building tenant.

APPLICANT INFORMATION

Name of applicant: Eric Blase - Owner's Representative

Applicant's address: 15940 S. Golden Road, Golden, CO

Phone number: 720.297.9416

Fax number:

E-mail address: eblase@646arch.com

Applicant's signature: _____ Date: _____

Property owner's name: Bristlecone Construction / Zach Smith

Property owner's signature: _____ Date: _____

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

(To be completed by Community Development Department staff)

Date: 05/09/2016

Received by: _____

See reverse side for additional information required for a complete application

Littleton
ANYTHING BUT LITTLE

COA APPLICATION

APPLICATION PROCESS AND SUBMITTALS

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

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

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

Number of plan sets required:

2 At time of initial submittal.

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

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

SITE DEVELOPMENT PLAN

BRISTLECONE OFFICE

2420 W MAIN STREET LITTLETON, CO 80120

SDP16-0015

1 NORTH ELEVATION

1/4" = 1'-0"

2 STOREFRONT PERSPECTIVE

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

CONTEXT ELEVATION

SHEET 04 OF 04

BRISTLECONE OFFICE

SITE DEVELOPMENT PLAN

BRISTLECONE OFFICE

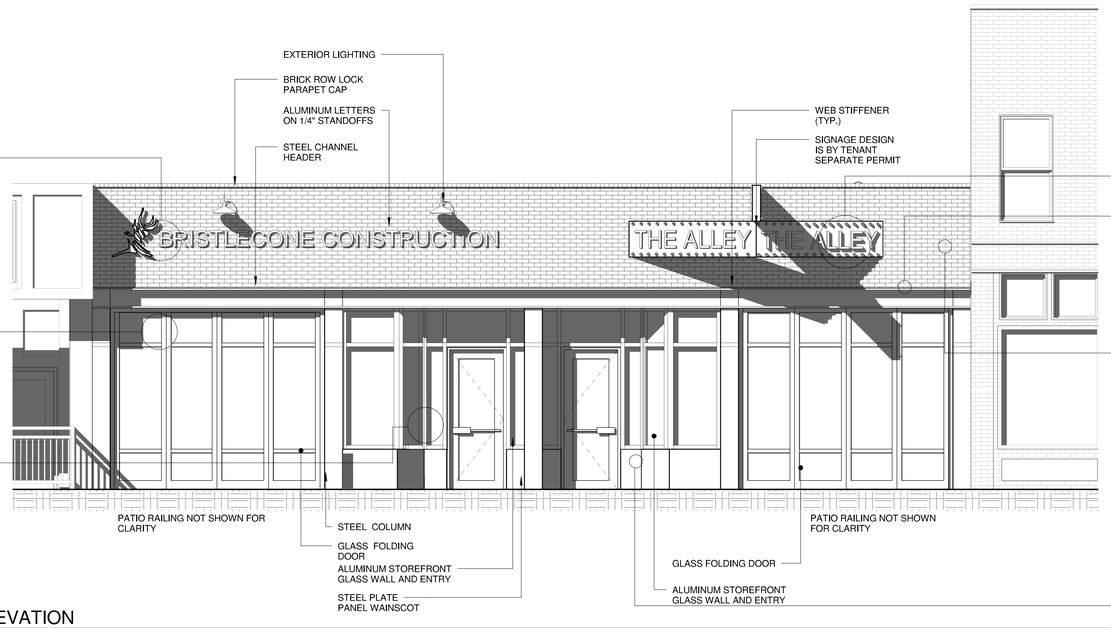
2420 W MAIN STREET LITTLETON, CO 80120

SDP16-0015

STAINLESS STEEL LETTERS

FOLDING DOORS
DARK BRONZE

ALUMINUM STOREFRONT
DARK BRONZE

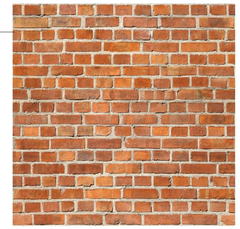


1 NORTH ELEVATION
1/4" = 1'-0"

SEPARETE PERMIT TO BE SUBMITTED FOR SIGNAGE

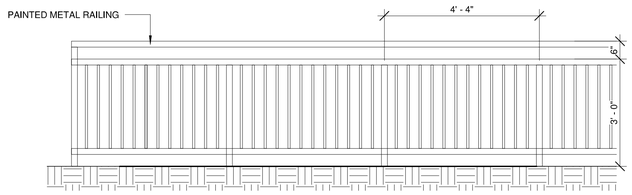
SIGN BY TENANT

STEEL HEADER
PAINTED



BRICK VENEER

1/8" THICK STEEL PLATE
CLEAR COAT FINISH



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

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

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

SUBMITTAL TYPE	DATE
FORMAL SDP	05.04.2016

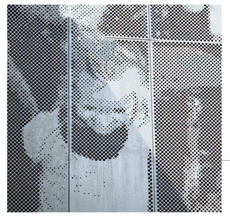
BUILDING ELEVATIONS
SHEET 03 OF 04

SITE DEVELOPMENT PLAN

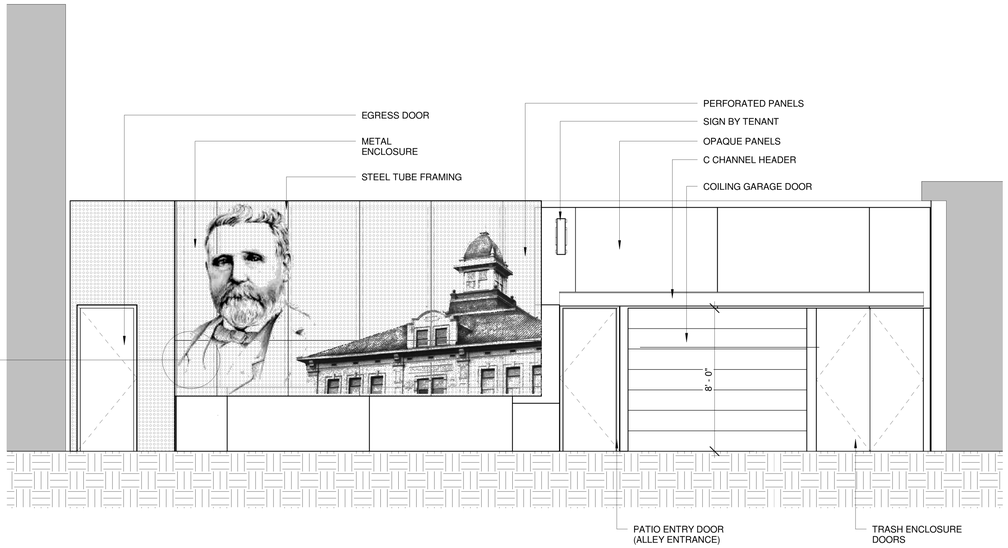
BRISTLECONE OFFICE

2420 W MAIN STREET LITTLETON, CO 80120

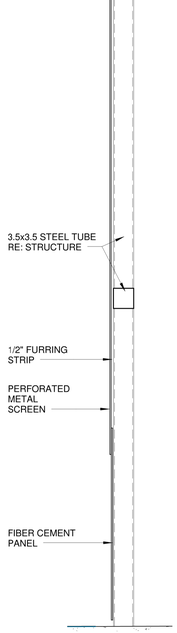
SDP16-0015



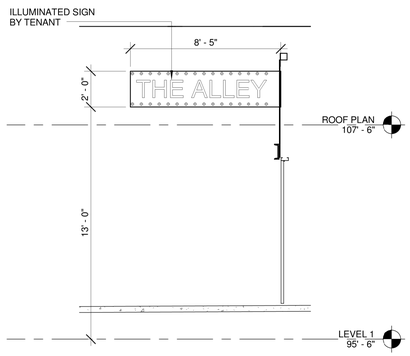
CUSTOM DIGITIZED PERFORATED PANEL
TO SIMULATE PHOTOGRAPH



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

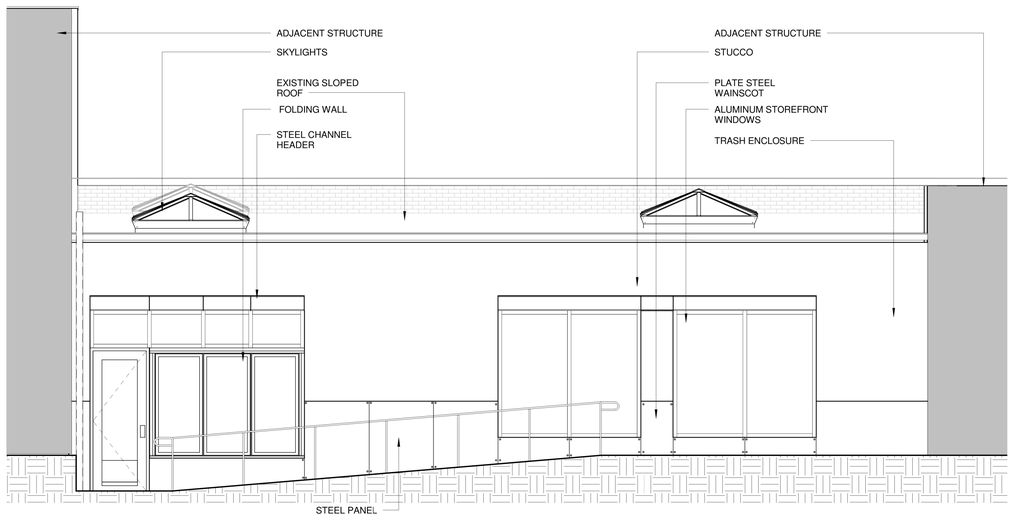


4 PATIO ENCLOSURE
3/4" = 1'-0"



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

SEPARETE PERMIT TO BE SUBMITTED FOR SIGNAGE



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

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

SUBMITTAL TYPE	DATE
FORMAL SDP	05.04.2016

BUILDING ELEVATIONS
SHEET 05 OF 04

BRISTLECONE OFFICE

LOT 7, BLOCK 8, LITTLETON,
IN THE SOUTHEAST 1/4 OF SECTION 17, T5S, R68W, 6TH P.M.
LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
2420 W MAIN STREET LITTLETON, CO 80120

SITE DEVELOPMENT PLAN

2 ENLARGED VIEWS

3 ALLEY FACADE

1 MAIN STREET FACADE

studio 646
ARCHITECTURE, LLC
861 ORION STREET
GOLDEN, CO 80401
PH. 720.297.9416

PHOTOS
SHEET 05 OF 05

entelechy
taking potential to reality

plan
design
develop

MEMORANDUM

DATE: 26 May 2016
TO: Dennis Swain - City of Littleton
FROM: Deana Swetlik, AICP, Entelechy and Fred Andreas, AIA, LEED AP, BD+C, Unit Design Studio
CC: Fred Andreas, AIA, LEED AP, BD+C, Unit Design Studio

RE: Application: 2420 West Main Street

Dennis -
Fred Andreas and I have reviewed the submittal for 2420 Main Street. We had the application submission as well as two historic (pre-1950s) pictures of the building sent to us by the City. We understand that this building is not in the Downtown Historic District, but is opting into the district with this application. We reviewed the proposed front and rear facade elevations.

Our comments on this initial application are as follows:

1. Please provide a proposed elevation in context with the existing elevations on either side to see how heights of openings/height of adjacent buildings/parapets align.
2. Basically we believe this application constitutes a combination "Replace/Reconstruction" per page 31 of the Historic Design Guidelines.
3. Given that this is a "replace/ reconstruct" project, it is about designing as much as possible to basic parameters of commercial facades of 50 years ago and older. A few historic photos from different timeframes (some glimpses in the Historic Design Guidelines themselves) offered insight into the review and comments. These photos should be referred to by the applicant.
4. Front facade:
    A. Please clarify whether height of proposed steel channel header is the location of where this existed historically (in the oldest photo) or about where it falls in relation to the original building condition. It should align.

    B. RE: Fenestration:

        I. The oldest photo clearly shows nearly all fenestration except for structure and window frames. The theater photo (later in date) shows about the same amount of fenestration. It appears that the proposed height of the windows is in line with what was there historically (as the parapet wall has been raised) but it difficult to tell given no context drawings of buildings to the east and west. The proposed storefronts should follow the original "Oldest" photos for the storefronts as much as possible, starting either at ground level as with the current Nana doors, or other windows could start at the height of the historic interior display windows, but in either case they should extend vertically on the façade with the use of transom windows above, maybe more in line with the storefronts of adjacent structures. The height of the storefronts originally were very high with separate transom windows above, store front glass and

angled recessed entries, all of glass. The current proposal has large brick piers or even brick walls and smaller areas of fenestration. The massing, general layout, proportions then should refer back to the original historical design's intent.

II. The fenestration should be even more pronounced with less column width/girth along the front facade to be more in line with the historic approach. The fenestration could be with Nano doors or storefront windows, and include the transom windows above as are shown, proportioned and detailed with muntins/mullions per historic photos. It appears some of the transom windows proposed include this and are in a cadence with the mullions below, but others don't. The windows should fit in between the column piers with no more divisions than mid-span between the columns, following the 1950's picture of Veto's. (Discussion of the columns and brick piers is below.) The expression and symmetry of the columns is important to maintain as it is a dominant feature in both the original and the 1950 designs.

C. Cadence and brick piers: Continue regularity across front facade, these should be according to the piers locations discussed above (regular pattern), as well as much narrower reading like column piers and not brick walls. All brick elements should read as brick column piers, and be no wider than the pictures of Vito's photo. They should follow a dominant cadence at the column lines (or original column lines) and if more divisions are required, a secondary cadence/diminished importance at mid-span locations. All brick piers should be about half their current width as shown in the drawings. This cadence will allow for full glazing with detailed dividers as discussed above.

D. The proposed steel plate should be dimensioned to a shorter traditional "kickplate" height approach. See existing kickplate approach in historic photos and as found on building to the west.

E. The parapet wall is proposed to be much higher than either historic photo, but appears to be aligned with the height of the building to the east, so this height may be ok.

F. Provide information on all materials colors. A sample board is best. The exact brick in particular will be important to see, and proposed mortar color.

G. RE: Metal cap flashing: Preservationists typically require a fully sealed/re-pointed rowlock parapet top course and no cap flashing. If there are others with cap flashing along the street and if the City is ok with having non historic cap flashing, then the metal cap flashing should be with a very foreshortened reveal on the façade, (1" – 1 ½ "), with a matt finished color to match the adjacent brick, and low gauge for longevity and to retain a clean look.

H. Consider different downlighting from the goosenecks proposed for the office portion of the project.

entelechy
taking potential to reality

plan design develop

5. Rear Facade:
   A. The rear façade is secondary to the front, however of interest for relating the historic language of the District and revitalization of the alley and so it has some significance. To that end, the rear's columns, mid-span piers, glazing areas, cadence, should loosely follow the designs of the front façade.

   B. Provide a picture of the existing rear facade with the next submission.

   C. Fence/Enclosure Area
      1. Why the 14' enclosure in the back – seems excessively high
      2. The proposed fence and enclosure elements have no historic character to them. We suggest a metal fence of similar height but with more accented and separate vertical dividers with horizontal supports behind. The verticals should extend up past the horizontal supports. Please submit several cut sheets of some more historically based fencing for the rear.

6. Please provide color/material palette for all masonry and storefront system, including glass. Generally would encourage a bronzed/"steel" grey type finish for all windows and panels to fit better with what historically visually would have been seen for much of the fenestration and structure.
7. If the applicant has not seen historic (pre-1960s) pictures of the facade, perhaps these could be emailed for their reference.
8. Sign review not conducted.

RE: Application: 2420 West Main Street

GENERAL APPROACH AND COMMENTS

1) Because the desire of both the owner and the city is that following renovation 2240 West Main Street will qualify as a “contributing” structure, the proposed design is subject to the Downtown Littleton Historic Preservation Design Guidelines.

2) Given the building’s existing condition and its history, the appropriate application of the guidelines for this project seems to be a combination of "REPLACE”, “RECONSTRUCT”, and “COMPATIBLE ALTERATION” actions, as described on page 31 of the Downtown Littleton Historic Preservation Design Guidelines.

   A) REPLACE: “If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (e.g. materials, detail, finish) to the original one. Replace only that portion which is beyond repair.

   B) RECONSTUCT: “If the feature is missing entirely, reconstruct it from appropriate evidence.”

   C) COMPATIBLE ALTERATION: “If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features. It is also important to distinguish new features from original historic elements.

3. As a "replace / reconstruct / compatible alteration" project, replacement of historic building components can follow one of three approaches, as described on page 32 of the Downtown Littleton Historic Preservation Design Guidelines:

   A) RECONSTRUCT THE HISTORIC DESIGN;

   B) REPLACE WITH A SIMPLIFIED INTERPRETATION; OR

   C) REPLACE WITH A CONTEMPORARY BUT COMPATIBLE NEW FEATURE.

4. While some individual components of the historical design may be replaced or altered, in order to be considered contributing the most important elements of the original storefront should be reflected in the new design. The attached photograph of the original storefront design should be referenced by the applicant. Although we have not found a photograph of the rear of the building, the design should reflect a typical, simplified, alley façade.

   Please provide a drawing of the proposed front elevation in context with the existing elevations on either side to see how the heights of openings, heights of adjacent buildings, and dimensions of parapets align.

DESIGN-SPECIFIC COMMENTS:

1. FRONT FACADE:

A) HEADER:

Please clarify if the proposed steel channel header is at the location of the original header or, if not, about where it falls in relation to that location. It should be as close as possible.

During the selective demolition of the interior space, a steel beam was uncovered on the north façade, which we believe to be original to the building. The height of the beam has been measured and the façade re-designed to leave the beam in place.

B) FENESTRATION:

1) The historic storefronts were very high with separate transom windows above store front glass and angled recessed entries. Per the historic photos, it appears that the proposed height of windows is in line with what was there historically (as the parapet wall has been raised), although it is difficult to tell without full contextual drawings of the buildings to the east and west for reference. As much as possible, the new vertical storefronts should follow the alignment of the original storefronts, i.e, those shown in the oldest photo. The bottom of Nana doors and other windows should start at the same height as the bottom of the historic interior display windows. By using transom windows above, these should extend vertically so that they are in line with the storefronts of the adjacent structures.

We have modified the elevations to incorporate the comments above.

2) The current proposal has large brick piers and brick walls, with smaller areas of fenestration. The massing, general layout, and proportions then should refer back to the historical design. The new fenestration should be even more pronounced than shown, with less column width/girth along the front facade. The fenestration could be with Nano doors or storefront windows, with transom windows that are proportioned and detailed with muntins / mullions per the historic photos. It appears that some, but not all, of the proposed transom windows include this and are in a cadence with the mullions below. This design should apply to all transom windows. The windows should fit between the column piers with no more than mid-span divisions between the columns. (Discussion of the columns and brick piers is below.) The expression and symmetry of the columns is important to maintain as it is a dominant feature in the original design.

We have modified the elevations to incorporate the comments above regarding the height of the wainscot material below the windows. We have also modified the column locations.

C) CADENCE AND BRICK PIERS:
Continue a regular cadence across the front facade, consistent with location of the piers discussed above. Narrow the piers so that they read like columns rather than brick walls. The piers should follow the original column lines or, if more divisions are required, a secondary cadence of diminished importance should be inserted at mid-span locations. All brick piers should be about half the width shown in the current drawings. This cadence will allow for full glazing with detailed dividers as discussed above.

We have modified the elevations to incorporate the comments above regarding the brick piers and replaced them with thinner columns. It appears from the historic photos that the current property once was a larger building and originally included Olde Towne Tavern. It is not possible to identify column locations, but we believe the column spacing and cadence matches the photos.

D) KICKPLATE:
The proposed steel plate should be dimensioned to a shorter traditional "kickplate" height approach. See existing kickplate approach in historic photos and as found on the building to the west.

The kickplate height has been modified.

E) PARAPET:
The parapet wall is proposed to be much higher than either historic photo, but it appears to be aligned with the height of the building to the east, so this height may be ok.

No change. The parapet height is existing.

F) MATERIALS:
Provide information on all materials and colors. A sample board is best. The exact brick in particular will be important to see, and the proposed color of the mortar.

At this point, we have included color photos of intended materials.

G) FLASHING:
Metal cap flashing: The city prefers a fully sealed/re-pointed rowlock parapet top course and no cap flashing. If the applicant has issues with that historic flashing then the metal cap flashing should have a very foreshortened reveal on the façade, (1" – 1 ½ "), with a matt finished color to match the adjacent brick and low gauge for longevity and to retain a clean look.

We have modified elevations to show the brick rowlock.

H) DOWNLIGHTING:
Consider down-lighting that is more historically compatible with retail uses than the goosenecks that are proposed for the office portion of the project.

We are happy to change this, but are not sure what type of fixture to use. We will work with the HPC to find an appropriate fixture.

I) REAR FACADE:

A. The rear façade is secondary to the front, however of interest for relating the historic language of the District and revitalization of the alley and so it has some significance. To that end, the rear's columns, mid-span piers, glazing areas, cadence, should loosely follow the designs of the front façade.

Since the view of the rear façade is obstructed, we have not made any modifications to the this elevation.

B. Provide a picture of the existing rear facade with the next submission.

A photo of the rear is included.

C. Fence/Enclosure Area
   1. Why the 14' enclosure in the back – seems excessively high
   2. The proposed fence and enclosure elements have no historic character to them. We suggest a metal fence of similar height but with more accented and separate vertical dividers with horizontal supports behind. The verticals should extend up past the horizontal supports. Please submit several cut sheets of some more historically based fencing for the rear.

The rear enclosure screen wall is not intended to be part of the "historic" design language. It is meant to clearly be an addition to the building from a different time period.

6. Please provide color/material palette for all masonry and storefront system, including glass. Generally would encourage a bronzed/"steel" grey type finish for all windows and panels to fit better with what historically visually would have been seen for much of the fenestration and structure.

At this point, we have included color photos of intended materials.

7. If the applicant has not seen historic (pre-1960s) pictures of the facade, perhaps these could be emailed for their reference.

The applicant has the referenced photos.

8. Sign review not conducted.

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.: 5AH1273

TEMPORARY NO.: 2077-17-4-06-005

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

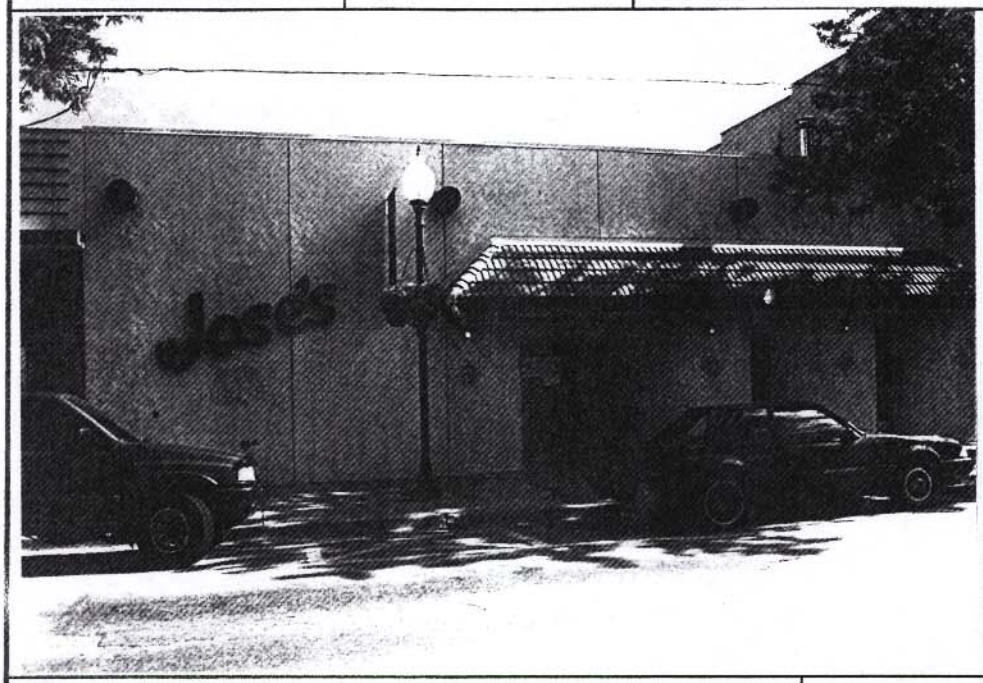
BLOCK: 8 LOT(S): 7 P
ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872

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

INDIVIDUAL: YES X NO

CONTRIBUTING TO DISTRICT:
YES X NO

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.

CONTINUED? YES X NO

LOCAL LANDMARK DESIGNATION: No

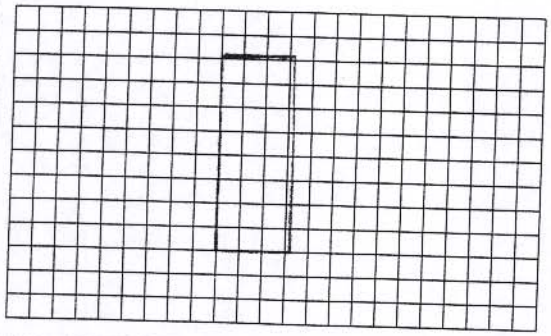
NAME:
DATE:

ASSOCIATED BUILDINGS? YES X NO
TYPE:

IF INVENTORIED, LIST ID NOS.:

ADDITIONAL PAGES: YES X NO

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

STATE ID NO.: 5AH1273

ORIGINAL OWNER:
S.T. Culp

SOURCE:
Littleton Historical Museum file

BUILDER/CONTRACTOR:
J.P. Warner

SOURCE:
Littleton Historical Museum file

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

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
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

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
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 buiding 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

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- 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:
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."

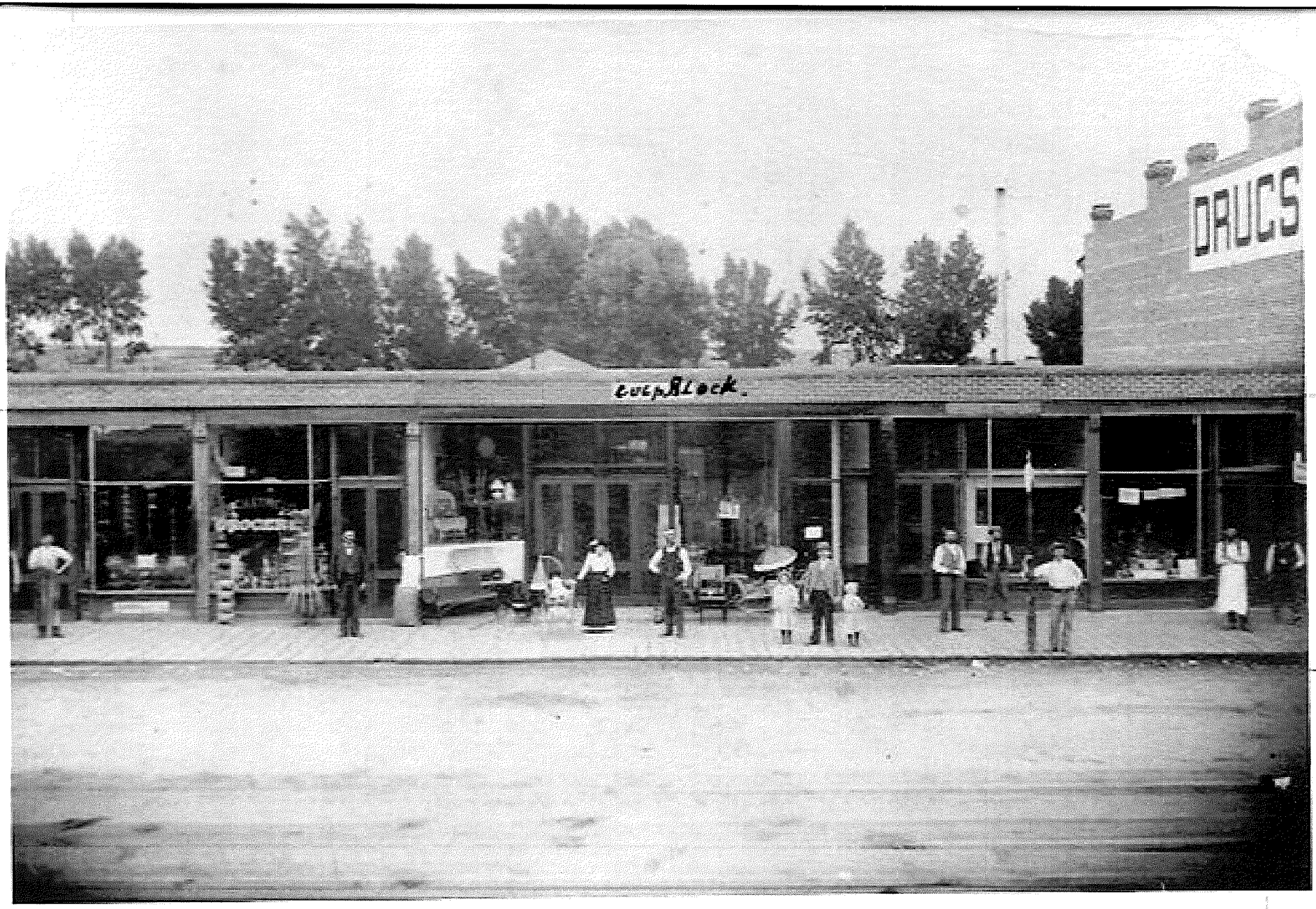
Jose's Restaurant was established in 1966 in the back of the Family Bar and moved to the current location in 1976. Owner Jose Trujillo served on the Littleton City Council, was named the Independent's Citizen of the Year in 1983, was a member of the city's Economic Advisory Committee, and a director of the Littleton Business Association. He helped organize the first Western Welcome Week.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC);
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.

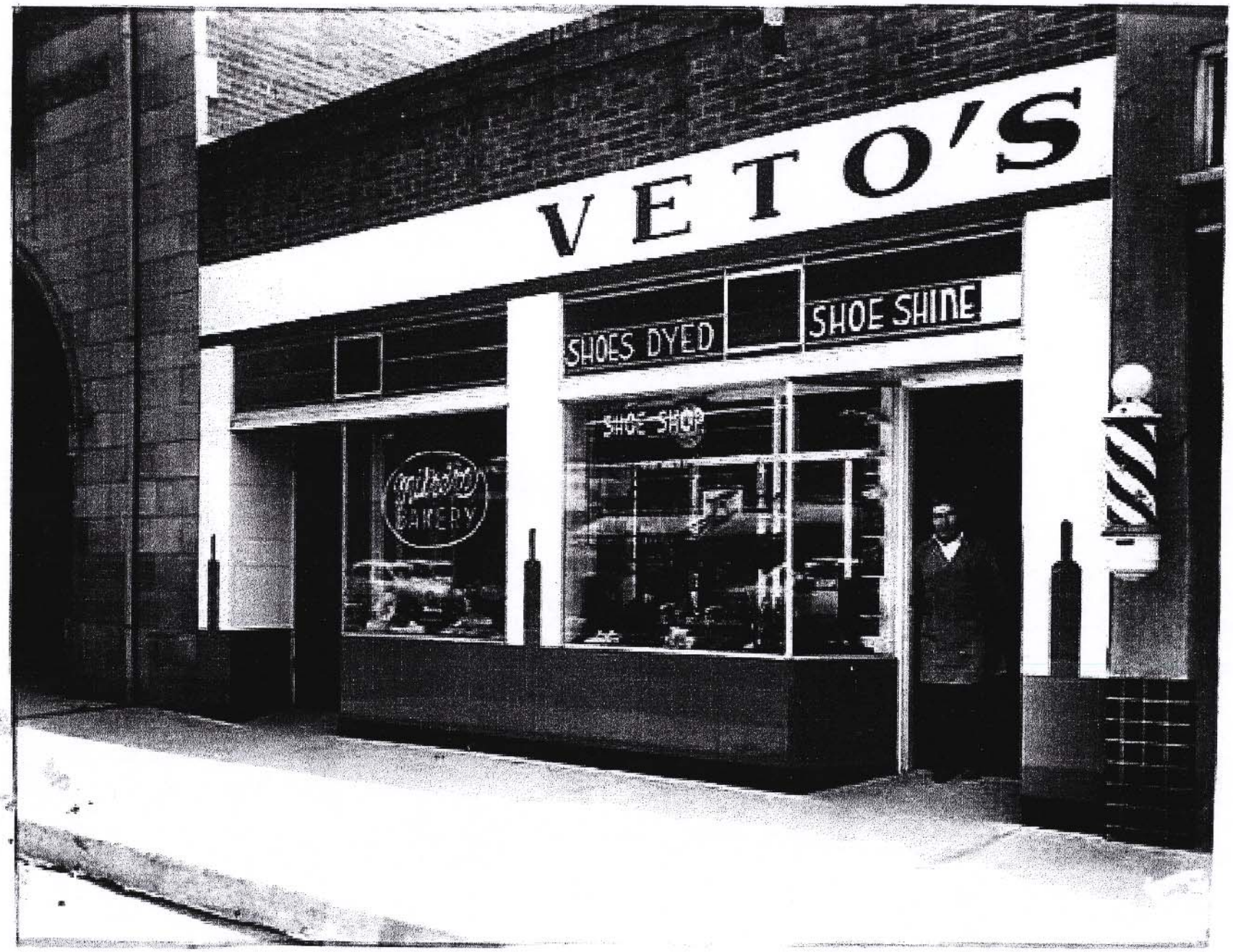
CONTINUED YES X NO

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


DRUGS


DRUGS

1951



1951

City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Historical Preservation Board

Monday, July 18, 2016 | **6:30 PM** | **Council Chamber**

Regular Meeting and Study Session

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

a. ID# 16-134 Certification of the June 20, 2016 regular meeting minutes

4. Public Comment

Public Comment for General Business

5. General Business

a. ID# 16-130 2016 Main Street Historic District Grant Allocation

Attachments:
ATTACHMENT A - WESTON MA_001
ATTACHMENT B - JD HILL GENERAL STORE_001
ATTACHMENT C - THE CREAMERY
ATTACHMENT D - HISTORIC DUPLEX
ATTACHMENT E - CULP BLOC

6. Public Hearing

a. ID# 16-133 Culp Building / Bristlecone Construction COA Application

Attachments:
COA Application Culp Block
Proposed Project Plan Set & Photos
City Historic Architect Comments
Applicant Response to Consultant Design Review Comments
Colorado Historical Society Information
Culp Block Photo - oldest
Historic Photo 1951

7. Public Comment

Public Comment on Non-Agenda Items

8. Adjourn to Study Session

9. Study Session Comments/Reports

a. Community Development Director/Staff

b. Chair/Members

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.