



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda Historical Preservation Board

Monday, December 19, 2016

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 16-274](#) Certification of the November 21, 2016 regular meeting minutes

4. Public Comment

Public Comment for General Business

5. General Business

- a. [ID# 16-289](#) Request to Extend Two 2015 Main Street Historic District Grant Awards.

6. Public Hearing

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

Attachments: [Application to Join Main Street Historic District](#)
[Planning Board Resolution 15-2016](#)
[Application for COA](#)
[Letter of Intent](#)
[COA Plan Set](#)
[Architectural Materials Spec Cut Sheets](#)

- b. [HPB Resolution 06-2016](#) Resolution Adopting a COA for 2670-2680 West Main Street

Attachments: [APPLICATION](#)
[DRAWINGS](#)
[1997 HISTORIC SURVEYS](#)

- c. [HPB Resolution 07-2016](#) Resolution to Approve a COA for the Batschelet Building

Attachments:

[1 - Cover Letter- Batsch 001](#)

[2 - Application - Batsch 001](#)

[3 - Checklist - Batschel 001](#)

[4 - 1997 Survey - Batsch 001](#)

[5 - PHOTOS - Batschelet Building](#)

[6 - Existing Conditions 001](#)

7. Public Comment

Public Comment on Non-Agenda Items

8. Comments/Reports

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

9. Adjourn

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

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



Staff Communication

File #: ID# 16-274, **Version:** 1

Agenda Date: 12/19/16

Subject:

Certification of the November 21, 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 November 21, 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 November 21, 2016 video as the minutes for the November 21, 2016 regular meeting of the Historical Preservation Board.



Staff Communication

File #: ID# 16-289, Version: 1

Agenda Date: December 19, 2016

Subject:

Request to Extend Two 2015 Main Street Historic District Grant Awards.

Presented By: Dennis Swain, Senior Planner
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BACKGROUND:

On July 20, 2015, the Historical Preservation Board awarded four Main Street Historic District grants. Those grants included:

- 1) Historic Duplex \$11,000 to replace the cedar shake siding on the second floor
- 2) Weston Masonic Lodge \$20,000 to tuck point the south side of the lodge
- 3) Thomas Building \$8,000 to replace the main feed electrical wiring
- 4) Littleton Electric \$11,000 to replace the flat roof with a tapered roof

Of the four projects, those for the Weston Masonic Lodge and for the Littleton Electric building have been completed and, using funds from the Main Street Historic District Grant program, the owners have been reimbursed for a total of \$30,320 in construction costs,

The other two projects have not yet been completed due to a combination of difficulties hiring contractors, getting those contractors to complete the work, and complications with permitting. The incomplete projects are for the Historic Duplex and the Thomas Building. The grant awards for these projects are \$11,000 and \$8,000, respectively, for a total of \$19,000.

The invitation brochures for both the 2015 and 2016 grant programs contain the following language:

“Projects are to be completed within twelve (12) months of the award. Extensions may be approved by the board when there are compelling circumstances “

STAFF ANALYSIS:

Both property owners who have been unable to complete their projects have had difficulty finding contractors willing to respond to inquiries regarding their projects, visit the site, or agree to accept what are relatively small jobs in what continues to be an extremely active construction market. Both property owners have been good about checking in regarding the status of their projects and the difficulties and delays they have experienced. Despite these difficulties, both property owners have continued to pursue contractors and have made significant progress. In both cases, an extension promises to allow the completion of these projects.

STAFF RECOMMENDATION:

Staff recommends approval of an extension of both grant awards until March 31, 2017.

PROPOSED MOTION:

Due to compelling circumstances, I move to approve the extension of two awards from the 2015 Main Street Grant Program until March 31, 2017. These awards are 1) the award of \$11,000 for replacing the cedar shake siding on the Historic Duplex at 2681 West Alamo and 2) the award of \$8,000 for replacing the old main feed electrical wiring for the Thomas Building at 2400 West Main Street.



Staff Communication

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

Agenda Date: December 19, 2016

Subject:

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

Presented By: Andrea Mimnaugh, AICP, Planning Manager

APPLICATION SUMMARY:

Project Name: Littleton Mixed Use

Application Type: Certificate of Historic Appropriateness (COA)

Location: 2679 W. Main Street

Current Use: Vacant

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

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

Historic District: Main Street Historic District

Applicant/

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

Staff

Recommendation: Approval

BACKGROUND:

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

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

PROJECT DESCRIPTION:

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

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

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

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



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

LOCATION AND CONTEXT:



Figure 2.
Vicinity Map



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



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

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

MAIN STREET HISTORIC DISTRICT:



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

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

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

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

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

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

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

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

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

PROCESS:

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

Planned Development Overlay Application (PDO)

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

Inclusion in Main Street Historic District

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

➤ Certificate of Historic Appropriateness (COA)

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

Site Development Plan (SDP)

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

PDO Approval

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

**Table 1.
PDO Zoning Approvals**

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

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

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

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

STAFF ANALYSIS:

Certificate of Historic Appropriateness:

Section 4-6-14(C) Criteria for Certificate of Historic Appropriateness: The board shall issue a certificate of historic appropriateness for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

- 1. The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**
The structures on this property had been demolished and the site cleared prior to the property coming into the district. Thus, this criterion is not applicable to the application.
- 2. The proposed work is in conformance with any applicable adopted design guidelines.**
The Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street, are applicable to this application. The proposed Littleton Mixed Use building appears to be in compliance with the Design Standards, and thus, this criterion. An analysis is provided in the following section of this report.
- 3. The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**
There are no other designated historic structures located on the property. This criterion is not applicable to the application.
- 4. When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties. In this section, the term “compatible” shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.**

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

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

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

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

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

This criterion appears to be met.

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

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

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

Overview of Applicable Design Standards

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

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

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

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

Complete Analysis of Applicable Design Standards

5.2 Urban Design/Site Plan

5.2.1 Building and Use Orientation Standards

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

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

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

- **High quality materials;**

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

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

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

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

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

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

The above standards appear to be met with this application.

5.2.2 Pedestrian and Vehicular Access Standards

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

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

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

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

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

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

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

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

The above standards appear to be met with this application.

5.2.3 Parking Lot and Garage Location Standards

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

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

5.2.3.s1 Parking lots serving Main Street buildings shall be located at the rear of buildings. Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street.

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

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

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

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

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

The above standards appear to be met with this application.

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

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

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

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

The above standards appear to be met with this application.

5.2.5 On-Site Open Space Provision And Location Standards

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

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

The above standard appears to be met with this application.

5.3 Architecture

5.3.1 Building Scale, Form, Massing And Character Standards

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

Examples of techniques that meet this objective are:

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

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

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

- **The building facade should generally have three vertical divisions: ‘bases’, ‘middles’ and ‘tops’. In buildings of two stories or less in height, the ‘top’ may be comprised of an architectural ‘cap’ or cornice rather than the articulation of an entire floor of habitable space. No ‘middle’ occurs in one-story buildings.**
- **Each ‘base’ should be composed of the first floor or possibly the first two floors of the building.**
- **Each ‘base’ in its entirety should be designed to give the appearance of greater height than any single floor of the middle.**
- **The architectural treatment of the ‘top’ should be designed to create a sense of distinctly completing or terminating the building facade. This architectural completion may be accomplished by such strategies as: providing a projecting cornice or cap, change in the window rhythm, change in apparent floor height, setback, use of other materials, or a combination of these elements.**

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

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

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

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

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

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

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

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

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

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

The above standards appear to be met with this application.

5.3.2 Building Materials Standards

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

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

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

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

The above standards appear to be met with this application.

5.3.4 Building Lighting Standards

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

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

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

5.3.5 Roof-Top Design and Mechanical Equipment Screening Standards

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

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

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

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

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

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

5.4 Landscape Architecture

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

5.4.1 Open Space on Private Property Standards

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

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

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

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

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

The above standards appear to be met with this application.

5.4.2 Parking Areas Standards

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

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

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

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

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

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

5.4.2.s4 Parking Lot Screening: Where a parking lot adjoins a street, the screening of cars is required using such methods as:

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

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

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

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

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

5.4.3 Site Distance Triangles Standards

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

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

5.4.5 Screening, Walls and Fencing Standards

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

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

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

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

street.

5.4.5.s5 All trash containers must be covered.

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

5.4.7 Site Lighting/Parking Lot Lighting Standards

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

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

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

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

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

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

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

5.4.8 Paving Materials Standards

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

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

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

5.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance Standards

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

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

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

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

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

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

5.5 Signs

5.5.1 General Criteria

a. Type Standards

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

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

b. General Number and Location Standards

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

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

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

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

c. General Size and Height Standards

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

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

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

d. General Design and Illumination Standards

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

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

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

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

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

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

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

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

above applicable design standards.

5.5.2 Wall Signs Standards

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

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

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

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

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

5.5.3 Projecting Signs Standards

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

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

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

STAFF RECOMMENDATION

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

PROPOSED MOTION:

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

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

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

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

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



Application to Join the Main Street Historic District

OFFICIAL APPLICATION FORM

PROPERTY INFORMATION

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

OWNER INFORMATION

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

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

Owner's signature:

[Signature]

Title: Authorized Agent

Date: 12-9-16

For use by the Director only:

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

A CONTRIBUTING PROPERTY _____ A NON-CONTRIBUTING PROPERTY X

Director's signature:

[Signature]

Date: 12/9/16

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

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

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

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

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

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

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

ATTEST:

DocuSigned by:



D03BC259132D426...

Denise Ciernia, Secretary

APPROVED:

DocuSigned by:



C8DBF2F28A91481...

Karina Elrod, Chair

APPROVED AS TO FORM:

DocuSigned by:



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Resolution No. 15-2016
Littleton Planning Board
Page 2

EXHIBIT "A"

Legal Descriptions for 2679 W. Main Street

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



COA APPLICATION

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

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL October 17, 2016

PROPERTY INFORMATION

Historic name of property NA

Property address 2679 West Main Street, Littleton, Colorado 80120

Description of proposed alterations
New Construction - Please see attached narrative

APPLICANT INFORMATION

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

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

Phone number: 303-734-1777

Fax number: 303-734-1778

E-mail address: jrowland@laidesigngroup.com

Applicant's signature: _____ Date: _____

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

Property owner's signature: _____ Date: _____

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

Date: _____

Received by: _____

See reverse side for additional information required for a complete application



COA APPLICATION

APPLICATION PROCESS AND SUBMITTALS

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

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

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

Number of plan sets required:

2 At time of initial submittal.

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

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

December 9, 2016

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

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

Dear Ms. Mimnaugh,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Not Applicable.

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

Sincerely,



Joshua L. Rowland
Principal, LAI Design Group

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

CASE # COA16-0003

OWNERSHIP CERTIFICATION

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

SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY _____

ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

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

DIRECTOR OF COMMUNITY DEVELOPMENT

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

CHAIR, HISTORICAL PRESERVATION BOARD

ZONING CHART

TYPE	UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
MINIMUM LOT AREA	NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE	1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,710 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES	NO MAXIMUM	PROPOSED BUILDING HEIGHT: 61' - 0" AT STAIR RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1.3 : 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT FOR ALL USES EXCEPT RESIDENTIAL; RETAIL SPACE: 1,675 GSF = 4 SPACES REQUIRED OFFICE/BANK: 29,763 GSF = 50 SPACES REQUIRED MULTIFAMILY RESIDENTIAL: 5 UNITS = 8 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 61 SPACES REQUIRED / 64 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 15 SPACES PROVIDED (15 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (31,438 COMMERCIAL GFA)
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 2. COMMERCIAL USES: UP TO 76 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	1. STAIR AND ELEVATOR CORRIDORS AND ASSOCIATED LOBBY AREAS MAY BE LOCATED WITHIN 12' OF THE MAIN STREET RIGHT-OF- WAY, 25 FOOT MAXIMUM WIDTH ALONG R.O.W. 2. EXTERIOR BALCONY CANOPIES THAT FRONT THE MAIN STREET R.O.W. MAY ENCROACH INTO THE 25 PERCENT ALLOWED VISIBLE AREA OF THE FLOOR ABOVE.
DESIGN GUIDELINES	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

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

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SHEET 23 THIRD AND FOURTH FLOOR (WEST AND MAIN STREET) ARCHITECTURAL DETAILS
SHEET 24 PARKING LOT SCREEN AND SITE WALL DETAILS
MANUFACTURER CUT SHEET / DETAILS -> PLEASE SEE SUPPLEMENTAL PACKAGE

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET
PARTNERS
ATTN: Jon Benallo
1660 17th Street, Ste 300
Denver, Colorado 80022
303-606-7841

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

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

ISSUE RECORD	
COA SUBMITTAL #1	10/17/2016
COA SUBMITTAL #2	11/04/2016
COA SUBMITTAL #3	12/09/2016

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

ADJACENT PROPERTIES: EAST



ADJACENT PROPERTIES: WEST



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

CASE # COA16-0003

CONTEXT PHOTOGRAPHS:

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



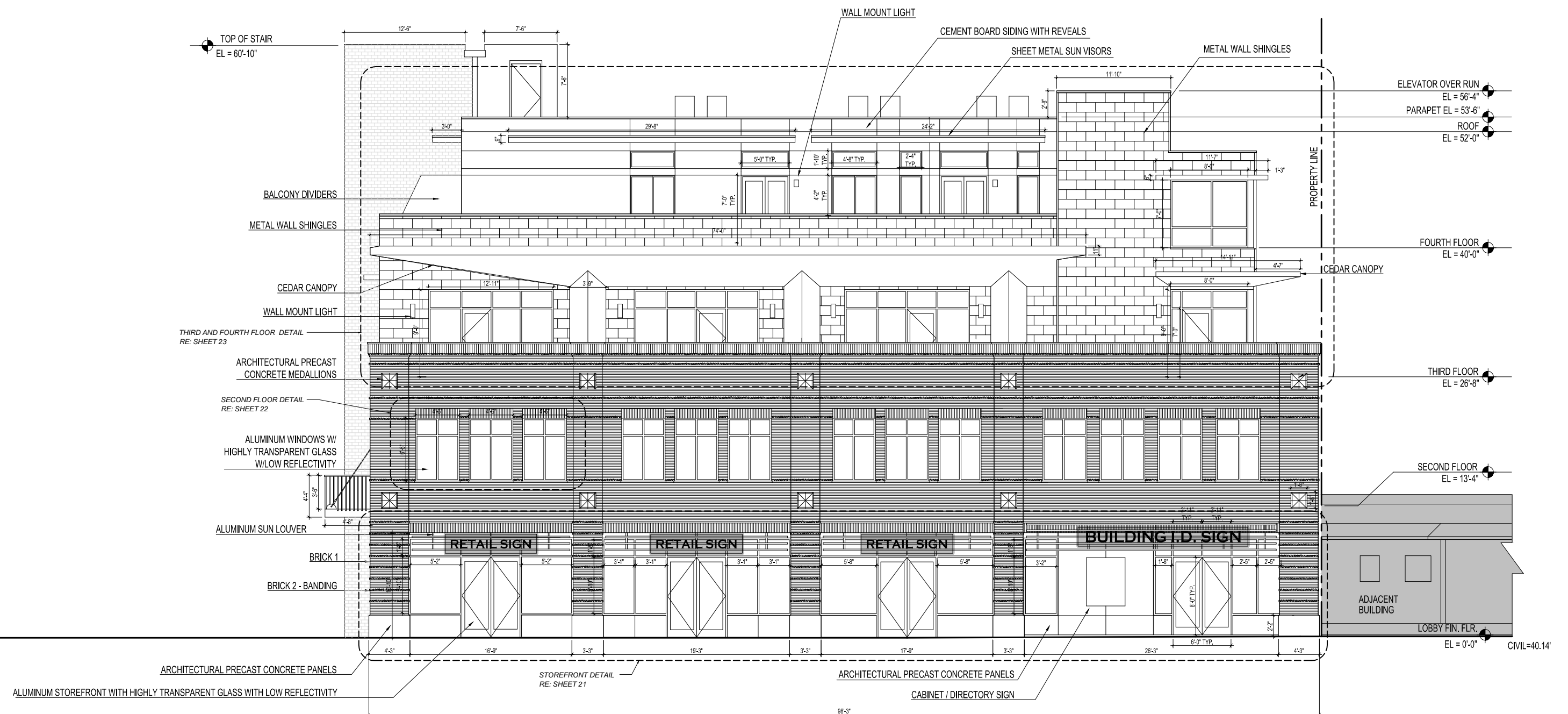
ADJACENT PROPERTIES: NORTH



2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

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

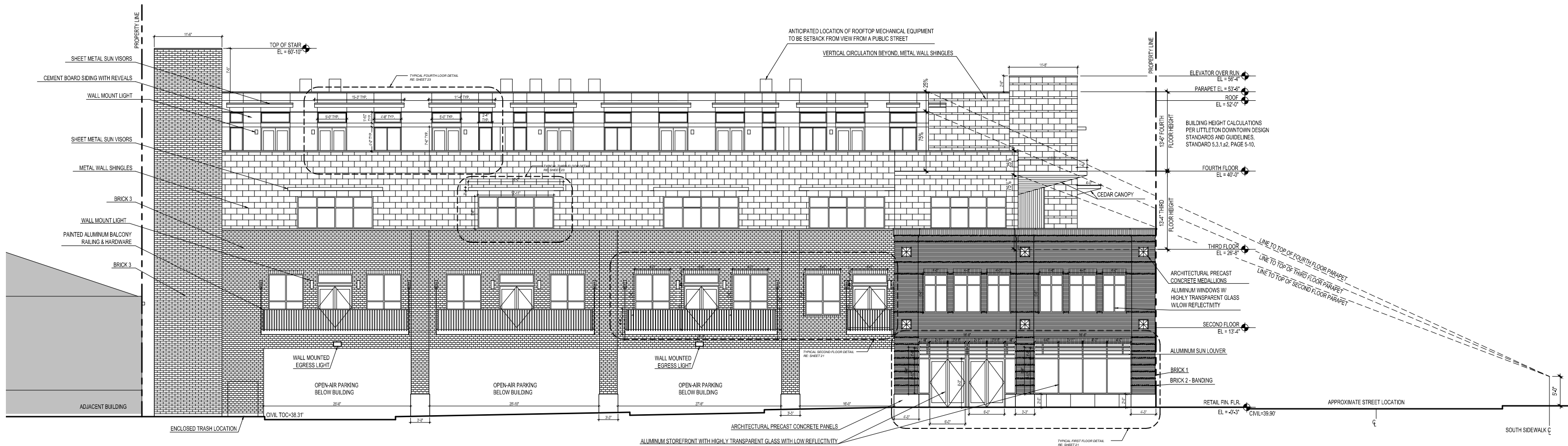


SHEET NUMBER

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

CASE # COA16-0003

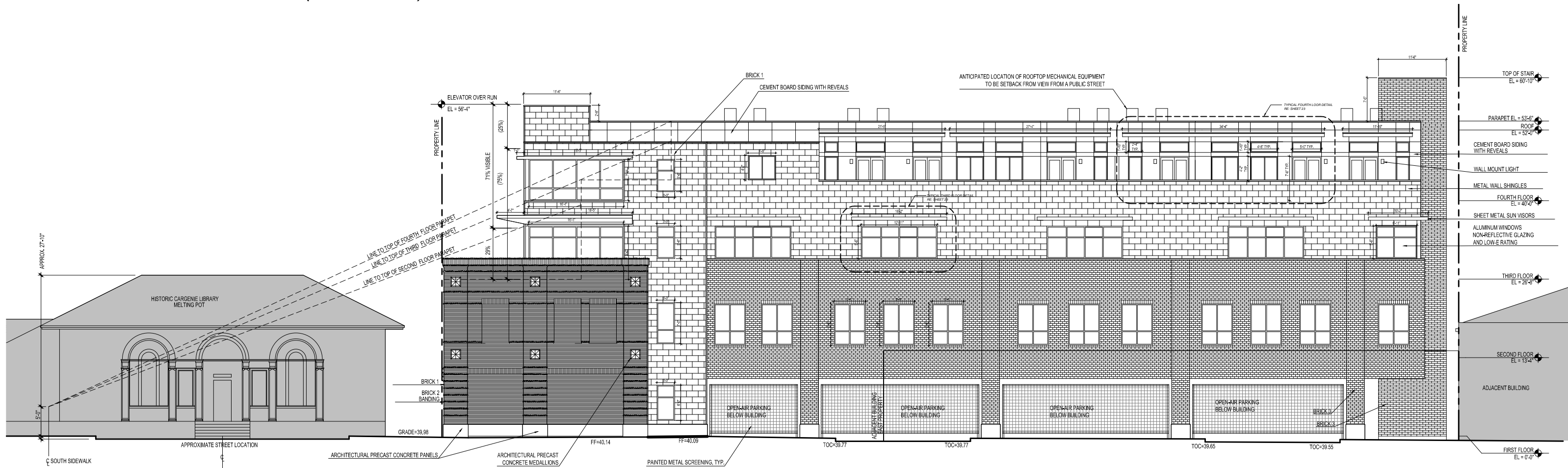
WEST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
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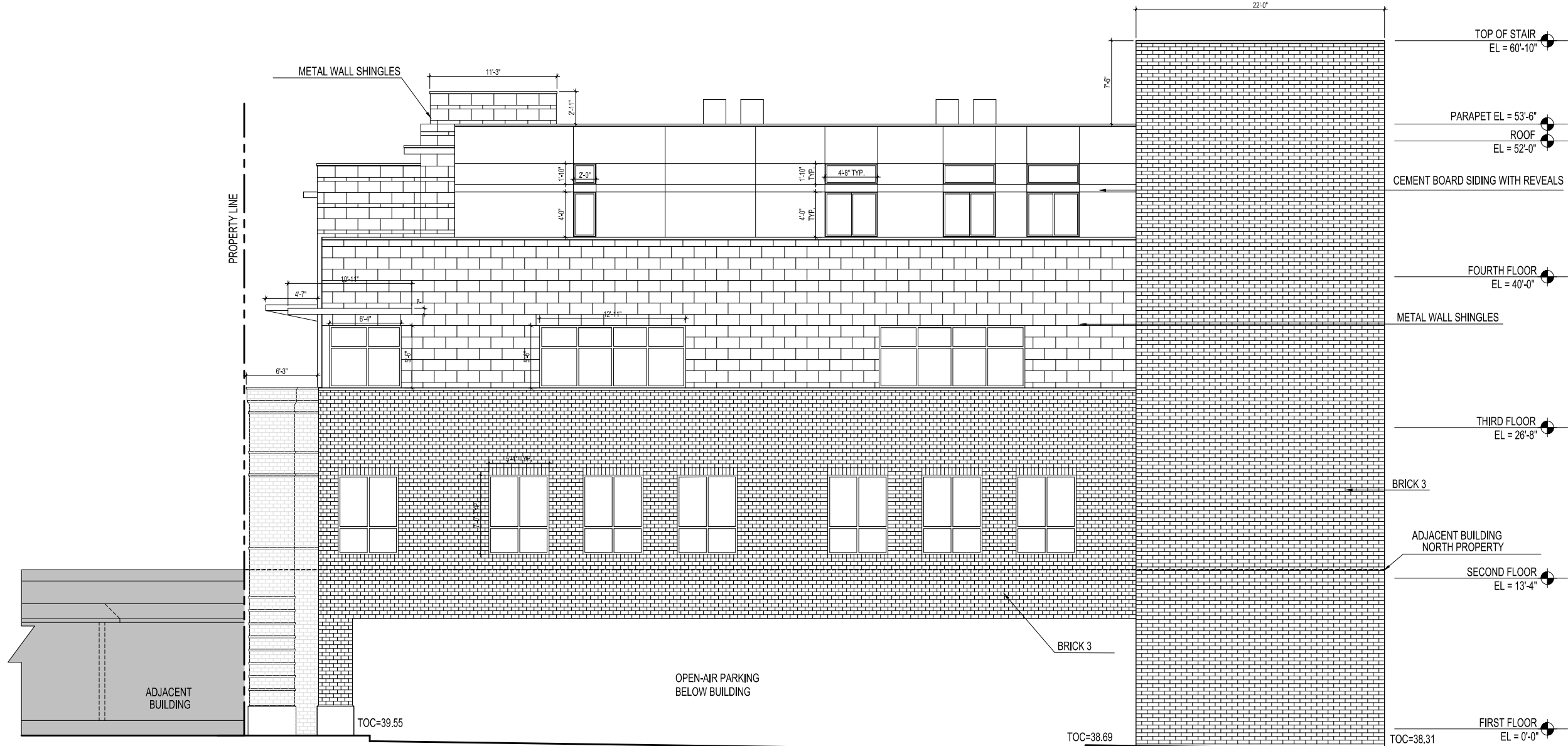
EAST ELEVATION (1/16" = 1'-0")



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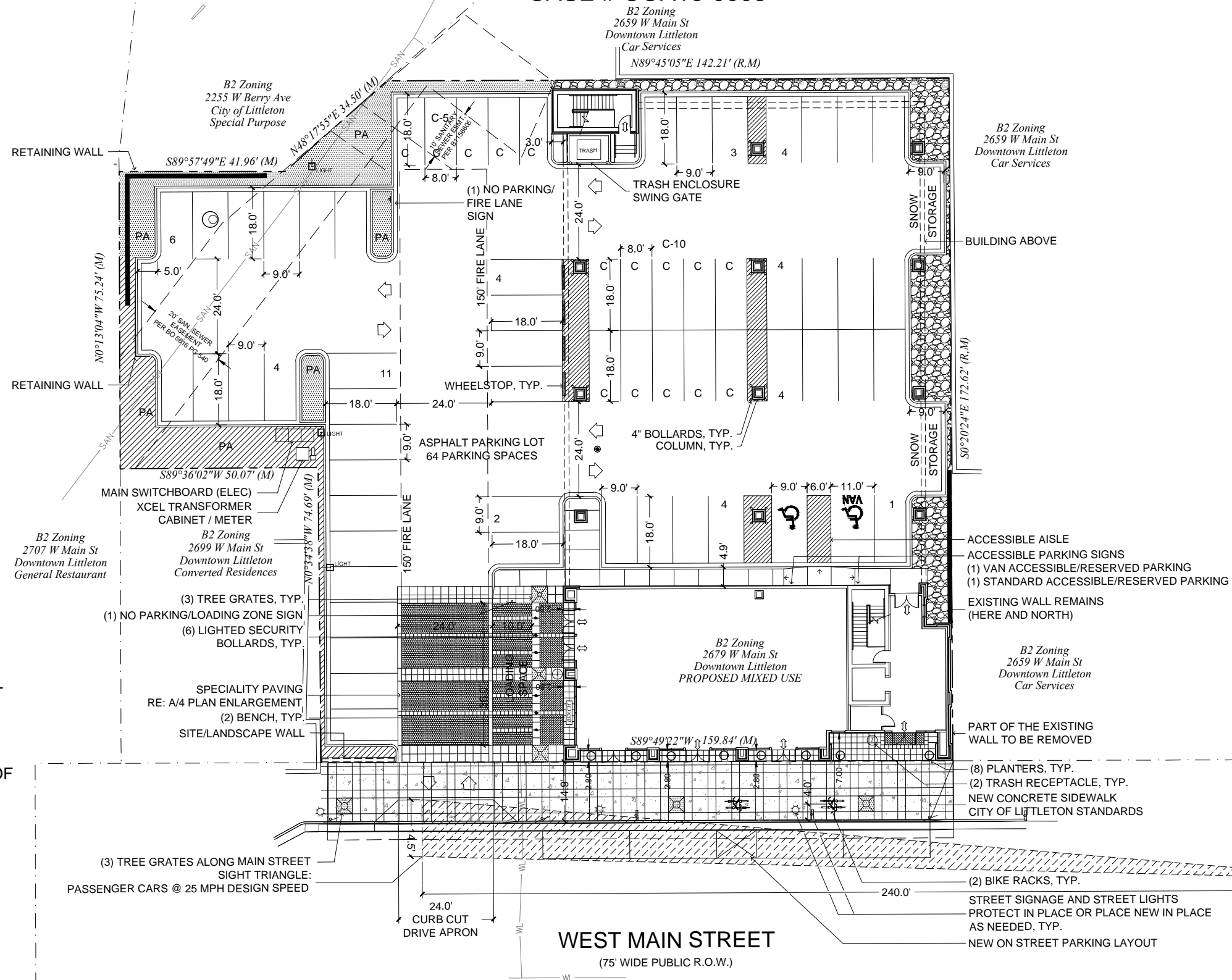
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
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NORTH ELEVATION (3/32" = 1'-0")



2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

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



NORTH

SCALE: 1" = 30'-0"

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

SHEET NUMBER

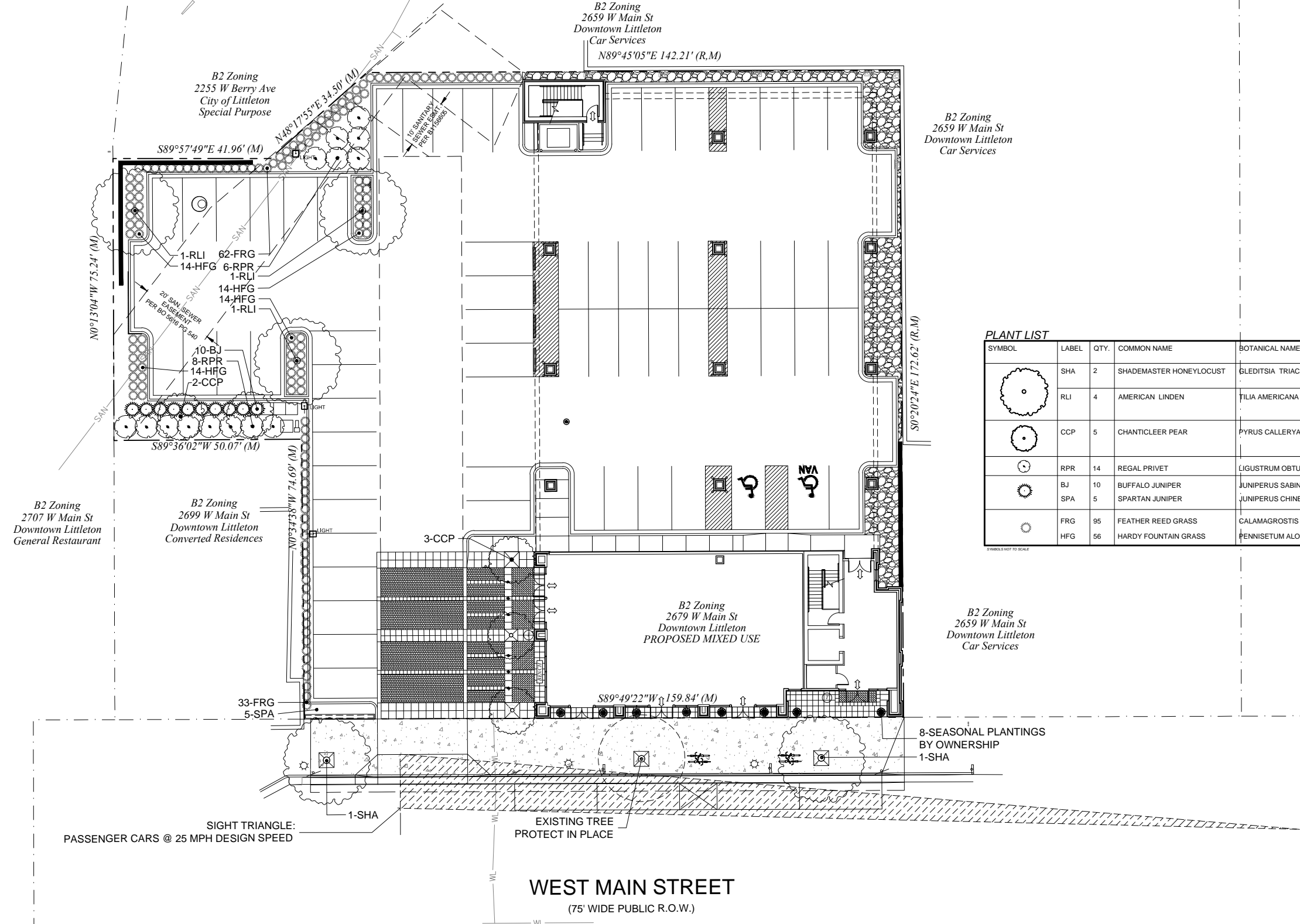
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CASE # COA16-0003

SITE PLAN

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

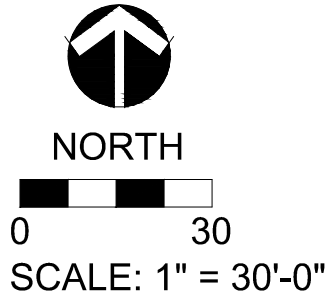
CASE # COA16-0003



PLANT LIST

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2' CAL	35'	50'
	RLI	4	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2' CAL	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2' CAL	15'	35'
	RPR	14	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	SPA	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#10	5'	15'
	FRG	95	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	56	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5	2'	2-3'

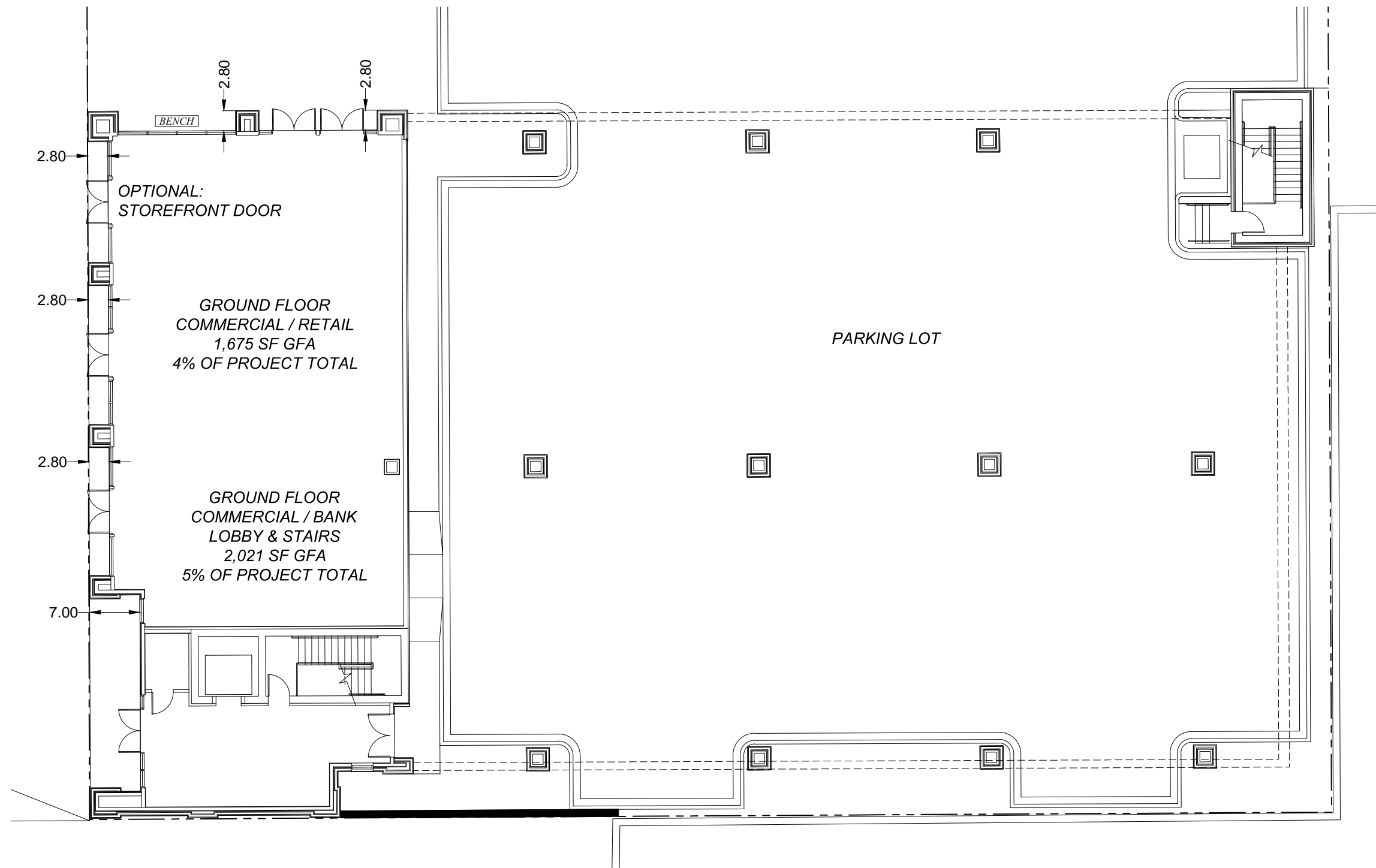
SYMBOLS NOT TO SCALE



2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

GROUND FLOOR PLAN



NORTH



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

SHEET NUMBER

FLOOR PLAN

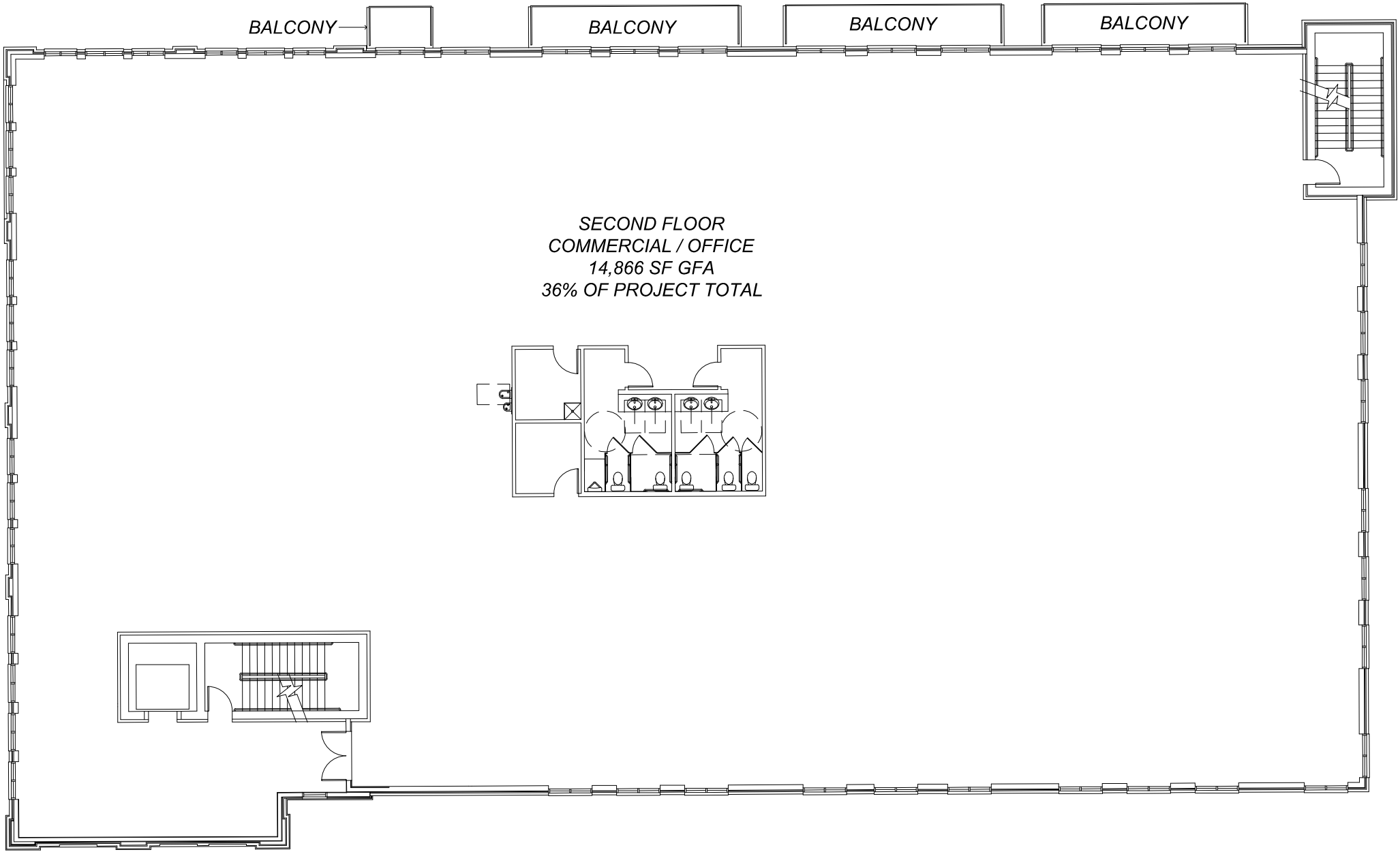
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CASE # COA16-0003

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

CASE # COA16-0003

SECOND FLOOR PLAN



NORTH



0 8' 16'

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

SHEET NUMBER

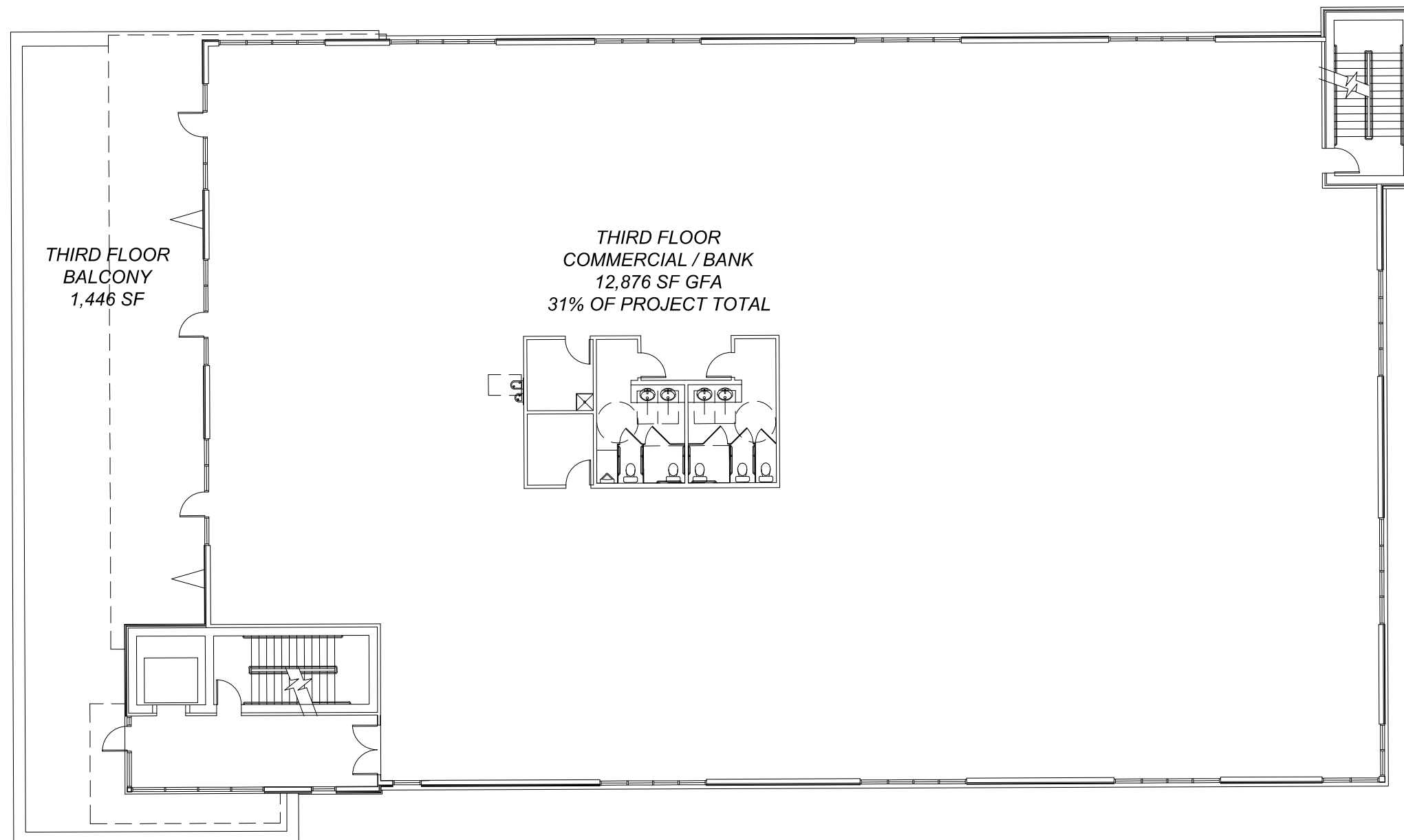
FLOOR PLAN

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CASE # COA16-0003

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

CASE # COA16-0003

THIRD FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

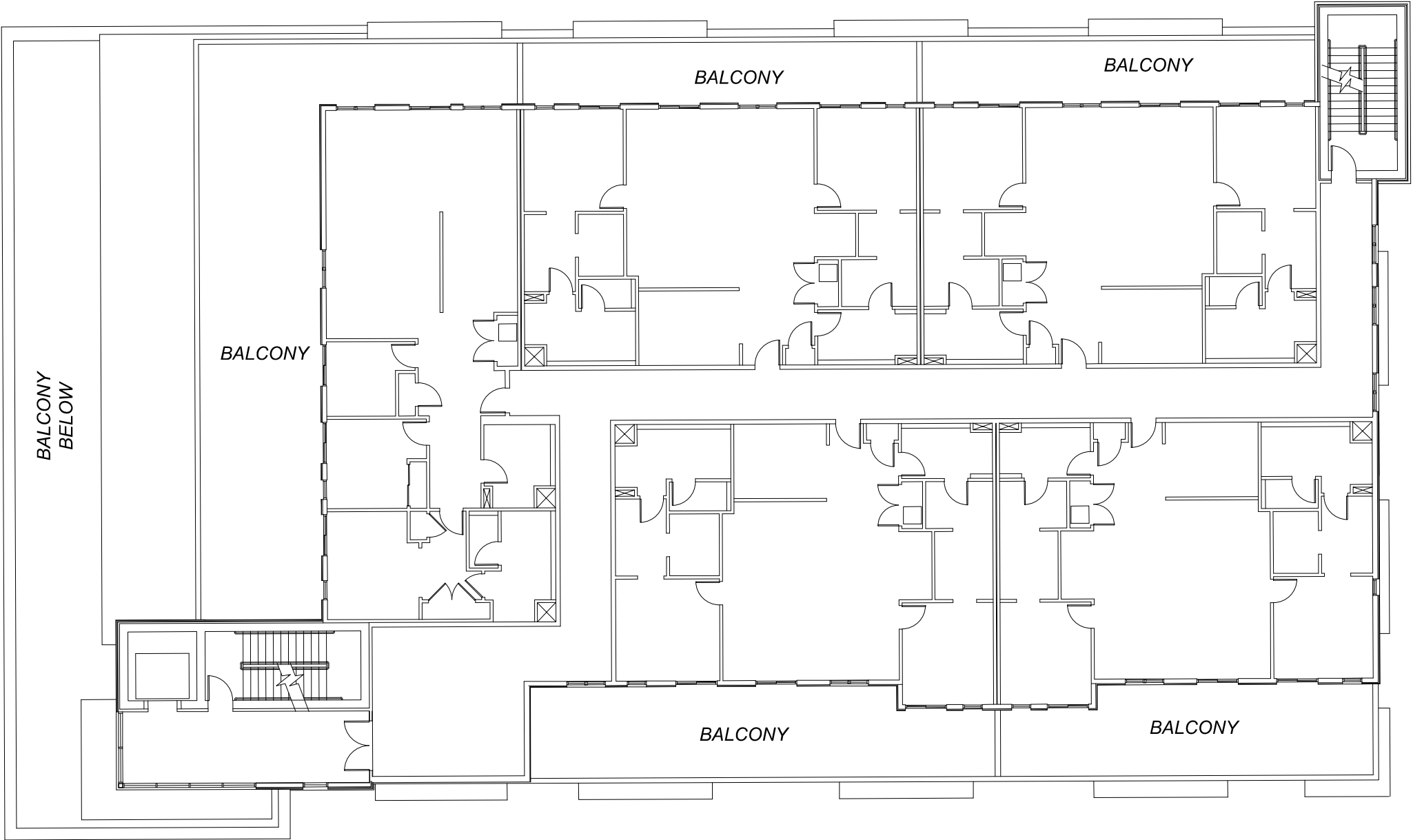
FLOOR PLAN

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2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

FOURTH FLOOR PLAN



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



NORTH

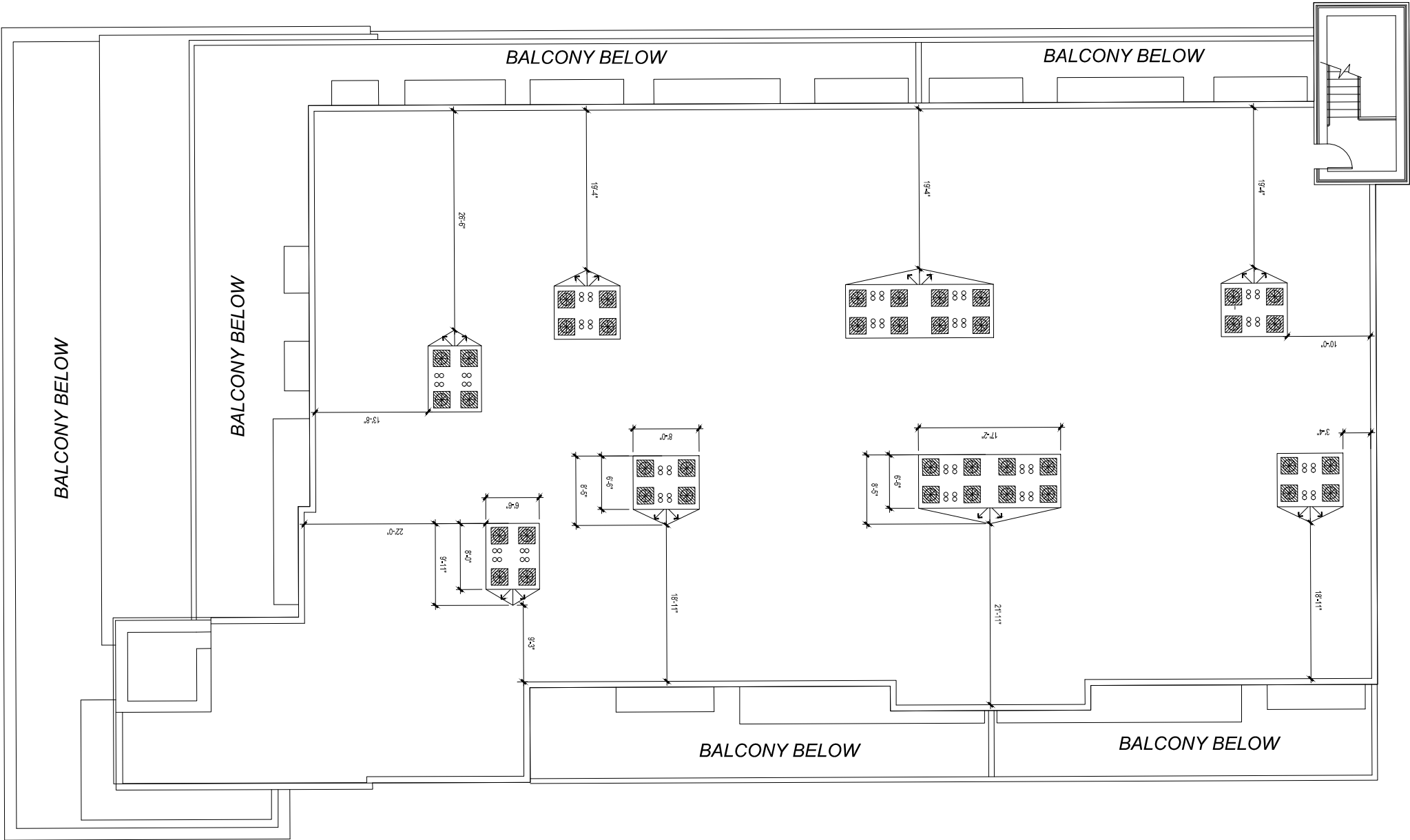


SCALE: 1/16" = 1'-0"

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

CASE # COA16-0003

ROOF PLAN



NORTH



0 8' 16'

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

SHEET NUMBER

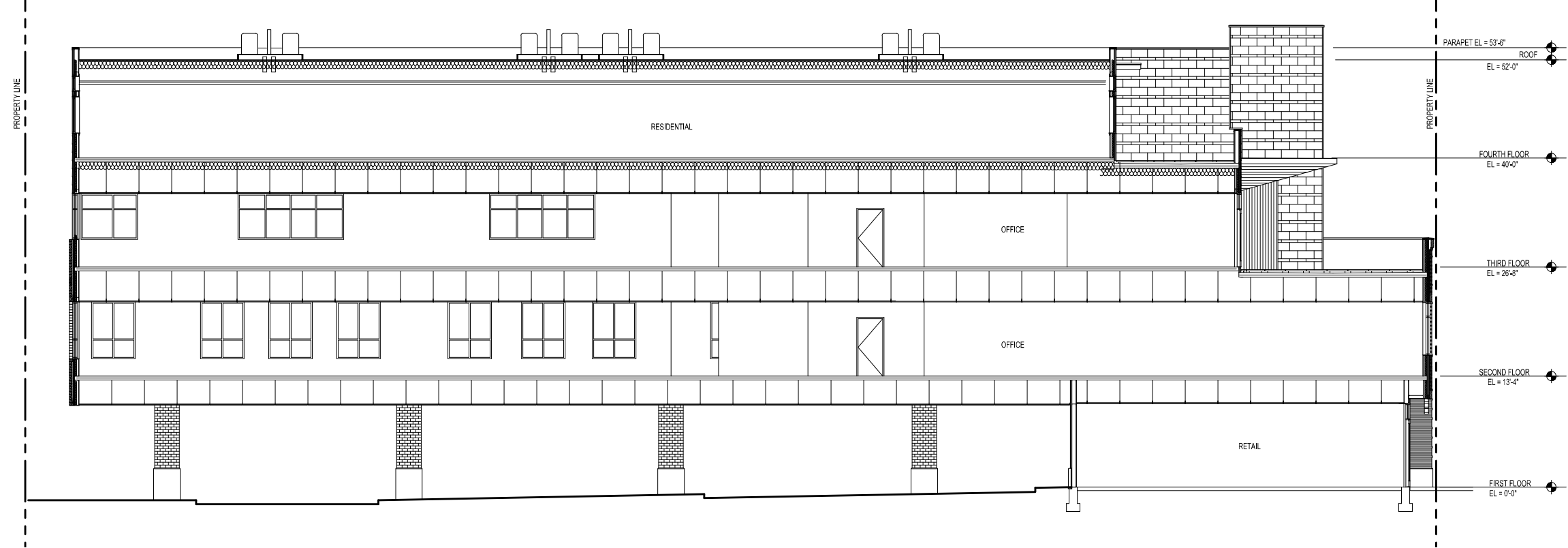
ROOF PLAN

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CASE # COA16-0003

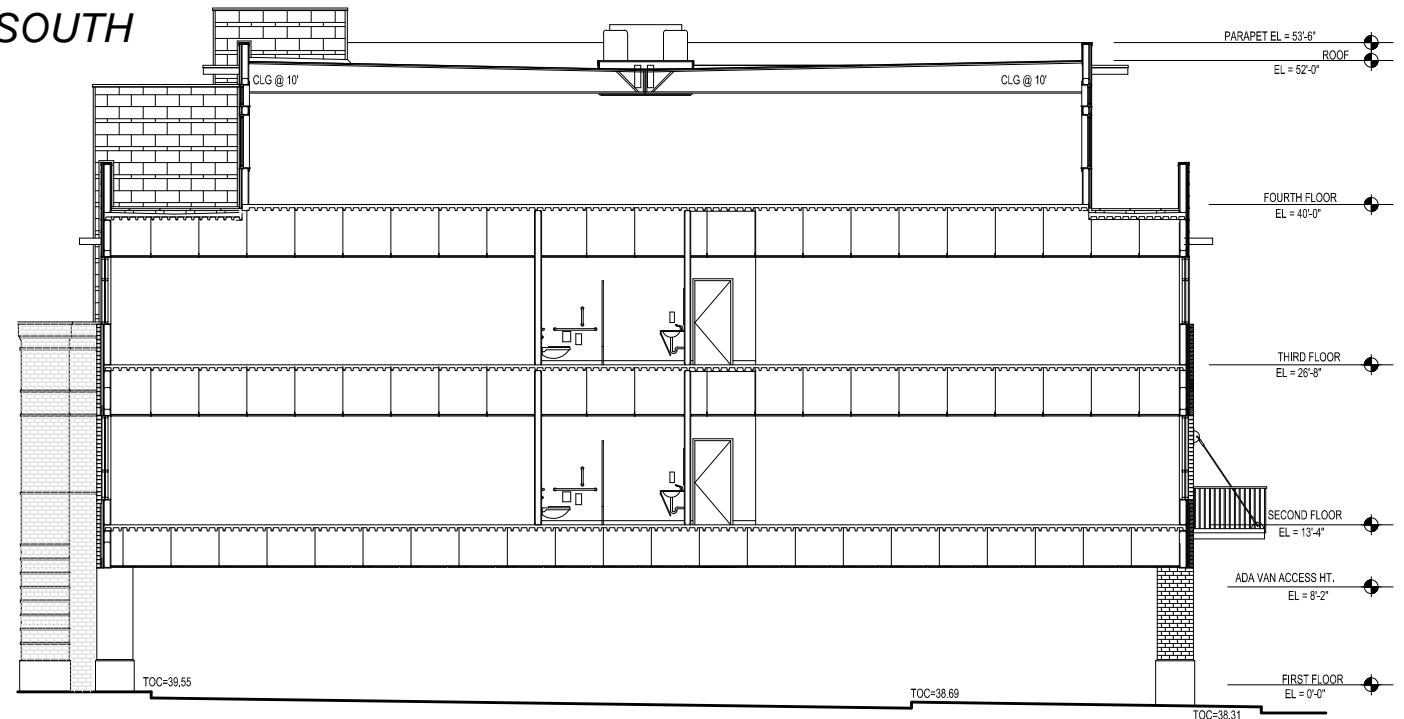
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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LITTLETON, COLORADO 80120

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CROSS SECTION - LONGITUDINAL FACING EAST (1/16" = 1'-0")



CROSS SECTION - FACING SOUTH
(1/16" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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LITTLETON, COLORADO 80120

CASE # COA16-0003

SOUTH FACADE - WEST MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

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

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SOUTH AND WEST FACADES



SHEET NUMBER

3D COLOR RENDERING

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CASE # COA16-0003

APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
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EAST FACADE LOOKING WEST DOWN MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

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LITTLETON, COLORADO 80120

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SOUTH AND EAST FACADES



SHEET NUMBER

3D COLOR RENDERING

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

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FUTURE DEVELOPMENT ALONG MAIN STREET



SHEET NUMBER

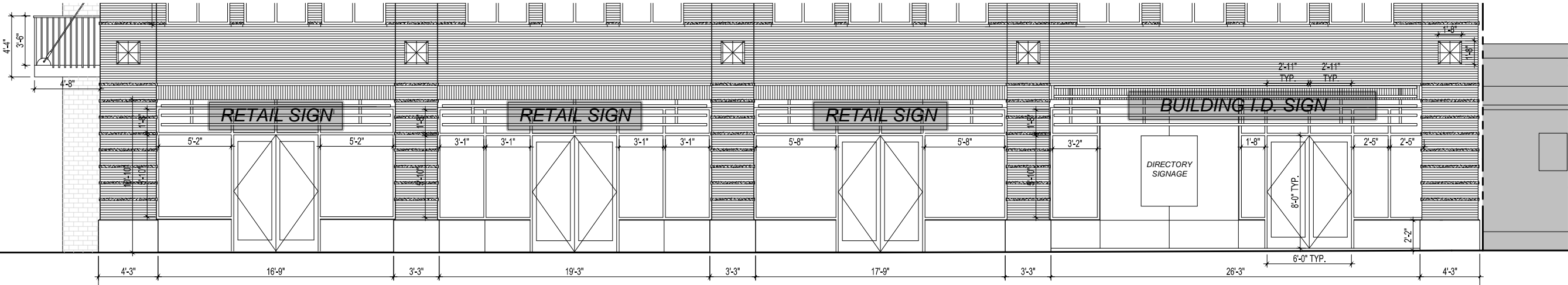
3D COLOR RENDERING

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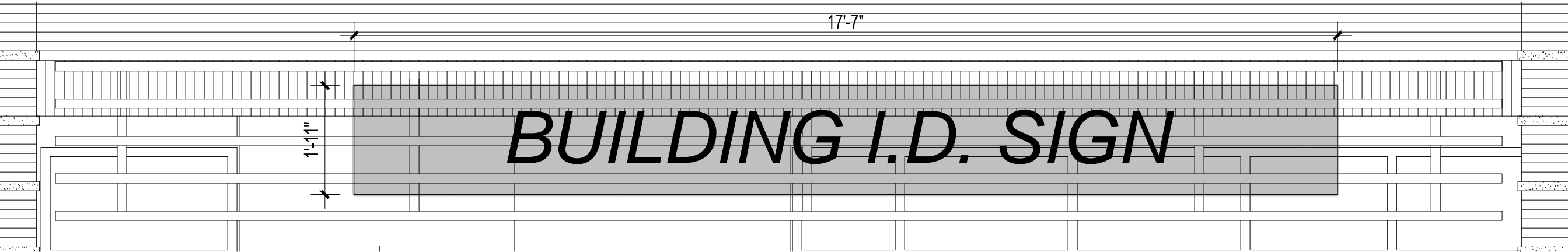
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LITTLETON, COLORADO 80120

CASE # COA16-0003

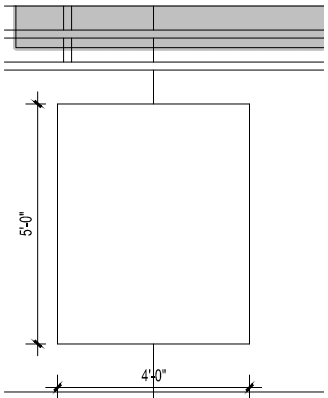
MAIN STREET STOREFRONT (1/8" = 1'-0")



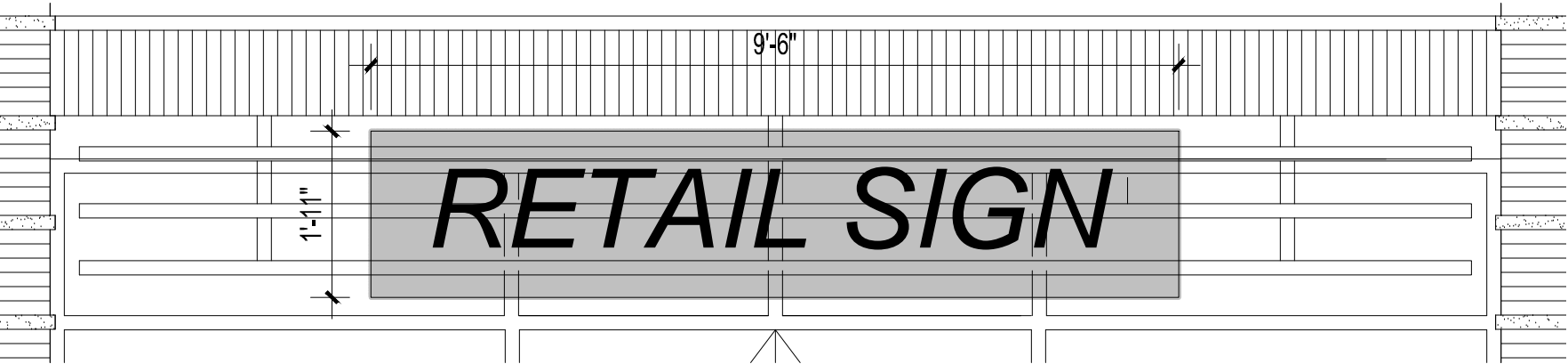
SIGNAGE ENLARGEMENT (1/4" = 1'-0")



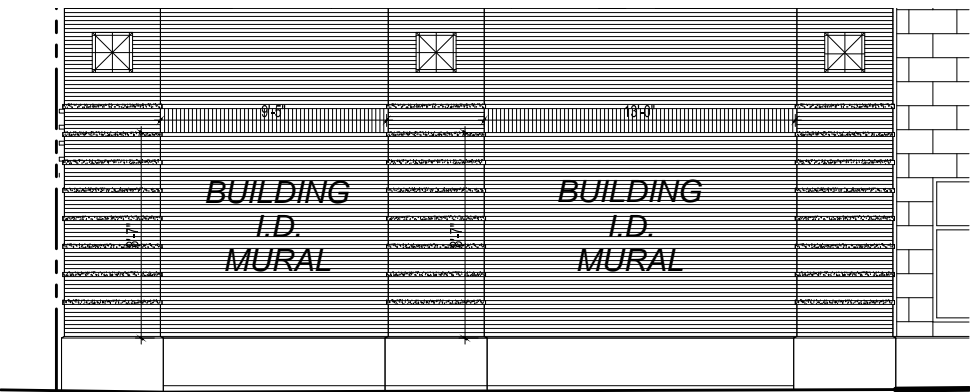
DIRECTORY SIGNAGE
(1/4" = 1'-0")



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



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



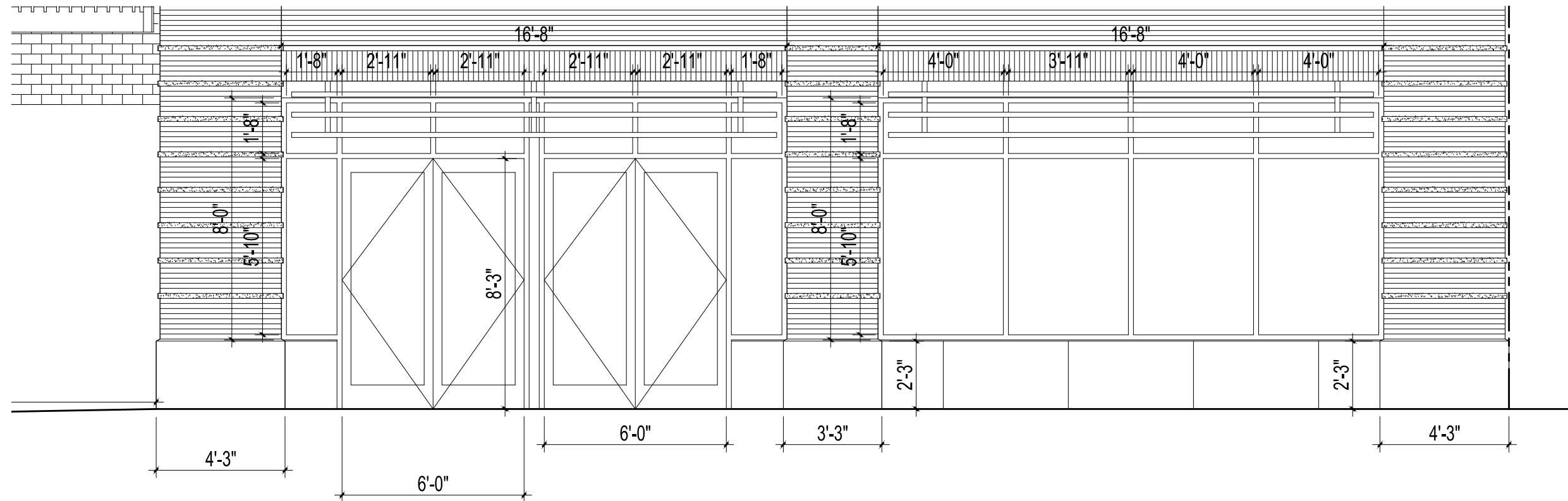
NOTE:
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

SHEET NUMBER

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

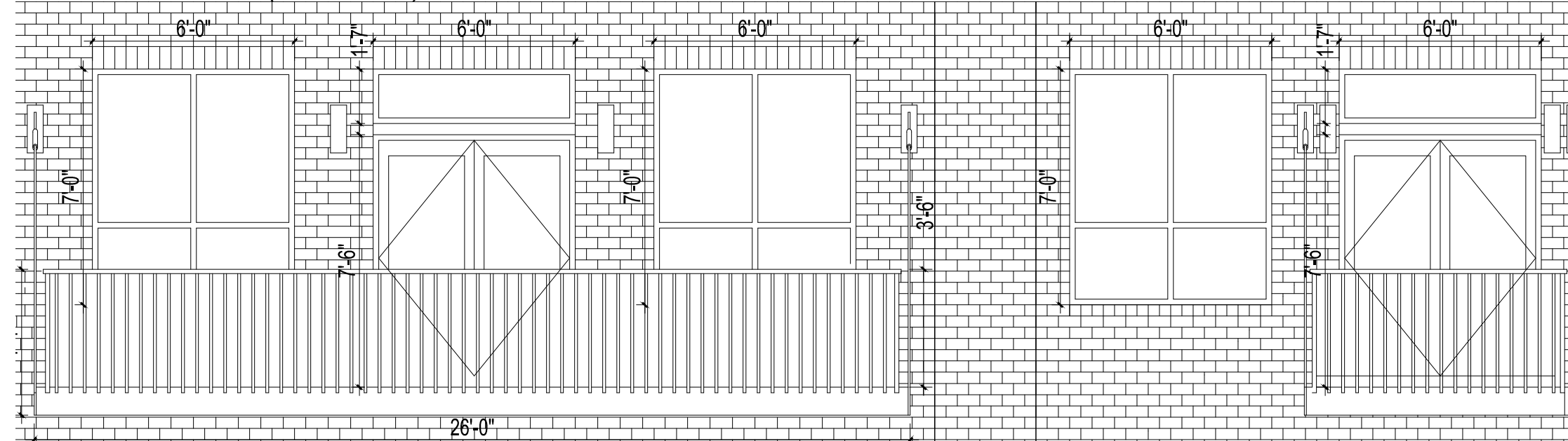
CASE # COA16-0003

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

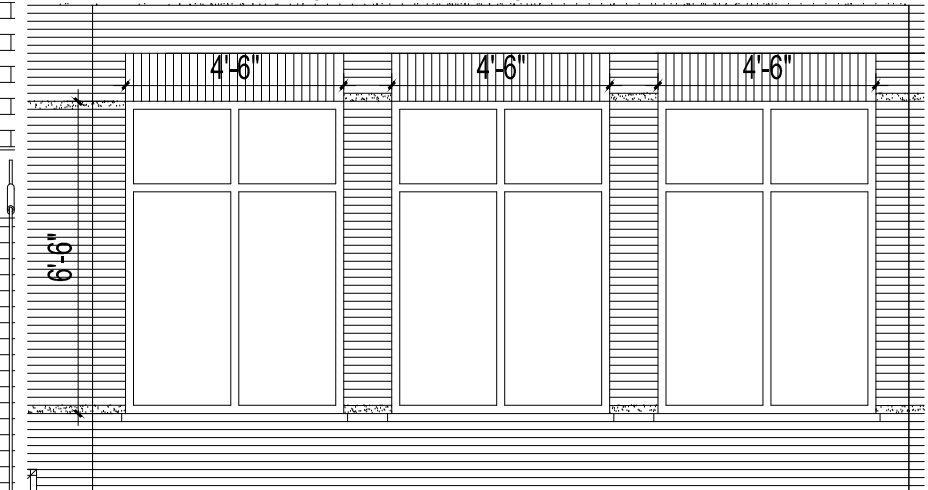


***NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.***

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



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

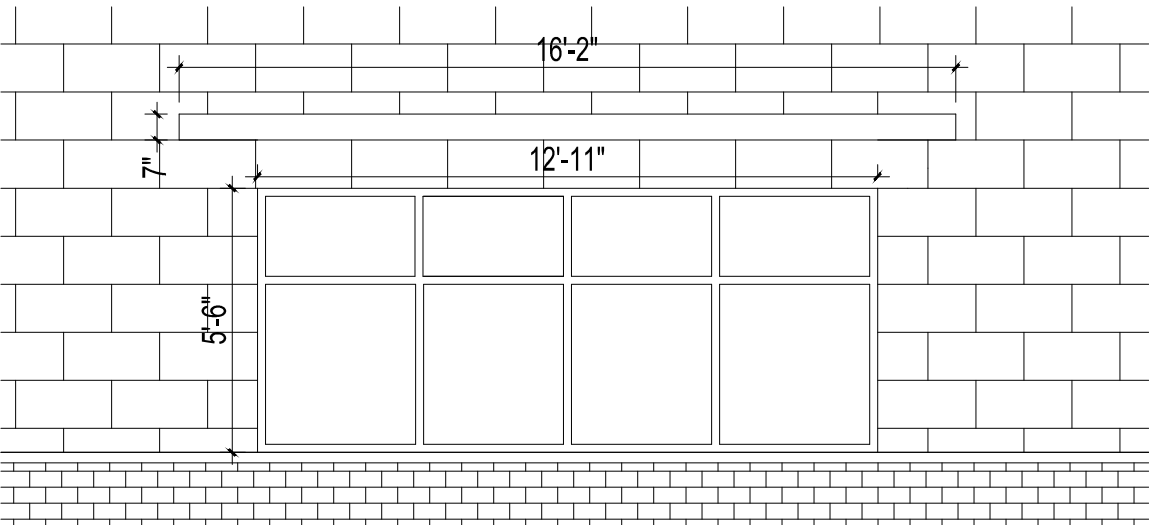


SHEET NUMBER

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

CASE # COA16-0003

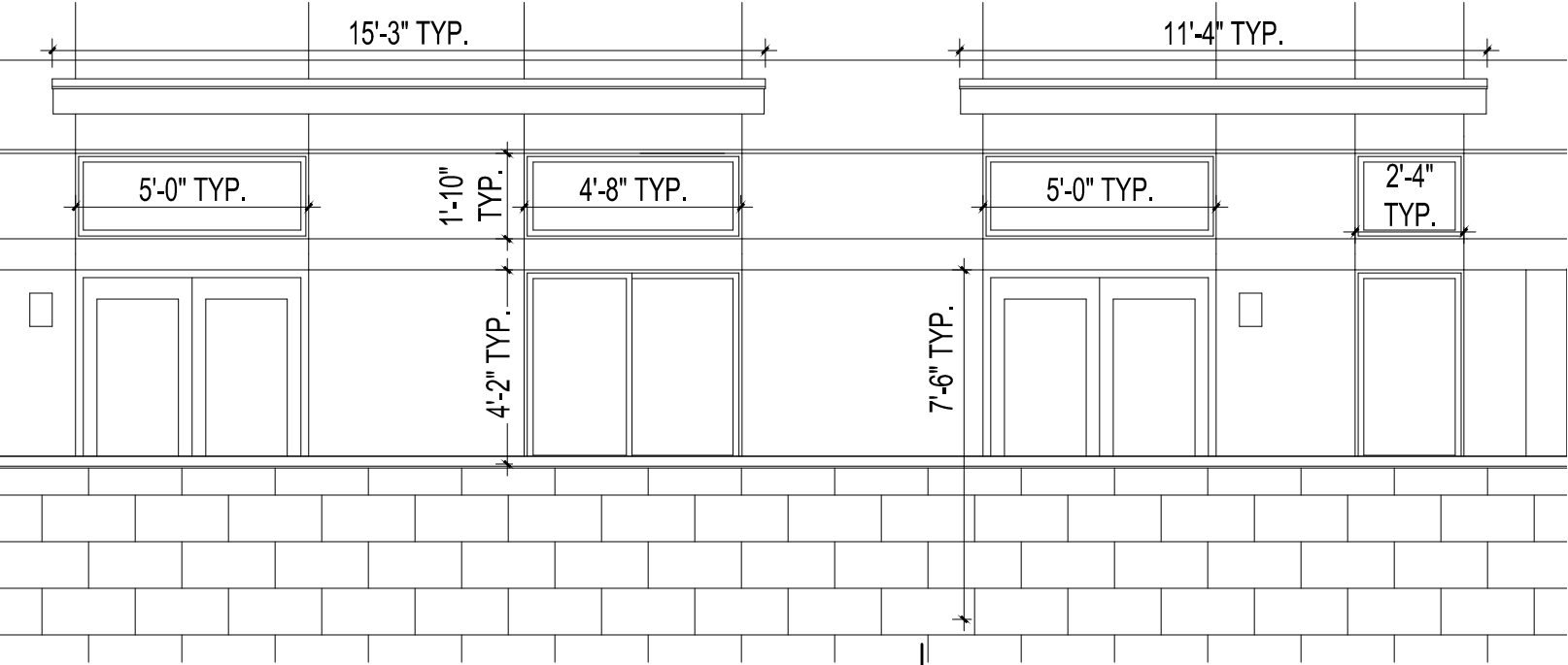
TYPICAL THIRD FLOOR WINDOWS / SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



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



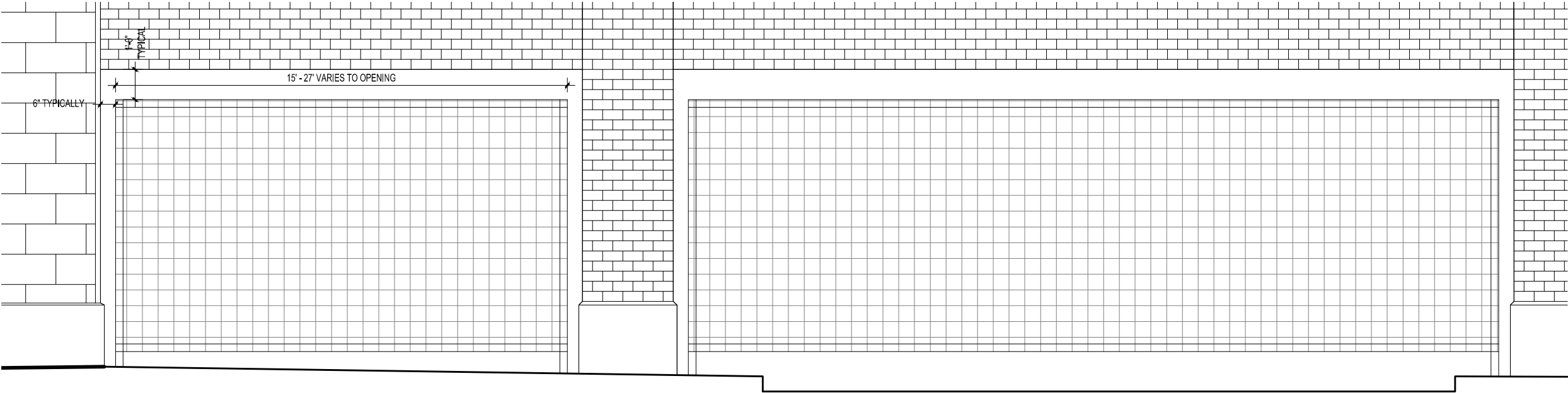
TYPICAL FOURTH FLOOR DOORS, WINDOWS, SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



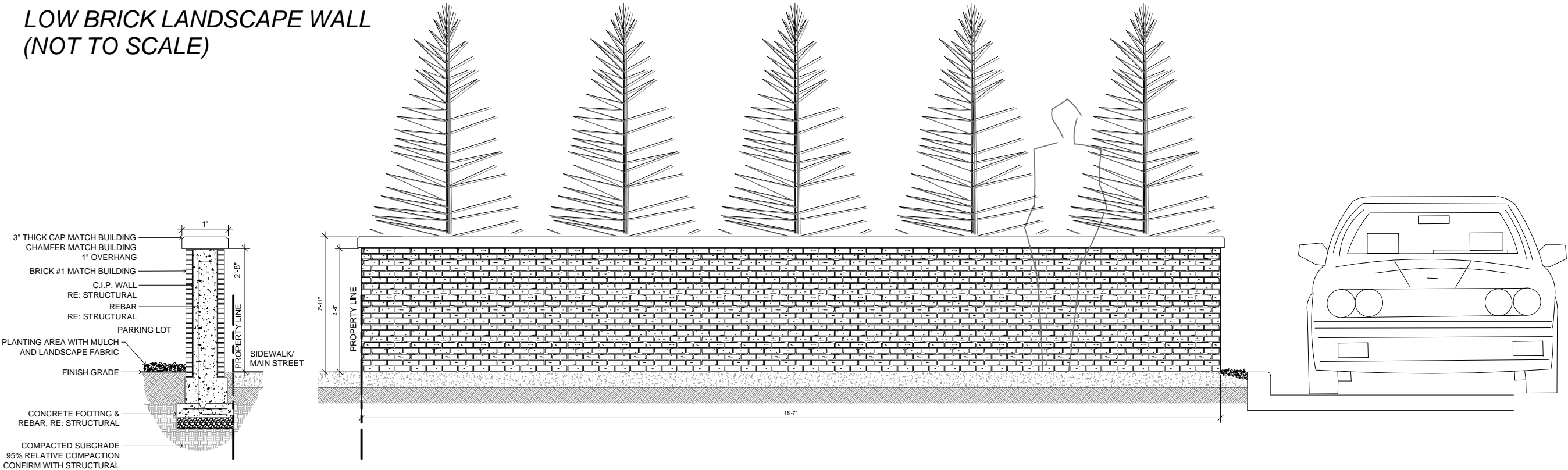
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA16-0003

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



LOW BRICK LANDSCAPE WALL
(NOT TO SCALE)



SHEET NUMBER

PARKING LOT SCREEN AND SITE WALL DETAIL

CUT SHEETS

ARCHITECTURAL MATERIALS

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- 19 – Light Fixture: Downlight (Recessed)
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- 22 – Light Fixture: Cylindrical Sconce Up/Down Light (Upper Floors)
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- 24 – Light Fixture: Street Light

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BRICK 1

CHEROKEE ROMAN SMOOTH

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BROWSE OUR BRICK

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- Browns
- Reds
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- Ironspots
- Greys

[Textures](#)

Cherokee

brick 1

[TEST REPORT-CL BURG 2013>](#)
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[Cleaning Recommendations>](#)

Textures:

- Antique
- Shadowtex
- Velour
- Vertex
- Wiretex
- Smooth

Sizes:

- Closure
- Kingsize
- Modular
- Norman
- Roman
- Utility

Phone:

785-243-1284

Fax:

785-243-1287

Mail:

Cloud Ceramics

PO Box 369

Concordia, KS 66901

Standard 3/8" Concave Mortar Joint

Click for larger image

Grout Selection - Mushroom Grout

CAD-ready texture tile with White grout

[Download](#)

Projects that use this brick

How do I place an order?

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

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BRICK 2
CRIMSON IRONSPOT ROMAN SMOOTH
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BROWSE OUR BRICK **Crimson Ironspot**

brick 2

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- Residential
- Paving Units

Colors

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

Textures

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

Textures:

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

Sizes: Closure
Kingsize
Modular
Norman
Roman **←**
Utility
4" x 8" x 2 1/4 Paver
4" x 8" x 2 1/4 Chamfered Paver

Grout Selection - Mushroom Grout

[raw]

CAD-ready texture tile with White grout **Download**

Click for larger image

[/raw]

Standard 3/8" Concave Mortar Joint

Projects that use this brick

How do I place an order?

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BRICK 3 SAHARA LIGHT BUFF CLOSURE VELOUR CLOUD CERAMICS

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BROWSE OUR BRICK

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TEST REPORT-CL BUFF 2013

SAHARA light buff brick 3

TEST REPORT-CL BUFF 2013>

MSDS Information>

Cleaning Recommendations>

Textures:

Rockface

Shadowtex

Velour

Vertex

Wiretex

Sizes:

Closure

Kingsize

Modular

Norman

Roman

Utility

Phone:

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Fax:

785-243-1287

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Cloud Ceramics

PO Box 369

Concordia, KS 66901

[raw]

Grout Selection - Mushroom Grout

CAD-ready texture tile with White grout

Download

Click for larger image

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Standard 3/8" Concave Mortar Joint

Projects that use this brick

How do I place an order?

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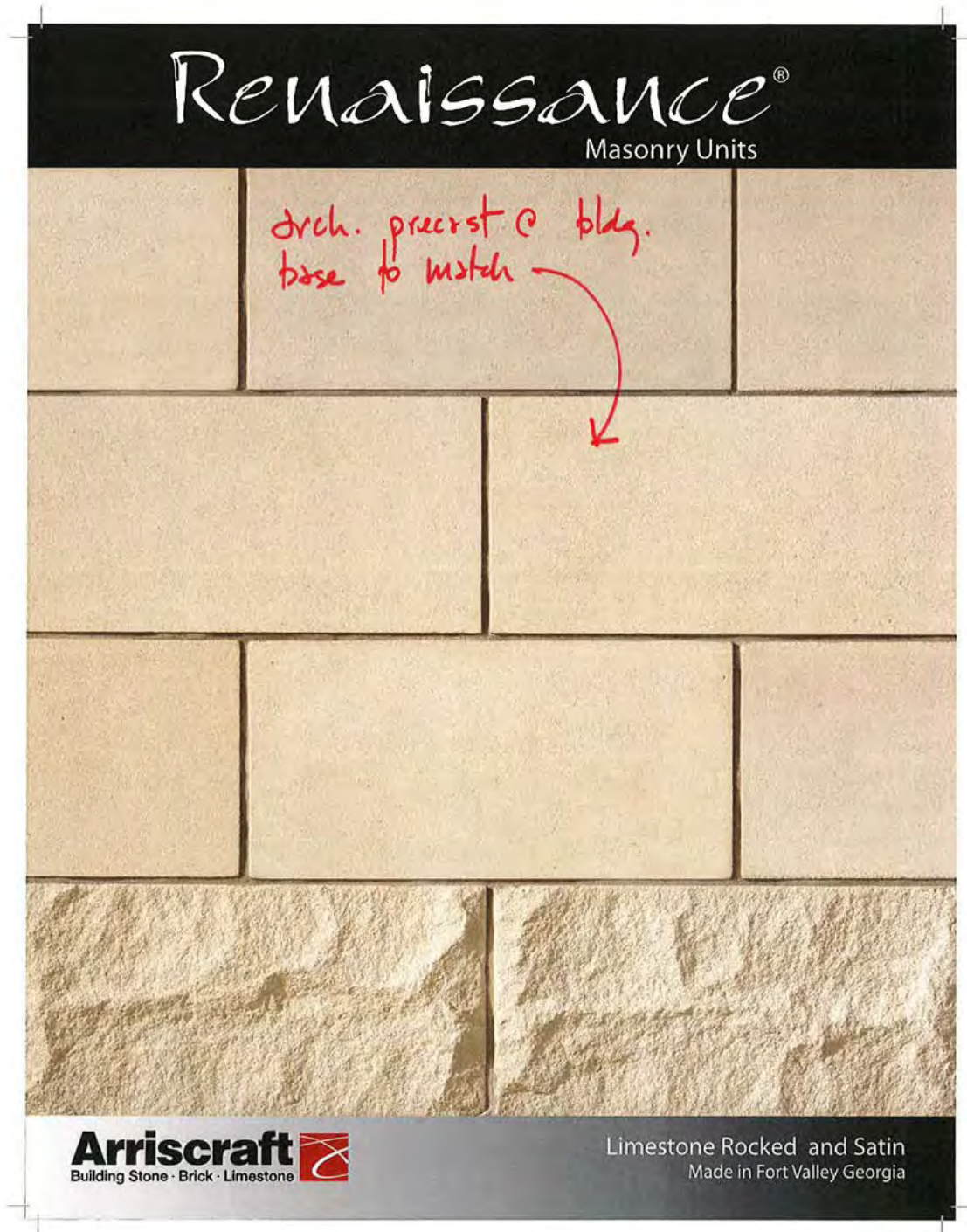
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ARCHITECTURAL PRECAST
CONCRETE PANELS
COLOR: OAK RIDGE
CHAMFER / SMOOTH FINISH



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Architecture

Planning & Entitlements

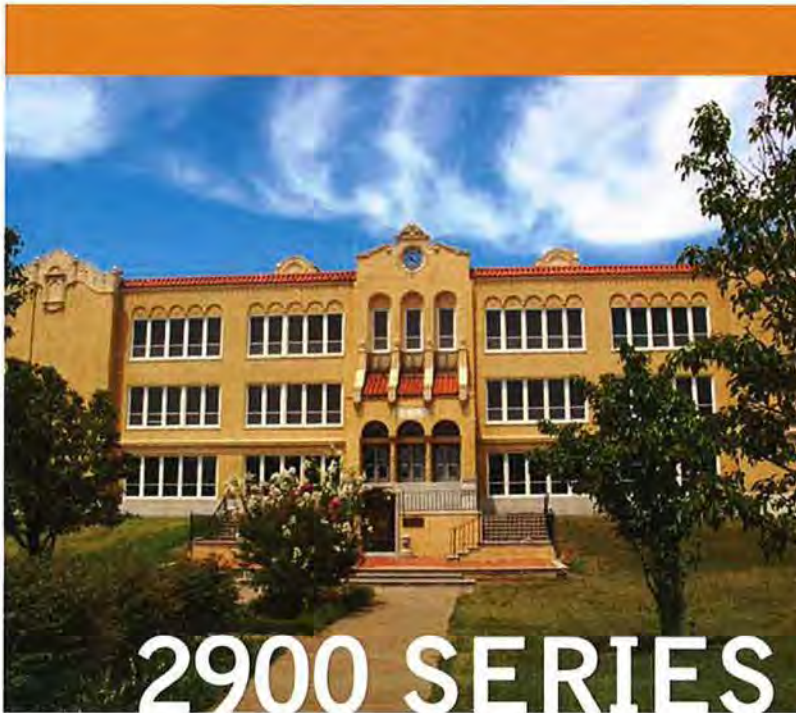
Visual Media

Landscape Architecture

Real Estate Advisory



COLOR:
MEDIUM BRONZE



2900 SERIES

2 1/2" ARCHITECTURAL GRADE Fixed, Projected, and Casement Window System (F-AW100, AP-AW80, C-AW80)

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

FEATURES

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

2900

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



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

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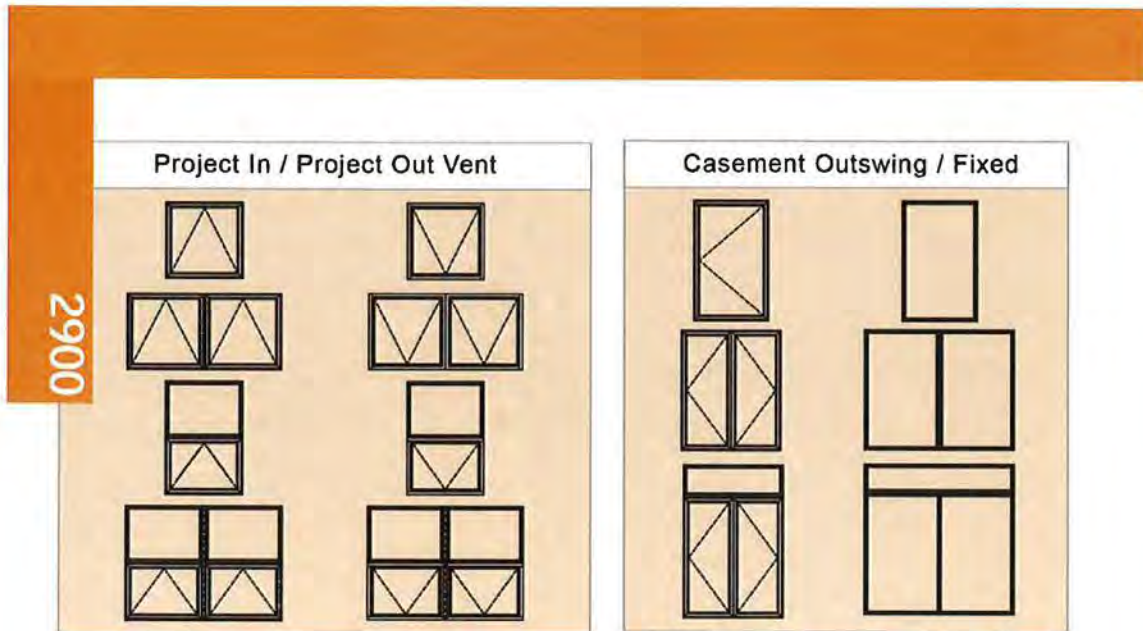
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COLOR:
MEDIUM BRONZE



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AAMA PERFORMANCE RESULTS

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

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

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

2900 SERIES HARDWARE OPTIONS

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

* = size limitations apply

S = Standard Hardware O = Optional Hardware

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

Feb 2009

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December 9, 2016

Case # COA16 - 0003

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COLOR:
MEDIUM BRONZE



ALUMINUM FLUSH GLAZED STOREFRONT

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

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

FEATURES

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

Storefront Framing

800 Hanks Drive
Mankoway, NJ 08052
Phone: (480) 642-1448
Fax: (480) 376-2659



1000 East 51st Ave., Suite A
Denver, CO 80219
Phone: (303) 642-1448
Fax: (303) 376-2659

Please visit:
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for more information

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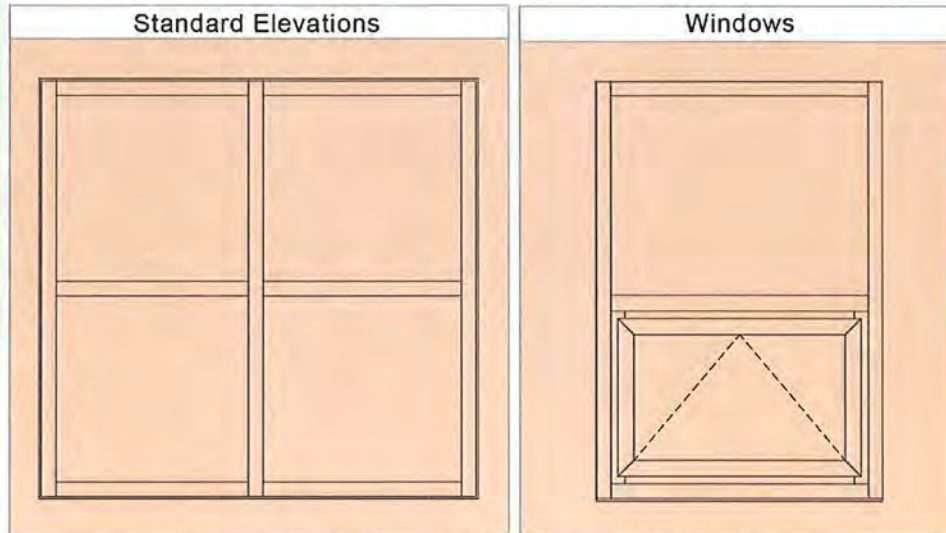
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COLOR:
MEDIUM BRONZE

Storefront Framing



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

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

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

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

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

S = Standard hardware

O = Optional hardware

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

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

* = size limitations apply

S = Standard hardware O = Optional hardware

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

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December 9, 2016

Case # COA16 - 0003

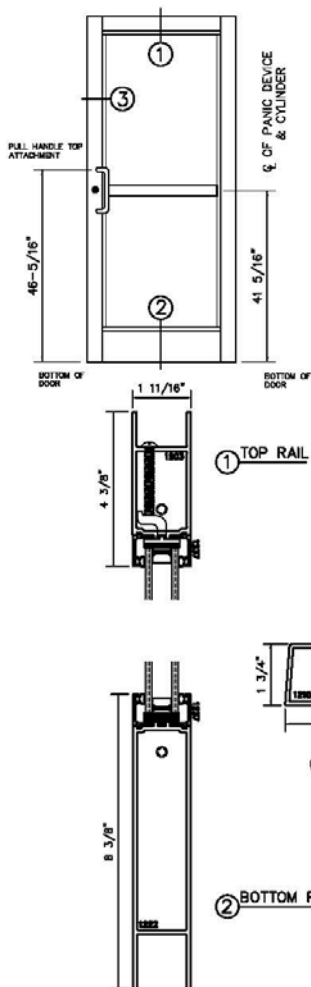
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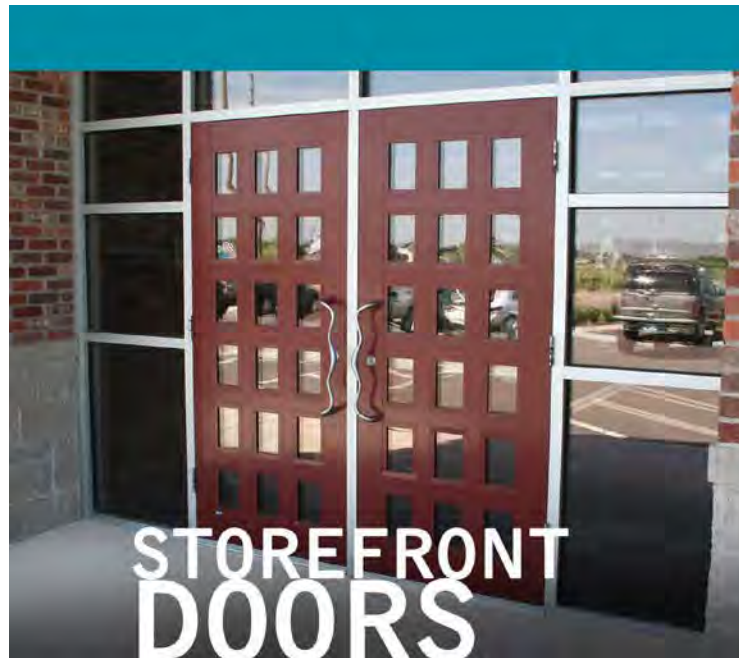
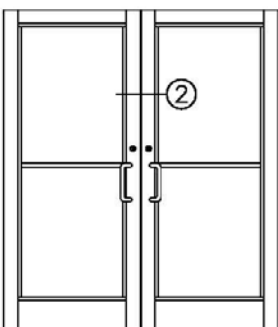
COLOR:
MEDIUM BRONZE

STANDARD ENTRANCES
DOOR TYPE / SECTION DIMENSION

135 MEDIUM STILE
3690 CONCEALED EXIT (SHOWN)



STANDARD MEETING RAILS
135 MEDIUM STILE



ALUMINUM STOREFRONT
SWING DOORS

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

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

FEATURES

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

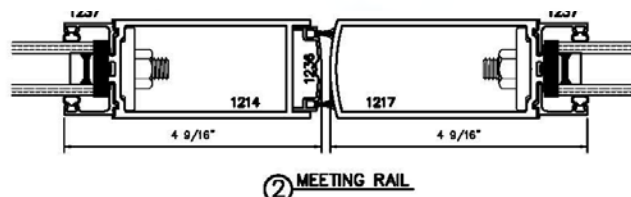
Storefront Doors

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



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

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for more information



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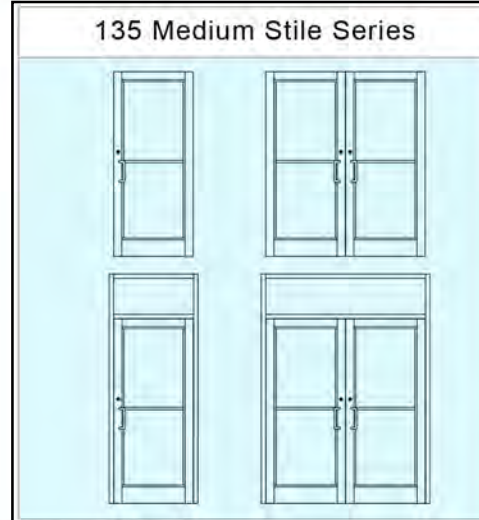
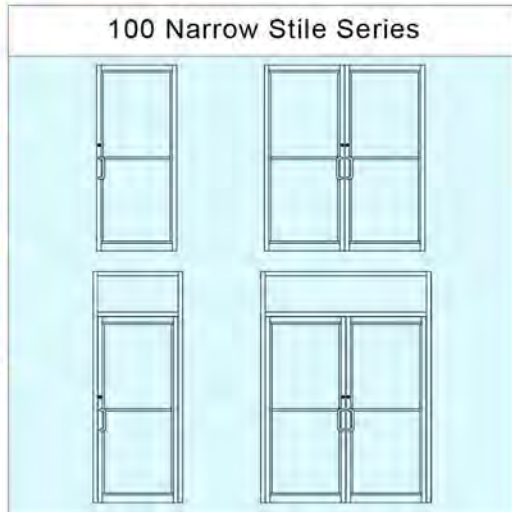
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COLOR:
MEDIUM BRONZE

Storefront Doors



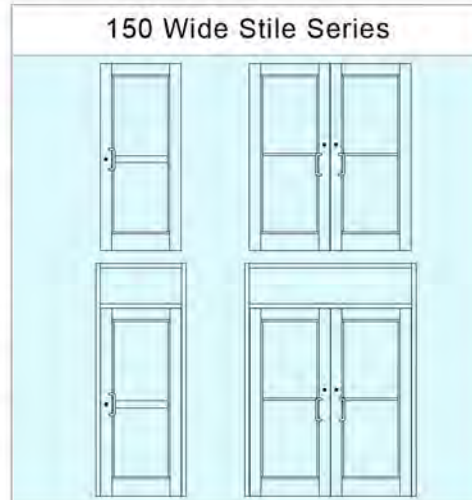
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AAMA PERFORMANCE RESULTS				
	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	CRF
100 series*	.50 CFM	N/A	45 PSF	N/A
135 series*	.50 CFM	N/A	60 PSF	N/A
150 series*	.50 CFM	N/A	60 PSF	N/A
135H series	.50 CFM	N/A	60 PSF	N/A
150H series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

N/A = Not applicable

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

* Single door leaf



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

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

Feb 2009

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Fabricators & Glaziers

GUARDIAN GLASS INNOVATION AND TECHNICAL SUPPORT



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

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

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

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

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

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

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

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

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

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

SUNGUARD® Advanced Architectural Glass

PERFORMANCE DATA - SUPERNEUTRAL

Product	Coated / Insulated Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	SHGC (BTU/hr·ft²·°F)	Light to Sky Ratio (%)	Light to Sky Ratio (ft-cd/ft²)
SunGuard SuperNeutral							
Coating #2 Surface							
UltraClear - UltraClear	Ultra Clear	Clear	44	8	24	11	13
CrystalGray - Clear	Crystal Gray	Clear	42	8	24	11	12
Green - Clear	Green	Clear	52	3	18	9	12
TwilightGreen - Clear	Dark Green	Clear	46	3	16	8	11
Light Gray - Clear	Light Gray	Clear	44	3	16	8	11
Gray - Clear	Gray	Clear	41	3	12	6	11
CrystalBlue - Clear	Blue	Clear	40	4	15	3	11
UltraClear - UltraClear	Light Blue	Clear	53	14	20	14	14
Clear - Clear	Light Blue	Clear	51	11	19	14	14
Blue - Green	Blue-Green	Clear	43	5	15	11	13
TwilightGreen - Clear	Dark Green	Clear	38	3	13	10	13
Light Gray - Clear	Light Gray	Clear	36	6	14	9	13
Gray - Clear	Gray	Clear	26	5	10	7	13
CrystalBlue - Clear	Blue	Clear	33	7	13	9	13
UltraClear - UltraClear	Ultra Clear	Clear	71	40	37	11	13
Clear - Clear	Clear	Clear	68	30	33	11	12
Green - Clear	Green	Clear	57	13	23	9	12
TwilightGreen - Clear	Dark Green	Clear	51	9	20	8	11
CrystalGray - Clear	Light Gray	Clear	48	17	23	8	11
Gray - Clear	Gray	Clear	34	13	18	6	11
CrystalBlue - Clear	Blue	Clear	44	19	23	7	11
UltraClear - UltraClear	Ultra Clear	Clear	56	22	26	13	14
Clear - Clear	Clear	Clear	54	16	24	13	14
Green - Clear	Green	Clear	45	7	17	11	16
TwilightGreen - Clear	Dark Green	Clear	41	4	15	10	16
CrystalGray - Clear	Light Gray	Clear	38	9	17	9	16
Gray - Clear	Gray	Clear	27	7	13	7	16
CrystalBlue - Clear	Blue	Clear	35	10	16	8	17
UltraClear - UltraClear	Ultra Clear	Clear	43	24	21	28	14
Clear - Clear	Clear	Clear	43	17	19	28	14
Green - Clear	Green	Clear	36	8	14	21	14
TwilightGreen - Clear	Dark Green	Clear	32	5	12	18	14
CrystalGray - Clear	Light Gray	Clear	31	9	13	16	14
Gray - Clear	Gray	Clear	22	6	10	13	19
CrystalBlue - Clear	Silver Blue	Clear	28	11	13	14	13

NOTES RELATED TO ALL SUNGUARD PERFORMANCE TABLES

- The performance values shown are nominal and subject to variations due to manufacturing tolerances.
- All coatings are on the #2 surface unless noted otherwise.
- Guardian performance data are calculated for center of glass only (no spacer or framing) in accordance with the LBNL Window program.
- Relative Heat Gain, Strong Coefficient, Solar Heat Gain Coefficient and ISO may change slightly when using argon gas fill.
- Glass may require heat tempering or tempering to resist potential thermal stresses. SNR 43 must be heat treated.
- A light shift in visible light transmittance or hue may occur after heat treatment.
- Guardian recommends edge protection for all commercial low-E coatings.
- Guardian reserves the right to change product performance characteristics without notice or obligation.

SUNGUARD® Advanced Architectural Glass

PERFORMANCE DATA - HIGH PERFORMANCE & SOLAR

Product	Coated / Insulated Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	SHGC (BTU/hr·ft²·°F)	Light to Sky Ratio (%)	Light to Sky Ratio (ft-cd/ft²)
SunGuard High Performance							
Coating #2 Surface - except where noted (B)							
UltraClear - UltraClear	Ultra Clear	Clear	61	51	46	13	13
Neutral 78/85 (H)	Clear - Clear	Clear	78	38	35	13	13
UltraClear - UltraClear	Ultra Clear	Clear	81	54	46	13	13
Neutral 61	Clear - Clear	Clear	78	39	35	13	13
Clear - Clear	Neutral Pink	Clear	60	31	37	21	14
Green - Clear	Green	Clear	50	13	23	16	13
Neutral 50	Clear - Clear	Neutral Blue	50	31	32	16	11
Clear - Clear	Green	Clear	42	13	20	13	10
Neutral 40	Clear - Clear	Neutral Gray	40	27	25	21	12
Green - Clear	Green	Clear	34	11	16	16	12
UltraClear - UltraClear	Light Silver	Clear	52	43	33	28	19
Clear - Clear	Light Silver	Clear	50	30	29	27	19
Green - Clear	Green	Clear	42	12	18	21	18
CrystalGray - Clear	Silver Gray	Clear	42	13	20	13	10
Gray - Clear	Silver Gray	Clear	25	12	16	10	18
CrystalBlue - Clear	Silver Blue	Clear	32	17	20	14	18
UltraClear - UltraClear	Light Silver	Clear	43	38	30	30	15
Clear - Clear	Light Silver	Clear	43	26	26	30	15
Green - Clear	Green	Clear	36	11	16	22	15
CrystalGray - Clear	Silver Gray	Clear	30	14	18	17	14
Gray - Clear	Silver Gray	Clear	21	11	15	11	15
CrystalBlue - Clear	Silver Blue	Clear	28	15	19	15	12
SunGuard Solar							
Silver 20	Clear - Clear	Silver	18	16	14	30	30
Clear - Clear	Silver Green	Clear	15	7	8	23	30
Other Guardian Low-E Products							
Neutral 70	Clear - Clear	Clear	73	45	49	12	12
Neutral 29 (H)	Clear - Clear	Clear	72	45	49	12	12

PERFORMANCE DATA WITH SUNGUARD IS 20

Product	Coated / Insulated Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	SHGC (BTU/hr·ft²·°F)	Light to Sky Ratio (%)	Light to Sky Ratio (ft-cd/ft²)
SunGuard SuperNeutral + IS 20							
Coating #2 & IS 20 Surface							
UltraClear - UltraClear	Ultra Clear	Clear	42	8	24	12	13
SNX 62/27 + IS 20	Clear - Clear	Clear	51	13	20	14	14
UltraClear - UltraClear	Ultra Clear	Clear	51	13	20	14	14
SNX 51/23 + IS 20	Clear - Clear	Clear	50	10	18	14	14
UltraClear - UltraClear	Ultra Clear	Clear	69	37	36	12	13
SN 68 + IS 20	Clear - Clear	Clear	66	29	32	12	13
UltraClear - UltraClear	Ultra Clear	Clear	34	20	25	14	19
SN 54 + IS 20	Clear - Clear	Clear	32	15	23	14	19
UltraClear - UltraClear	Ultra Clear	Clear	43	22	20	29	15
SNR 43 + IS 20	Clear - Clear	Clear	42	17	18	28	15

NOTES SPECIFIC TO THE SUNGUARD SUPERNEUTRAL + IS 20 TABLE ABOVE:

- Reflectance and U-Value are for IS 20 surface.

GUARDIAN SUNGUARD ADVANCED ARCHITECTURAL GLASS

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December 9, 2016

Case # COA16 - 0003

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

PURE+FREEFORM

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metal shingle product

PURE+FREEFORM

Architectural Metal Walls & Ceilings

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CORPORATE

Q 8530 Eagle Point Blvd, Ste 100

, info@purefree

X Monday - Friday 8:00

V 612.208

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Real Estate Advisory

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



COLOR: GILDED RUST

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ARCHITECTURAL SCREEN ADJACENT PARKING / DRIVE AISLE

COLOR:
MEDIUM BRONZE

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Industrial & Architectural Hole Product Solutions since 1952

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

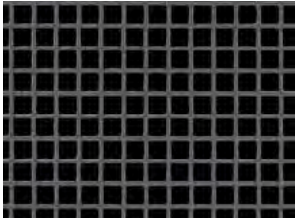
LOGIN | My Cart (0)

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

Perforated
Decorative [Remove]

Continue Narrowing By:

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



Print Item Specifications
 Email Item Specifications

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

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

Quantity :

ADD TO CART

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

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

Characteristics for this product are listed below.

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

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CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS – SOFT FAWN #9097



Hardie® Reveal® Panel System

Embody a modern aesthetic

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

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

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

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



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CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS – SOFT FAWN #9097



JamesHardieCommercial.com

Hardie® Reveal® Panel System

Design Freedom

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

Unique Aesthetic

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

Proven James Hardie Durability

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

Embody a modern aesthetic

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

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

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

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CEDAR CANOPY
(CLEAR SEALED)



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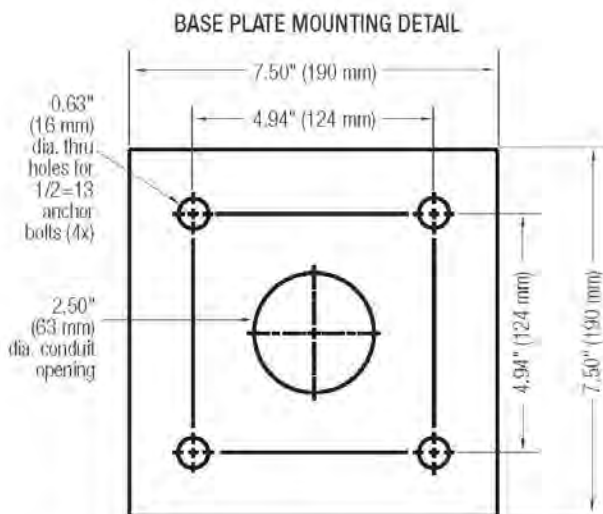
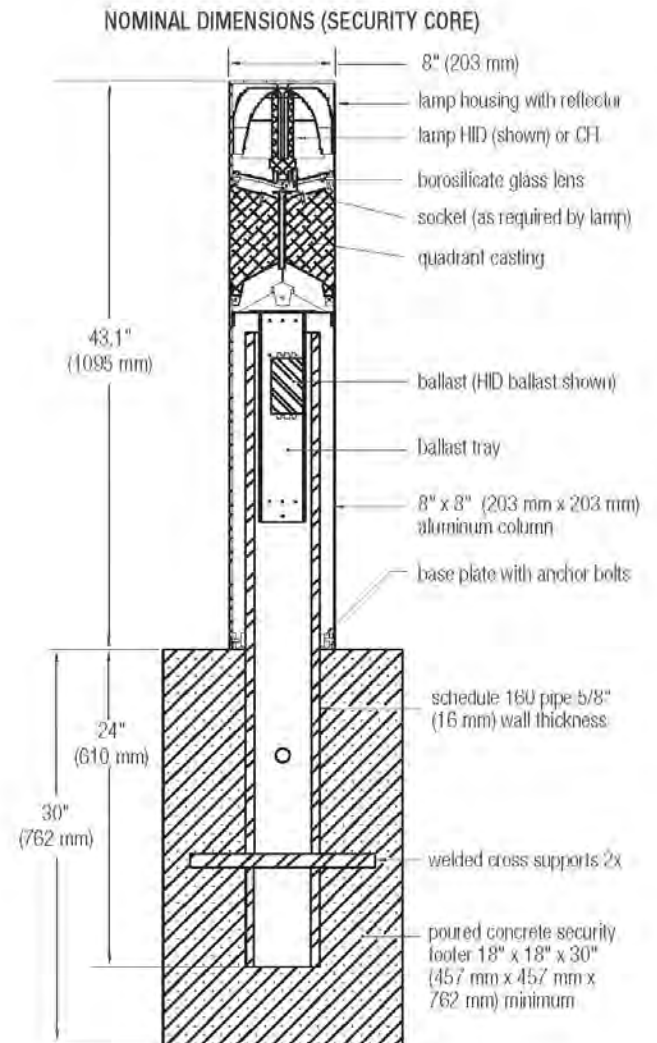
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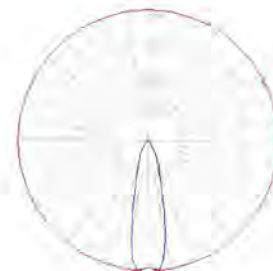
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BEGA

Photometric Filename: 55921.IES

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

All results in accordance with IESNA LM-63-1995

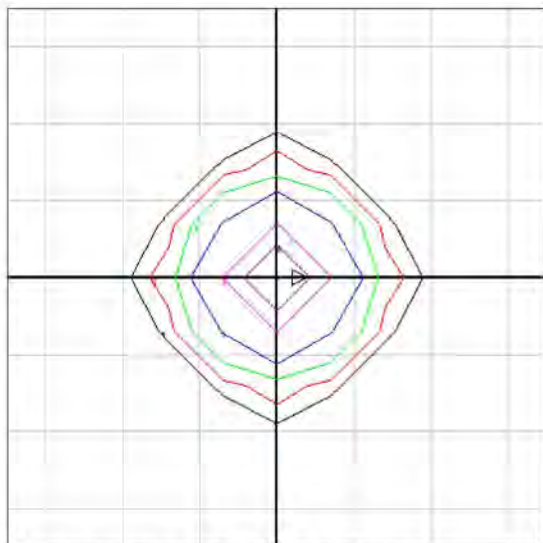


Characteristics

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

Zonal Lumen Summary

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



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

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

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


11/3/2015

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CIMARRON LED CL1S	Cat.#		
	Job	Type	
			Approvals

SPECIFICATIONS

Construction:

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

Optics:

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

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 1.0% THD
- 700mA drive current standard, 350mA and 525mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 3)
- Optional 0-10VDC continuous dimming to 1.0%
- Automatic thermal self-protection
- LED electrical assembly, including PIR devices, consumes no power in the 'off' state

Controls:

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

Installation:

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

Finish:

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

Warranty:

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

Listings:

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

PRODUCT IMAGE(S)



48 LED 3/4 VIEW



16 LED

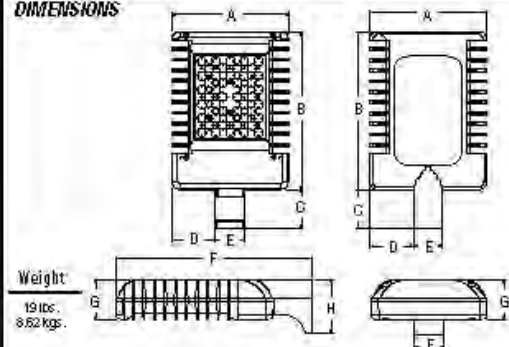


32 LED



48 LED

DIMENSIONS



Weight:
19 lbs.
8.62 kgs.

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

CERTIFICATIONS/LISTINGS



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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LAREDO SERIES LMC - 30LEDs	Cat.#	Type	 SPAUDLING LIGHTING
	Job		

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

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

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

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

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

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

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

Listings:

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

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

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

PRODUCT IMAGE(S)



LMC-30LU LMC-30LU Motion Sensor LMC-30LU BBU

DIMENSIONS


A 18.0" (406 mm)
 B 12.125" (308 mm)
 C 9.0" (229 mm)



ORDERING INFORMATION

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

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

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

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



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Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120
 December 9, 2016 Case # COA16 - 0003

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777



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

Product Description:

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

Available Finishes

Textured Black
Textured Architectural Bronze

Technical Information

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

Project	
Type	
Ordering #	
Comments	

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120
December 9, 2016 Case # COA16 - 0003

LAI Design Group

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

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



Ordering Information

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

Dimensions

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

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

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

Electrical

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

Qualifications

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

Primary Lamping

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

Dimensions

Height	7.00"
Width	5.00"

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

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

KICHLER

Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120
December 9, 2016 Case # COA16 - 0003

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A850 OLD TOWN SERIES

HID

EPA
1.21 (FF)
WEIGHT
15 LBS

5 YEAR
WARRANTY

MAXIMUM
WATTAGE
250W

UL
LISTED

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

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

Mounting Config	Fixture	Fitter	Ballast	Volts	Socket	Optic	Lens	Option Ring	Option Photocontrol	Option GR	Option Term. Block	Option Fuse	Option Lamp Set to a Spec Sheet	Arm Select or Spec Sheet	Pole Select or Spec Sheet	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

+1W	+2A	+3A90	+1AM
+PT	+2A90	+3APT	+2AM
+1A	+2APT	+4A	+150PB
+1APT	+3A	+4APT	

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

Fixture

+A850	+A850SR
-------	---------

Fitter

+5P	+991	+995	+DLF3
+73	+992	+BD4	+DLF4
+74	+993	+BD5	+588
+990	+994	+BD7	+C2897

Add "T" after the designator for "T" and "T" for "T" and "T" for "T"

Ballast

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

*Medium base sockets are standard. In so add a "D" to the end of the designator. *Medium base sockets are standard. In so add a "D" to the end of the designator. *Medium base sockets are standard. In so add a "D" to the end of the designator. *Medium base sockets are standard. In so add a "D" to the end of the designator.

Volts

+120	+208	+240	+277	+347	+480
------	------	------	------	------	------

Socket

+MED	+MOG	+QL	+MP (PIN)
------	------	-----	-----------

Optic

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

Lens

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

Options

- CDR Cast Decorative Ring
- CDR-CL Cast Decor Ring with Custom Logo
- PBDR Perforated Brass Decorative Ring
- PEC Electronic Photocontrol 120-277 Volt
- R* Receptacle Only for Twist-Lock Photocontrol
- R* Twist-Lock Photocontrol 5 Receptacle 120-277V
- G* 15A Duplex GFI for Utility Fitter
- TB* Terminal Block
- FHS* Single Fuse 5 Holder - 120, 277 Volt
- FHD* Dual Fuse 5 Holder - 208, 240, 480 Volt
- LAMPS See Lamp Spec Sheet
- * Consult factory for special requirements
- * Standard is cast aluminum. Cast aluminum is standard.
- * 900 Series Utility Fitter Option
- * 900 Series Utility Fitter Option

Arm (Click here to view arm selection sheet)

See Arms & Wall Brackets specification sheets

+50	+70	+150	+6236	+TA	+BA
+479	+50	+55	+579	+TASCR	

Pole (Click here to view pole selection sheet)

See Pole specification sheets

Finish (Click here to view paint/finish sheet)

Standard Finishes*

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

*Green finishes are available upon request.

Custom Finishes*

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

*Custom finishes require a minimum order.

Sternberg Select Finishes

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

Specifications

Fixture

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

Fitter - Standard

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

900 Series Utility Fitter Option

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

See arm, pole



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Certificate of Appropriateness for: Littleton Mixed Use

2679 West Main Street – Littleton, Colorado 80120

December 9, 2016

Case # COA16 - 0003

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Staff Communication

File #: HPB Resolution 06-2016, Version: 1

Agenda Date: December 19, 2016

Subject:
Resolution Adopting a COA for 2670-2680 West Main Street

Presented By: Dennis Swain, Senior Planner
--

APPLICATION SUMMARY:

Project Name: The View House

Historic Name: 2670 - Blue Ribbon Stables
2680 - Bussard Motor Company

Application Type: Board-Level COA
Location: 2670 - 2680 West Main Street

Applicable Design Guidelines: 2670 - Blue Ribbon Stables - Non-Contributing Structure
Littleton Downtown Design Standards and Guidelines

2680 - Bussard Motor Company - Contributing Structure
Historic Preservation Design Guidelines

Applicant: Ray Ollett, Jr

Owner: Francois Safieddine

Project Description:

The applicant, on behalf of the owner, is proposing to make some modifications to the previously approved COA for the View House, located at 2670 - 2680 West Main Street. Below is the proposal:

Front (north) Facade: Shift the approved front door from 2680 to 2670. To do this, replace the approved entry door in 2680 West Main Street with Nana type doors and build a brick sill below the new doors to match the sills below the two sets of windows to the west.

Remove the two single entry doors and column in 2670 and replace them with a new double entry door with sidelights. The new entry door will serve as the new main entry to the View House.

Rear (south) Facade: In the previously approved metal-sided south wall of 2670 (Blue Ribbon Stables), add a new metal roll-up service window for a patio bar, a metal service door, a glass and metal people door, and two

new glass garage-type doors for the yet-to-be determined use in the east side of 2670.

Staff Recommendation: Approval, with a condition identified in the analysis below

PROCESS:

Per Section 4-6-14(A)l(a), a COA shall be obtained from the board, in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a designated historic district for: Demolition, new construction, addition or modification , including ...windows of or to the front or side facade of any principal structure. Per this code provision, a COA is being sought for changes to the front and rear facades of the buildings at 2670 and 2680 West Main Street.

The COA addresses both the Blue Ribbon Stables at 2670 West Main Street (the east building) and the Bussard Motor Company building at 2680 West Main Street (the west building). Because the Blue Ribbon Stables is a non-contributing building and the Bussard Motor Company building is a contributing building, two sets of design must be used for reviewing this COA. The Littleton Downtown Design Standards and Guidelines apply to the non-contributing structure, the Blue Ribbon Stables, and the Downtown Littleton Historic Preservation Design Guidelines apply to the contributing building, the Bussard Motor Company building.

Because the applicant has previously been granted a COA, and the construction affected by this COA request can delay the ability to move forward, the exterior demolition and construction approved by the earlier COA is underway. Much of the current construction work is to the interior of the buildings, which requires no COA since COAs deal only with building exteriors. If this COA is approved by the Historical Preservation Board, then the applicant will integrate the approved exterior changes into their renovation of the buildings. If it is not approved, the applicant can complete the construction as it has been approved by earlier COA.

Staff and board review are the only two steps in the review process. If the board approves the COA application and the applicant meets all other city 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) either will be met by the project or have already been met. If the board denies the COA application a building permit will not be issued for the project.

LOCATION:

The Blue Ribbon Stables and Bussard Motor Company building are at 2670 and 2680 West Main Street, on the south side of the street, between Curtice and Rapp Streets, as shown on the vicinity map, below.



Location Map for Bussard Motor Company building (on the west) and Blue Ribbon Stables (east)



Street View of the Blue Ribbon Stables on the left and Bussard Motor Company on the right

BACKGROUND:

During its history, the Blue Ribbon Stables building at 2670 West Main Street (the eastern of the two buildings) was divided into multiple storefronts with different uses, facades were remodeled, and the north façade was covered with non-historic cladding. Per the 1997 Littleton Historic Buildings Survey, the initial part of the Blue Ribbon Stables building was erected between 1905 and 1908 as a small, rectangular commercial building. In about 1908 / 1909, two larger masonry additions were erected adjoining the original building on the west, and two frame additions were built to the rear. By 1921, the eastern rear addition had been removed. Between 1932 and 1949, a small, narrow addition was added to the west front of the building.

Again, per the 1997 Littleton Historic Buildings Survey, the Bussard Motor Company building at 2680 West Main Street (the western of the two buildings) was constructed in 1929 for an automobile sales and service business. The building reflected auto dealership construction of the early twentieth century with its brick walls, stepped parapet, large garage entrance, and display windows.

NOTE: Historic photos of the two buildings are included in the drawings in the Appendix.

The COA application is the third for the two buildings since ownership changed in 2012:

1) **2012** - The first COA approved changes to the front elevation that would accommodate four retail spaces and one office space in the two buildings. As approved, the renovated front façades retained the key elements of the two buildings. The renovated façades had two garage doors and five people doors. Paint was removed and the brick façade of the Bussard Motor Company building was restored. A new veneer face brick was installed on the front façade of the Blue Ribbon Stables building. Service and garage doors were added to the rear of the two buildings. These changes were completed, although the owner did not move forward with retail uses.

2) **2014** - Designed to accommodate the View House restaurant and bar, the approved renovation focused on the Bussard Motor Company building. A rooftop deck and a rear patio were approved. To accommodate the rear patio, demolition of the rear of the two buildings was approved. Nana doors were approved as replacements for fixed glass windows and one of the two people doors. The garage door was to be replaced by two entry doors and sidelights. A deck over the barrel roof and a second floor addition were also approved, as was a revised rear façade with two glass garage doors that opened to the patio.

3) **2016** - In the two years since the 2014 COA was approved, the applicant's thoughts on the design and operations of the View House have evolved. The COA would allow the View House to expand to the east into the Blue Ribbon Stables Building, adding approximately 1100 square feet to the restaurant to accommodate a new patio bar, a new cooler, and a more efficient floor plan, without expanding the total square footage of the two buildings, which are considered a single property. To accommodate these changes, the COA proposes moving the front entry door from the Bussard Motor Company building to the east, into the Blue Ribbon Stables building. The approved location of the front entry door would be replaced by a third set of Nana doors. The new front entry would replace two single doors and a column. To accommodate the new patio bar, a new metal roll-up door will be added to the new south wall of the Blue Ribbon Stables buildings. To improve the remaining space in the Blue Ribbon Stables building, which is intended to be leased to a separate restaurant, two glass and metal garage-type doors will also be added to the new wall. The new wall was approved in the last COA as a new metal-sided wall that will replace the walls demolished to create the patio space in the rear of the building.

CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:

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

CRITERION 1:

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

CRITERION 2:

Is otherwise in conformance with any applicable adopted design guidelines.

CRITERION 3:

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

CRITERION 4:

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

CRITERION 5:

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

a. Partial demolition is required for the renovation, restoration or rehabilitation of the structure, and

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

Below is the staff analysis of the ability of the proposed COA to meet these criteria:

CRITERION 1:

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

The work proposed for the front façade retains the most important architectural elements of the two buildings, i.e., the vertical spacing and rhythm of the original storefronts and auto dealership with wide bays, a large percentage of the facades of both buildings devoted to transparent glass, and the strong horizontal elements, emphasized on the Bussard Motor Company building by brick sills and lintels and on the Blue Ribbon Stables building by the new beam. For the Bussard Motor Company building, the replacement of the approved front door with a Nana doors and a brick sill reinforce the historic character and history of the building's large display windows, since it was built as for auto sales and service.

CRITERION 2:

Is otherwise in conformance with any applicable adopted design guidelines.

Because the Bussard Motor Company building (2680 West Main) is a contributing structure and the Blue Ribbon Stables building (2670 West Main) is non-contributing, different design guidelines apply. The Downtown Littleton Historic Preservation Design Guidelines are used for contributing properties (Bussard) and the Littleton Downtown Design Standards and Guidelines for non-contributing properties (Blue Ribbon). In both cases, the code calls for “**conformance with**” any applicable adopted design guidelines. For the city code, conformance is defined using the first definition in the Oxford English Dictionary: *Compliance with standards, rules, or laws*. For that reason, this analysis refers to the standards in the applicable sections of the design guidelines.

BLUE RIBBON STABLES: Review of the changes to the Blue Ribbon Stables building (2670), which is a non-contributing building, given the adopted design guidelines in the Littleton Downtown Design Standards and Guidelines. The categories of standards that apply to the proposed project can be found in the section of the guidelines that address solutions to treat individual building components:

- 5.1 General Subarea Character Statements: Existing and Desired
- 5.2 Urban Design/Site Plan
- 5.3 Architecture
 - 5.3.1 Building Scale, Form, Massing and Character
 - 5.3.2 Building Materials
 - 5.3.5 Roof-Top Design / Mechanical Equipment Screening

A more detailed review of the conformance of this proposed project with any applicable design standards is included at the end of this Staff Analysis section of the Staff Communication

BUSSARD MOTOR COMPANY: Review of the changes to the Bussard Motor Company building (2680), which is a contributing building, given the adopted design guidelines in the Downtown Littleton Historic Preservation Design Guidelines. On page vii of the guidelines, the enforceability of the guidelines is explained: “*In this document the term ‘guideline’ is a criterion with which the City will require compliance,*

when it is found applicable to the specific proposal. In this sense it is a standard, albeit one that is subject to some interpretation when determining compliance. Where the term “shall” is used, compliance is specifically required, when the statement is applicable to the proposed action. The term “should” is frequently used in the guidelines. This indicates that compliance is expected, except in conditions in which the City finds that the guideline is not applicable, or that an alternative means of meeting the intent of the guideline is acceptable. In this sense, “should” means “shall.” The phrase “may be considered” appears in some guidelines text. This indicates that the City has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis, using the information specifically related to the project and its context.”

The categories of guidelines that apply to the proposed project can be found in the section of the guidelines that address solutions to treat individual building components:

- COMMERCIAL FACADES AND STOREFRONTS
- TREATMENT STRATEGIES FOR STOREFRONTS
- TREATMENT OF HISTORIC WINDOWS
- BUILDING MATERIALS
- SOLUTIONS FOR NEW MATERIALS ON HISTORIC BUILDINGS

A more detailed review of the conformance of this proposed project with any applicable design guidelines is included at the end of the Staff Analysis section of this Staff Communication.

CRITERION 3:

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

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

CRITERION 4:

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

The quality of the renovation done on the Blue Ribbon Stables and the Bussard Motor Company buildings to date has had a positive effect on the Main Street Historic District. The proposed work will also be in conformance with the applicable design guidelines and visually compatible with the development on adjacent properties.

CRITERION 5:

With 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 on the property have been mitigated to the greatest extent possible.***

The partial demolition that affects the front façade of the Bussard Motor Company building comprises removing a garage door (where the 2014 COA anticipated the primary entry door) and replacing that garage door with Nana doors and a brick sill. For the front façade of the Blue Ribbon Stables, the partial demolition

results in the removal of two single doors and a column and the replacement of those doors and column with a double door and two sidelights. The larger rhythm of both buildings is maintained by the partial demolitions.

Detailed Analyses of the Applicable Design Standards and Guidelines

BLUE RIBBON STABLES

Applicable Design Standards from the Littleton Downtown Design Standards and Guidelines:

SUBAREA 5 - MAIN STREET

5.2 URBAN DESIGN/SITE PLAN

Building and use orientation

5.2.1.s3 *Facades that face Main Street shall be the primary façade.*

Including such components as:

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

5.2.2.s6 *Recessed entries shall be allowed if they are relatively shallow in depth, but shall not be allowed if deep enough to form an arcade or large entry vestibule*

The proposed changes to the front façade of the Blue Ribbon Stables will include high quality materials; a new, large entry; and a high level of design and details. While recessed entries are allowed by the standards, staff and the applicant agreed that a non-recessed entry was more in keeping with the historic character of the building.

The proposed changes to the rear façade will include high quality materials; two new large metal and glass garage-type doors in what was earlier approved as a blank wall; and a metal roll-up door that will open the building to the rear patio. The rear wall will continue to have horizontal metal siding, as approved in the 2014 COA.

5.3 ARCHITECTURE

5.3.1 BUILDING SCALE, FORM, MASSING AND CHARACTER

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

Examples of techniques that meet this objective are:

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

The proposed changes to the front façade will continue the overall design concepts approved in the 2012 and 2014 COA's. Specifically, the changes will continue to express the architectural and structural modules and detail, and to visually divide the building façade into smaller, more human scaled elements.

The change to the rear façade will provide a diversity of window size, shape, and pattern that relates to interior functions.

5.3.2 BUILDING MATERIALS

5.3.2.s2 *Highly transparent glass shall be provided in the new doors and sidelights.*

The proposed changes to both the front and rear facades will retain the highly transparent glass approved in the 2014 COA.

5.3.5 ROOF-TOP DESIGN / MECHANICAL EQUIPMENT SCREENING

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

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

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

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

The proposed COA includes roof-mounted mechanical and electrical equipment. The equipment meets the standard it be set back sufficiently so it would not be visible from either the view from a public street nor by a pedestrian on the center of sidewalk directly across the street from the equipment. Although the proposed change meets this standard, staff recommends that the equipment be painted to minimize its visibility from farther away or from any future building that may be taller than the roof of either building.

BUSSARD MOTOR COMPANY

Applicable design standards from the Downtown Littleton Historic Preservation Design Guidelines,
Solutions for the Treatment of Individual Building Components:

• COMMERCIAL FACADES AND STOREFRONTS

3.1 *Preserve the character-defining elements of a traditional storefront.
See the styles section in Chapter I to identify key features.*

3.2 *Repair an altered storefront to its original design.*

- *Use historic photographs to determine the original character.*
- *If evidence of the original design is missing, a simplified interpretation of similar storefronts may be used.*

3.3 *A contemporary interpretation of a traditional storefront may be considered.*

- *Where the original storefront is missing and no evidence of its character exists, a new design that uses the traditional elements may be appropriate.*
- *The new design should convey the basic character of typical storefronts in the area.*
- *The storefront system should be in proportion to the building, with storefront components appropriately proportioned to one another.*

The proposed changes to the front façade will continue the overall design concepts approved in the 2012 and 2014 COA's, specifically reflecting the original design and use of the two buildings by including large windows, clear glass, strong vertical and horizontal elements, and constructing a new brick window sill.

• TREATMENT OF HISTORIC WINDOWS

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

- 3.14 *Preserve the functional and decorative features of a historic window.*
- *Repair frames and sashes rather than replacing them, whenever possible.*
- 3.15 *Preserve the position, number and arrangement of historic windows in a building wall.*
- *On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.*
 - *Greater flexibility in installing new windows may be considered on secondary and rear walls.*
- 3.16 *Preserve the historic ratio of window openings to solid wall on a primary facade.*
- *Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.*
- 3.17 *Preserve the size and proportion of a historic window opening on a primary facade.*
- *Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.*

The COA meets these guidelines to the extent possible. Although there are not any historic windows to preserve on the front facade, the proposed changes meet the guidelines by preserving the general position, overall size, and arrangement of historic windows and by preserving the general historic ratio of window openings to solid wall.

On the rear façade, again there are no historic windows to preserve. The COA seeks changes to what was approved by the 2014 COA for the rear façade of only 2670 West Main Street, the Blue Ribbon Stables building. The rear façade of 2680 West Main Street, the Bussard Motor Company building, will remain as it was approved by the 2014 COA.

For the rear façade of 2670 West Main Street, for which changes are being proposed, the wall approved by the 2014 COA would have no windows and only one metal pedestrian door in an otherwise solid wall. The COA proposes adding two glass and metal garage-type roll-up doors, one metal roll-up service window, and one glass and metal pedestrian door. It would also move the approved metal service door to the west so that it can service the patio bar.

• **BUILDING MATERIALS**

Historic building materials found in Downtown Littleton include wood, stone, brick, stucco, plaster and concrete. Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement matching the original, should be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

- 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.*
- 3.35 *Consider removing later covering materials that have not achieved historic significance.*
 - *Once the non-historic siding is removed, repair the original, underlying material.*
 - *If a structure has a stucco finish, removing the covering may be difficult, and may not be desirable.*
- 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.*

The changes proposed in the COA meet these guidelines by preserving the original building materials to the extent possible. Specifically, changes approved with the 2012 COA included removing the paint that covered the bricks on the front façade. The COA retains the original bricks and proposes constructing a brick sill for the new, easternmost, set of Nana windows. To the extent possible, the brick used to construct that sill will match the original bricks in composition, scale and finish. (See the materials page in the attached drawings)

• **SOLUTIONS FOR NEW MATERIALS ON HISTORIC BUILDINGS**

In some rare cases, a substantial portion of the material on an existing wall may need to be replaced, because the original is beyond repair. If this is on a primary elevation that is key to the significance of the structure, the replacement should match the original in character, including size, texture and finish. Ideally, it will be of the same material as the original, but in some cases an alternate material with similar qualities may be appropriate.

- 3.42 *Building materials on a primary facade should not be replaced with synthetic materials.*
 - *Avoid synthetic materials that appear different from that of the original as replacements for primary building materials. Examples are metal, vinyl siding or panelized brick or stone.*
 - *Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.*
- 3.43 *An alternative material that matches the original may be considered.*
 - *In some instances, substitute materials may be used for replacing architectural details. If a new material is used, its style, finish and detail should match the historic model.*
 - *Green building materials, such as those made with renewable and local resources, may be considered for replacement materials where they will not adversely impact the integrity of a building or its key features.*

The new materials used on the front and rear facades meet these guidelines. The primary new material would be metal, which would frame the new windows and doors.

STAFF RECOMMENDATION:

Staff finds that the proposed COA meets the five criteria outlined in Section 4-6-14 (C) of the Littleton City Code and recommends APPROVAL of HPB Resolution 06-2016, approving a COA for 2680 and 2680 West Main Street, with one condition included in the proposed motion.

PROPOSED MOTION:

I move to approve HPB Resolution 06-2016, approving the Certificate of Historic Appropriateness for the Blue Ribbon Stables and View House buildings at 2670 and 2680 West Main Street, with the following condition:

(1) That the rooftop equipment be painted to minimize its visibility.

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

(1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation;

(2) is in conformance with any applicable adopted design guidelines;

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

(4) is visually compatible with the development on adjacent properties.



COA APPLICATION

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

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL November 4, 2016

PROPERTY INFORMATION

Historic name of property Blue Ribbon Stables and Bussard Motor Compa

Property address 2670-2680 W. Main Street

Description of proposed alterations

South - In previously approved metal sided wall - New glass garage doors, new people doors and meta service door.

North - In previously approved entry door and sidelites in recessed space, place flush at face of buildir "Nana" type doors and replacement brick sill all to match approved in other two large openings. Remc two single entry doors and add double door and sidelite entry door.

APPLICANT INFORMATION

Name of applicant: Raymond Ollett, Jr.-Architect-Coyote A/D, LLC

Applicant's address: 1738 Wynkoop Street, ste.300 Denver, CO 80202

Phone number: 303-297-3779

Fax number: Call

E-mail address: ollett@aol.com

Applicant's signature: [Signature] Date: 11/4/2016

Property owner's name: Francois Safieddine. 2670-20 W Main st LLC

Property owner's signature: [Signature] Date: 11/4/2016

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

(To be completed by Community Development Department staff)

Date: _____

Received by: _____

VIEWHOUSE

— EATERY, BAR & ROOFTOP —

2015 Market St. Denver, CO 80205

303-260-7001

November 4th, 2016

Viewhouse III Corp.
2015 Market St.
Denver, CO 80205

To: Historical Preservation Board
From: Francois Safieddine
Re: Property 2670-2680 W. Main St.

To whom it may concern,

Viewhouse III Corp., located at the property 2670-2680 W. Main St. is under construction to demolish a portion of rear, add new 2nd floor and outdoor deck as restaurant. This submittal for north face revisions East portion (2670) to have future commercial use, this submittal for south new openings.

Respectfully,



Francois Safieddine
Viewhouse III Corp.
francois@viewhouse.com

Coyote A/D LLC

Architecture
Space Planning
Interiors

**1738 Wynkoop St.
Suite 300
Denver, Colorado
80202**

303-297-3779

BUSSARD MOTORS/BLUE RIBBON STABLES

VIEWHOUSE MAIN STREET - 2670- 2680 WEST MAIN STREET, LITTLETON, COLORADO

Abutting owners

2660 West Main Street
DVD and ET Properties LLC
7563 S. Spotswood Ct.
Littleton, CO 80120

2690 West Main Street
Rick Acres Property Management L.L.C.
P.O. Box 93-N
Littleton, CO 80160

Littleton Lodge No 1650
Benevolent & Protective Order of Elks
5749 S. Curtice St.
Littleton, CO 80120

Pappert Joint Venture
7659 W. Fremont Ave.
Littleton, CO 80128

Littleton Mixed-use
2679 Main Street Partners L.L.C.
1660 17th St. Ste 300
Denver, CO 80202

Bradford Motors
B A B L.L.C.
2659 W. Main Street
Littleton, CO 80120

COA APPLICATION CHECKLIST

IT A COMPLETED COPY OF THIS CHECKLIST WITH YOUR APPLICATION

LEVEL OF APPLICATION: **Historical Preservation Board**

Historic Name of Property Blue Ribbon Stables and Bussard Motor Company

Applicant Name Raymond Ollett, Jr. -Architect-Coyote A/D, L.L.C.

Date of Submittal November 4, 2016

Size and number of plan sets

- ☒ Plan sets shall generally be on 11" x 17" two-sided sheets.
- ☒ Submit two copies with application.

INFORMATION TO BE PROVIDED ON ALL PLAN SETS

Cover page

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

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

Amendment #: _____ (if applicable) _____

Address of property: _____

- ☒ Date of submittal
- ☒ Historic name of building, if applicable
- ☒ Owner, applicant and architect contact information
- ☒ Signature block (see attachment)
- ☒ Index of drawings, if more than 2 sheets

Photographs

- ☒ Historical Photographs of the structure or site (the Littleton Museum has a substantial historic photograph collection. Please contact the Museum at 303-795-3950 to make an appointment for the Research Center to view the collection. There is a fee to have photographs copied). If date of photo is known, please include. Pictures obtained from the Littleton Museum must credit the Museum.
- ☒ Current color digital photographs of all visible sides of building, close-up shots of any features proposed for alteration and streetscape shots to show adjacent buildings and/or the context of the subject property in its surroundings. Photographs must be good quality and clearly labeled.

- ☐ Proposed materials shall be identified.
- ☐ Construction details

☐ Demolition

- ☐ Written statement detailing what will be demolished and methods undertaken to protect the remaining portion of the building
- ☐ Inclusion of proposed demolition on plan sets

☐ Signage

- ☐ Scaled and dimensioned drawing with location shown on elevation
- ☐ Details on how signage will be attached to the historic structure
- ☐ Type of materials to be used
- ☐ Illumination plan, if applicable

☐ Awnings

- ☐ Scaled and dimensioned drawings – front and side elevations
- ☐ Details on how awnings will be attached to the historic structure

☒ Re-Roofing (change in materials or roofline)

- ☐ Picture of existing roof material with dimensions of tiles/shingles
- ☒ Type of proposed material with dimensions (sample or cut sheet)
- ☐ Plan showing flashing locations and flashing detail

☒ HVAC, Antennas, Satellite Dishes, Solar Panels, Caps and other Mechanical Equipment on Rooftop, Wall-mounted, or Ground-mounted

- ☐ Rooftop: 3D elevation showing visual impact of rooftop equipment from opposite side of street, both at street level and second floor.
- ☒ Rooftop: roof plan, dimensioned, showing location of equipment
- ☐ Ground-mounted: Site plan, dimensioned, showing location of exterior ground-mounted equipment
- ☐ Wall-mounted: show equipment, including conduit, meters, etc. on elevation.
- ☐ All equipment: manufacturers' "tear" sheets

☐ Painting of Previously Unpainted Surface

- ☐ Written statement on reason for the proposed change

☒ Windows or Storefront

- ☒ For replacement of original or historically significant windows:

BLUE RIBBON STABLES & BUSSARD MOTOR COMPANY CERTIFICATE OF APPROPRIATENESS

VIEWHOUSE MAIN STREET
2670-2680 W. MAIN STREET
LITTLETON, COLORADO 80120

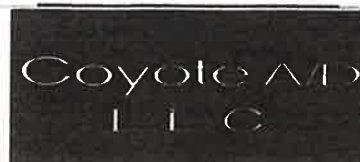
DRAWING INDEX:

DES1	COVER SHEET, SIGNATURE BLOCK
DES2	HISTORIC PHOTOS
DES3	EXISTING PHOTOS
DES4	EXISTING PHOTOS
DES5	SITE PLAN
DES6	PROPOSED MAIN FLOOR PLAN
DES7	PROPOSED ROOF PENETRATIONS
DES8	PROPOSED NORTH ELEVATION
DES9	PROPOSED SOUTH ELEVATION
DES10	PROPOSED DOORS
DES11	PROPOSED DOORS
DES12	PROPOSED MATERIALS AND COLORS
DES13	PREVIOUS APPROVAL VIEW
DES14	PROPOSED MAIN STREET VIEW
DES15	PREVIOUS APPROVAL SOUTH VIEW
DES16	PROPOSED SOUTH VIEW

OWNER: FRANCOIS SAFIEDDINE
2670-80 WEST MAIN STREET, L.L.C.
C/O VIEWHOUSE LODO
2015 MARKET STREET- FLR 2
DENVER, COLORADO 80205

ARCHITECT: RAYMOND OLLETT, JR.
COYOTE A/D, L.L.C.
1738 WYNKOOP STREET, SUITE 300
DENVER, COLORADO 80202
303-297-3779
OLLETT@AOL.COM

ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/297-3779



OWNERS CERTIFICATION

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

_____(SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

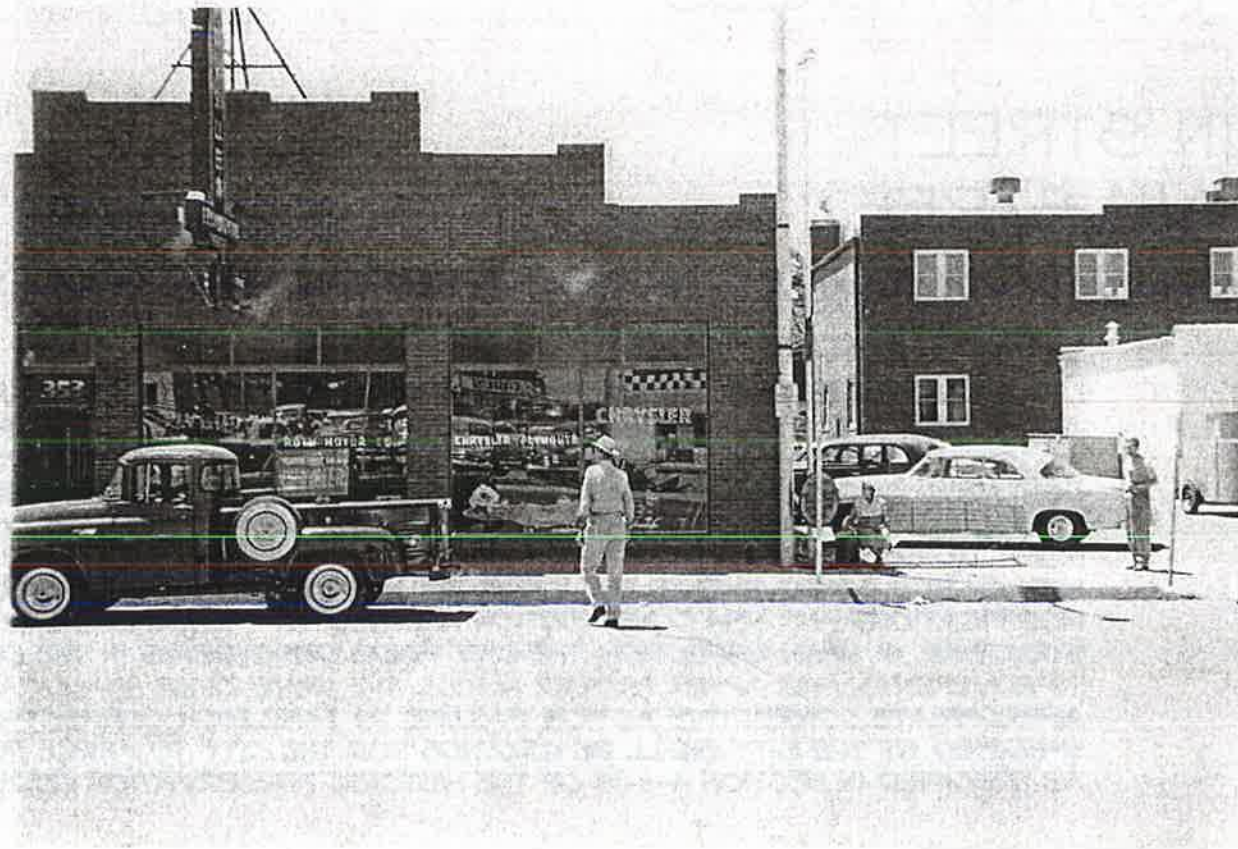
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THIS _____ DAY OF _____, 20____.

DIRECTOR OF COMMUNITY DEVELOPMENT

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

CHAIR, HISTORICAL PRESERVATION BOARD

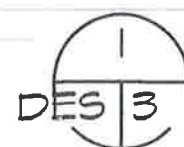
NOVEMBER 7, 2016
DESIGN SHEET 1
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



PHOTOS COURTESY OF LITTLETON MUESEUM

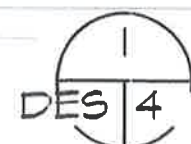


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303/297-5779



PHOTOS-EXISTING

NOVEMBER 7, 2016
DESIGN SHEET 3
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO

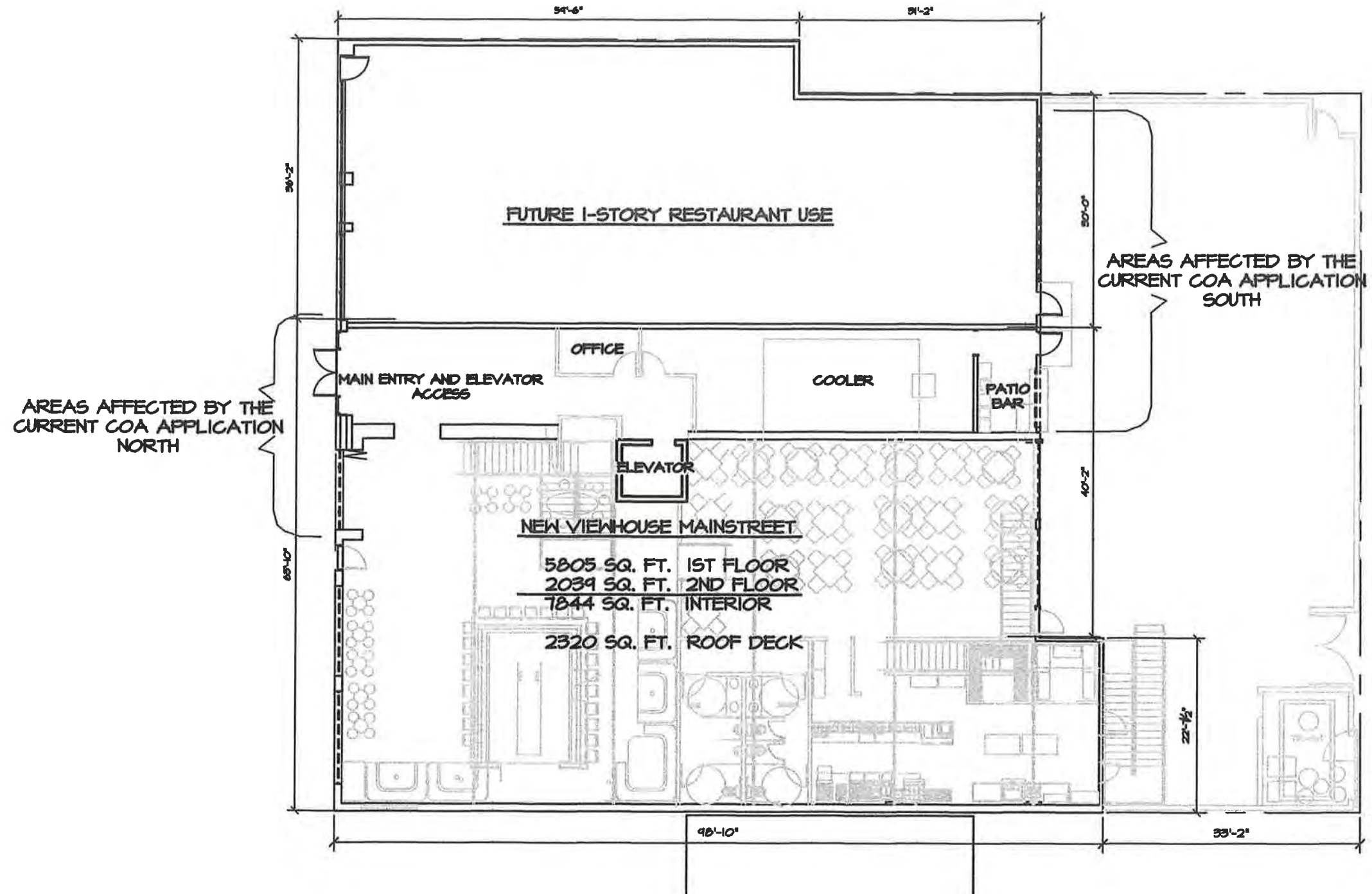


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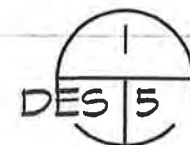
ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/297-5779

Coyote AND
LLC

NOVEMBER 7, 2016
DESIGN SHEET 4
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



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SUITE 300
DENVER, COLORADO 80202
303/297-3770

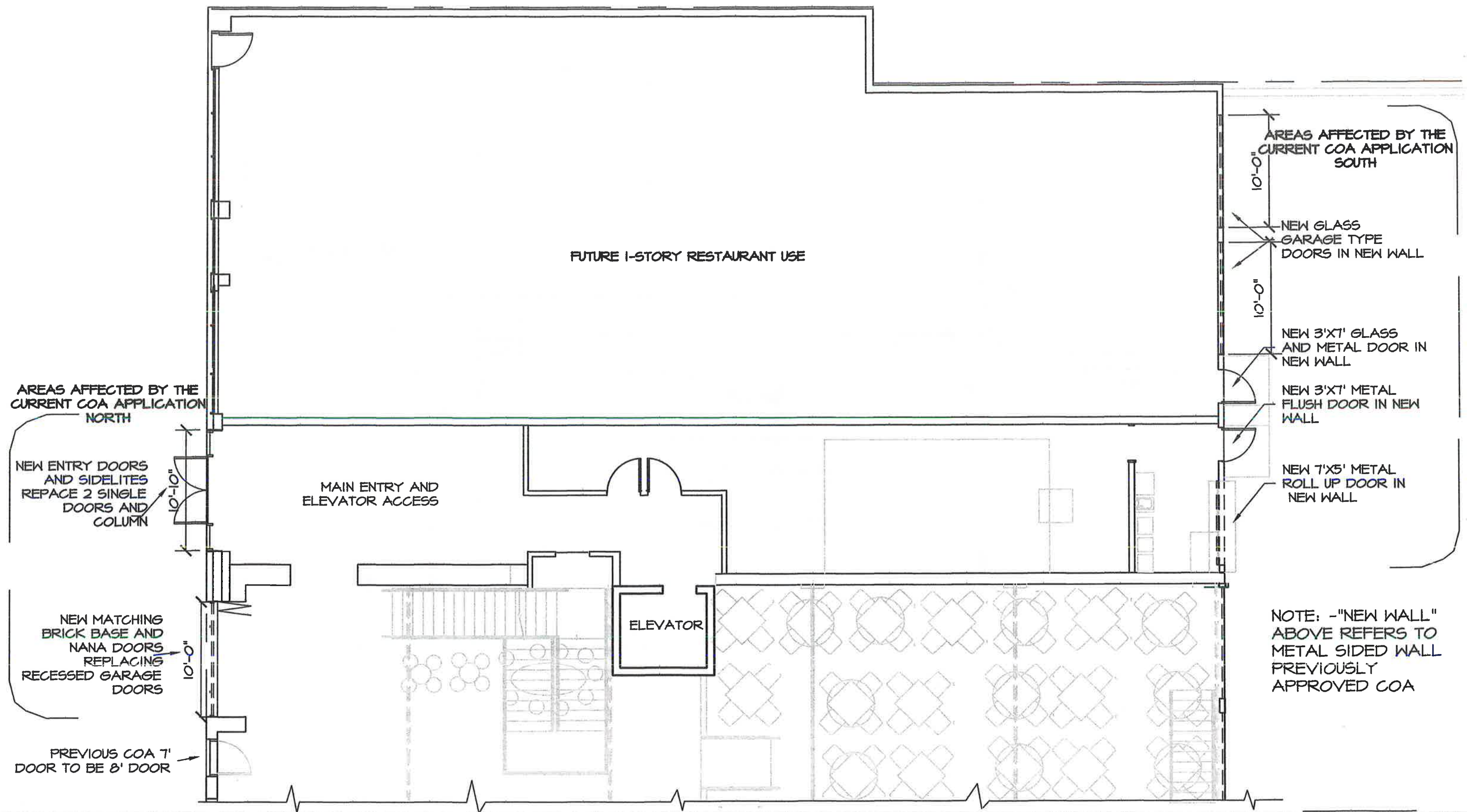


SITE/PROPOSED MAIN FLR. PLAN



1/16"=1'-0"

NOVEMBER 7, 2016 R
DESIGN SHEET 5
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



FUTURE 1-STORY RESTAURANT USE

MAIN ENTRY AND
ELEVATOR ACCESS

ELEVATOR

AREAS AFFECTED BY THE
CURRENT COA APPLICATION
SOUTH

NEW GLASS
GARAGE TYPE
DOORS IN NEW WALL

NEW 3'X7' GLASS
AND METAL DOOR IN
NEW WALL

NEW 3'X7' METAL
FLUSH DOOR IN NEW
WALL

NEW 7'X5' METAL
ROLL UP DOOR IN
NEW WALL

NOTE: -"NEW WALL"
ABOVE REFERS TO
METAL SIDED WALL
PREVIOUSLY
APPROVED COA

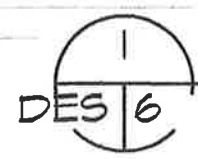
AREAS AFFECTED BY THE
CURRENT COA APPLICATION
NORTH

NEW ENTRY DOORS
AND SIDELITES
REPLACE 2 SINGLE
DOORS AND
COLUMN

NEW MATCHING
BRICK BASE AND
NANA DOORS
REPLACING
RECESSED GARAGE
DOORS

PREVIOUS COA 7'
DOOR TO BE 8' DOOR

PROPOSED MAIN FLOOR PLAN



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SUITE 300
DENVER, COLORADO 80202
303/297-5779



NOVEMBER 7, 2016 R
DESIGN SHEET 6
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO

AREAS AFFECTED BY THE CURRENT COA APPLICATION

ROOF

HVAC 40' FROM
NORTH
86' FROM SOUTH
55' FROM WEST
42' FROM EAST
3'-4" HIGH

COOLER
CONDENSER
80' FROM NORTH
55' FROM SOUTH
55' FROM WEST
42' FROM EAST
2'-8" HIGH

VENT STACK 40' FROM WEST PL

HVAC 40' FROM NORTH
88' FROM SOUTH
FACE 45' FROM WEST
FACE 3' HIGH

HVAC 55' FROM NORTH FACE
74' FROM SOUTH
45' FROM WEST FACE
3' HIGH

HOOD VENT 28' FROM WEST PL
55' FROM SOUTH

WH VENTS

MECH. EQ.

SIGHT LINES

SCALE 1/8"=1'-0"

NO EQUIPMENT VISIBLE
ALL SET BACK



PROPOSED ROOF PENETRATIONS

8' 4' 0' 8' 16'

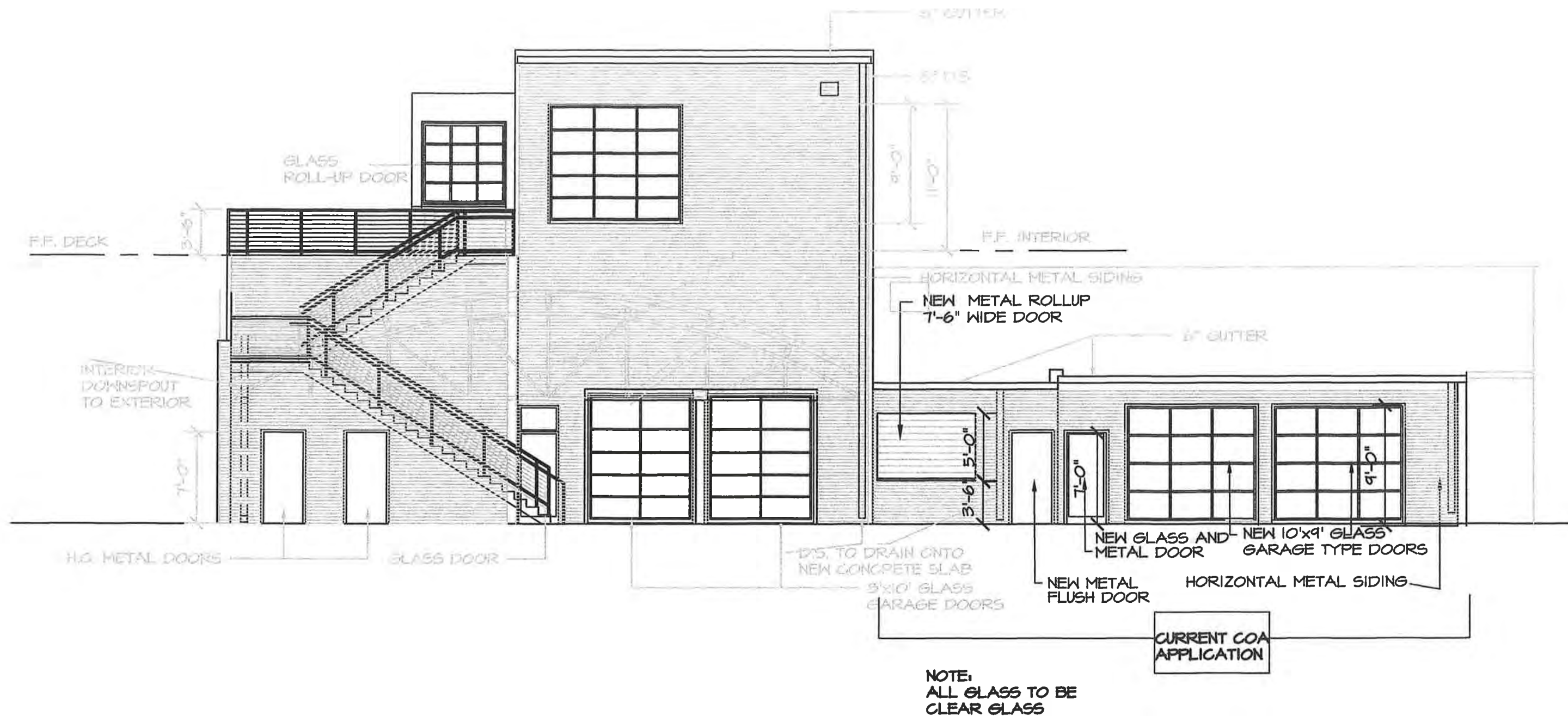
1/8"=1'-0"



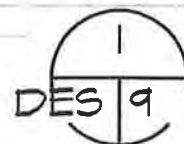
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1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
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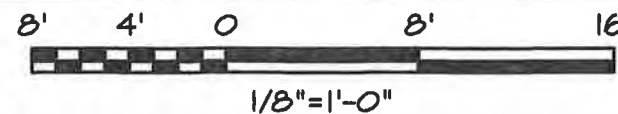
NOVEMBER 7, 2016
DESIGN SHEET 7
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



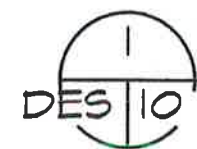
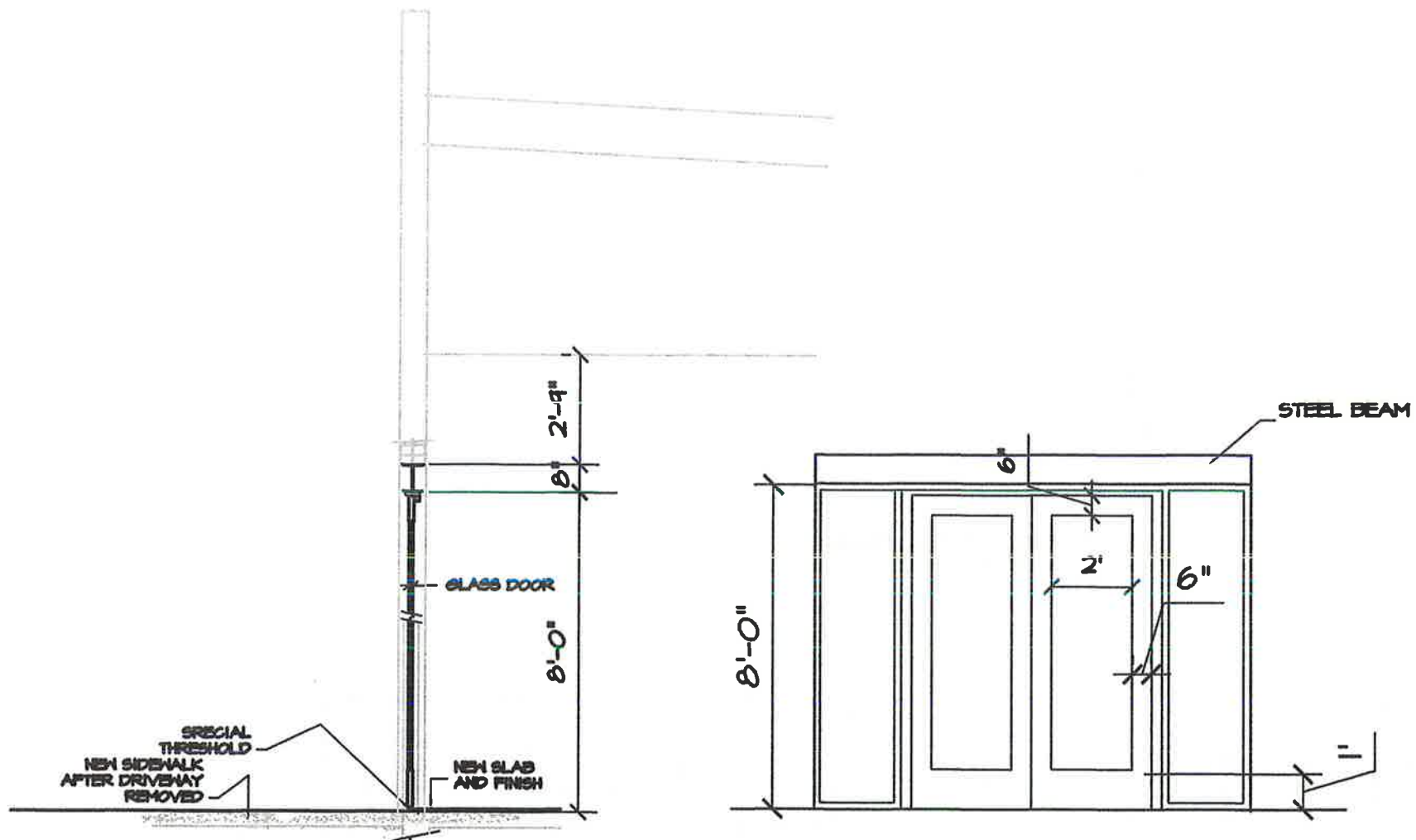
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1738 WYNKOOP STREET
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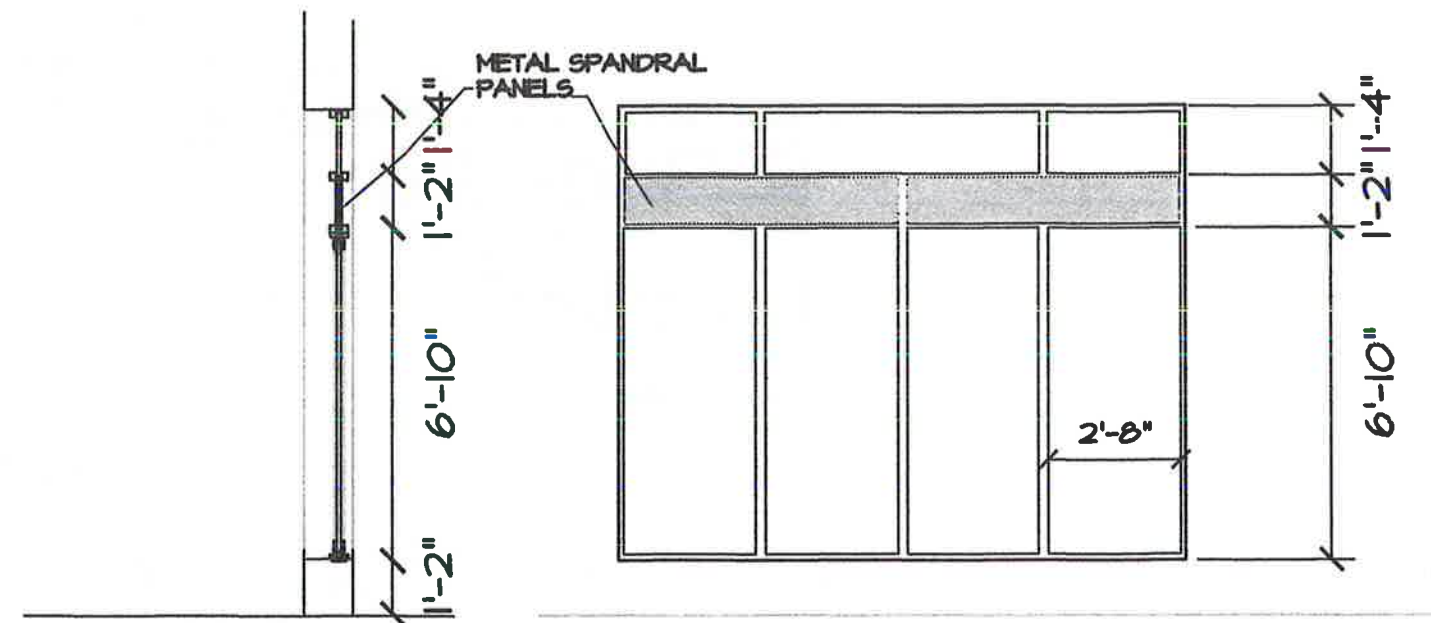
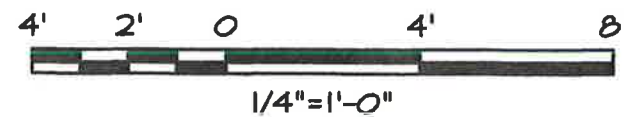
PROPOSED SOUTH ELEVATION



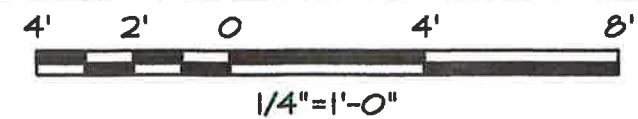
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DESIGN SHEET 9
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



ENTRY DOORS W/SIDELITES (NORTH)

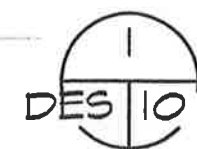


NANA DOOR (NORTH)

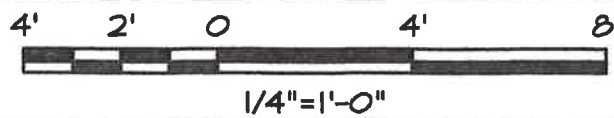


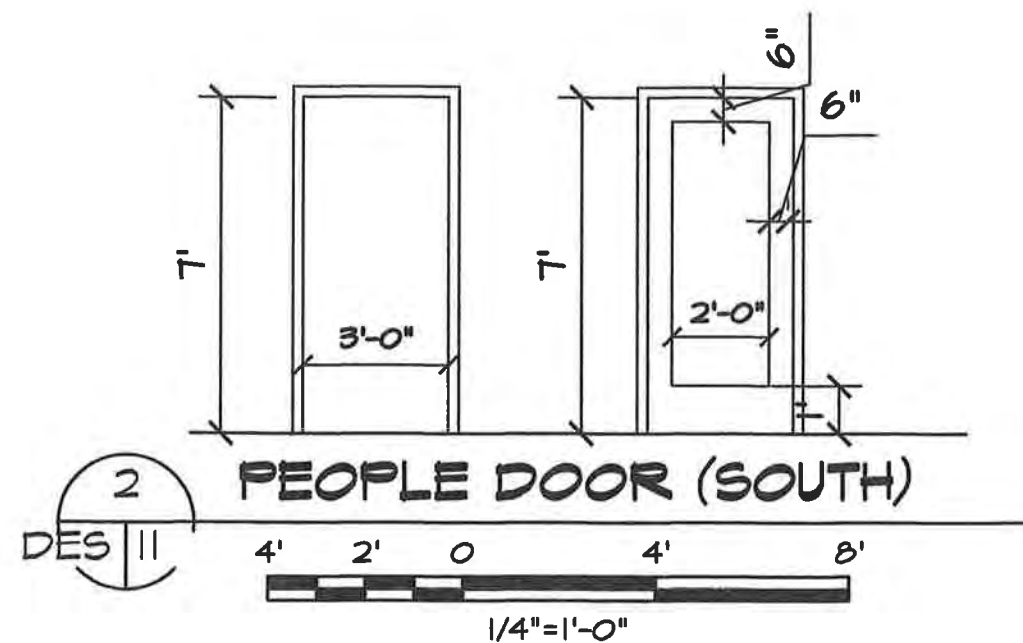
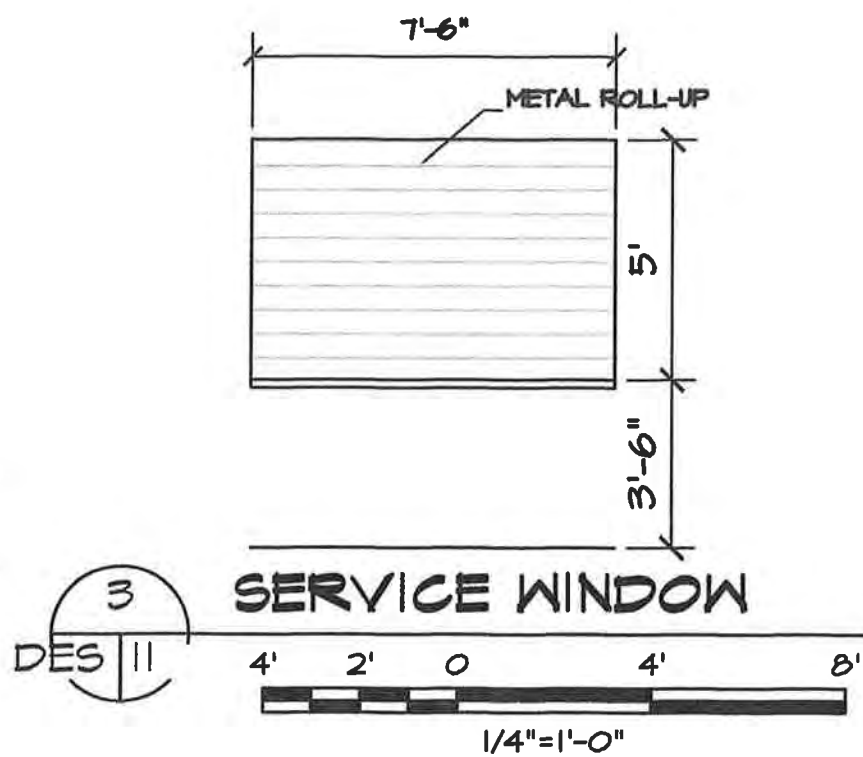
SEE APPLICABLE
ELEVATION SHEET
DES 8

NOTE:
ALL GLASS TO BE
CLEAR GLASS



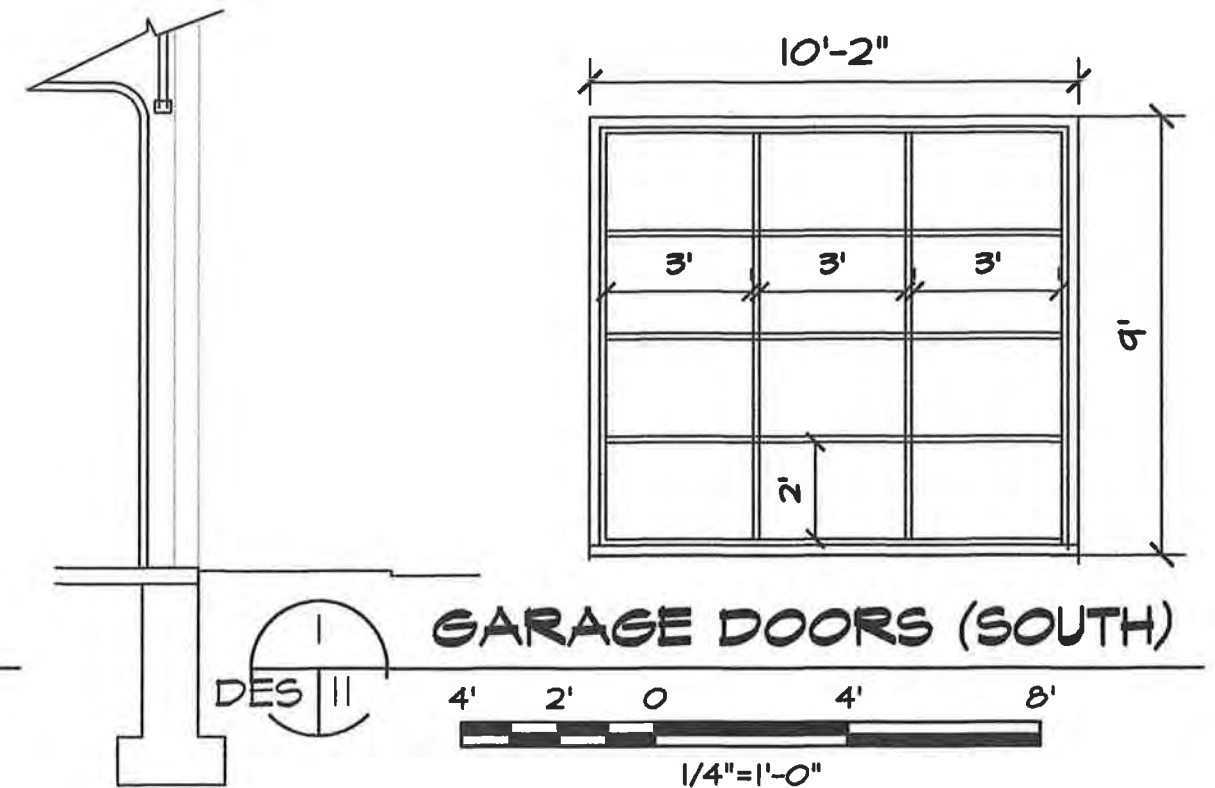
PROPOSED DOORS



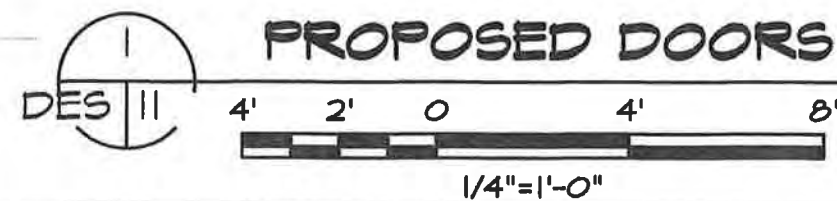


NOTE:
ALL GLASS TO BE
CLEAR GLASS

SEE APPLICABLE
ELEVATION SHEET
DES 9



NOTE:
ALL GLASS TO BE
CLEAR GLASS



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SUITE 300
DENVER, COLORADO 80202
303/297-3779

Coyote AD
LLC

NOVEMBER 7, 2016^{PL}
DESIGN SHEET 11
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO

NOTE:
ALL GLASS TO BE
CLEAR GLASS



DARK BRONZE

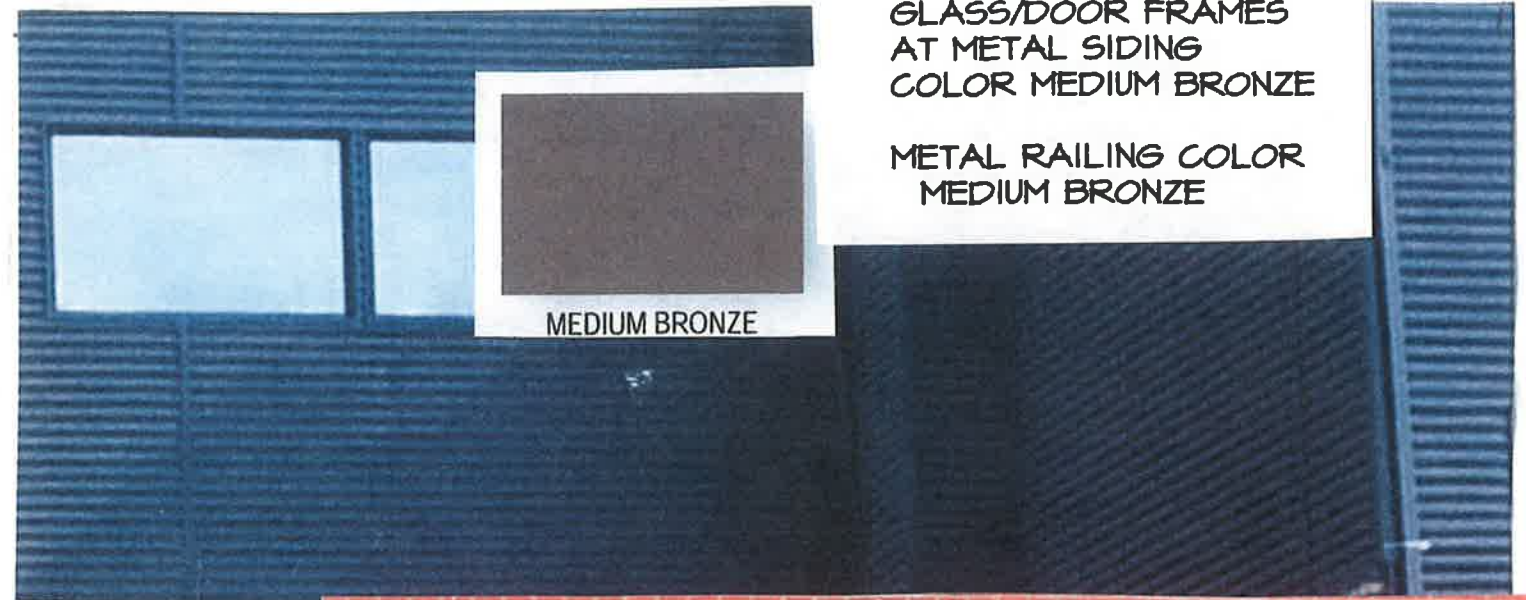


CHARCOAL GREY

SPANDRAL COLOR
CHARCOAL GREY

GLASS/DOOR FRAMES
MAIN FLOOR AT BRICK
COLOR DARK BRONZE

NEW SIDING COLOR
DARK BRONZE



MEDIUM BRONZE

GLASS/DOOR FRAMES
AT METAL SIDING
COLOR MEDIUM BRONZE

METAL RAILING COLOR
MEDIUM BRONZE

EXISTING BRICK
COLOR WEST BELOW
NEW METAL SIDING



ALL ELEMENTS OF THIS COA
APPLICATION TO BE THE SAME AS
APPROVED 2014 COA
APPLICATION INCLUDING
MATERIALS AND COLORS EXCEPT
THE METAL SIDING OF NEW SECOND
FLOOR COLOR TO BE DARK
BRONZE.



PROPOSED MATERIALS AND COLORS

ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/297-3779

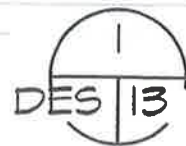


NOVEMBER 7, 2016
DESIGN SHEET 12
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/287-5779

Coyote AD
LLC



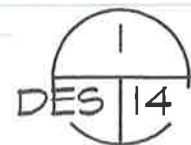
PREVIOUS APPROVAL - MAIN STREET VIEW

NOVEMBER 7, 2016
DESIGN SHEET 13
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



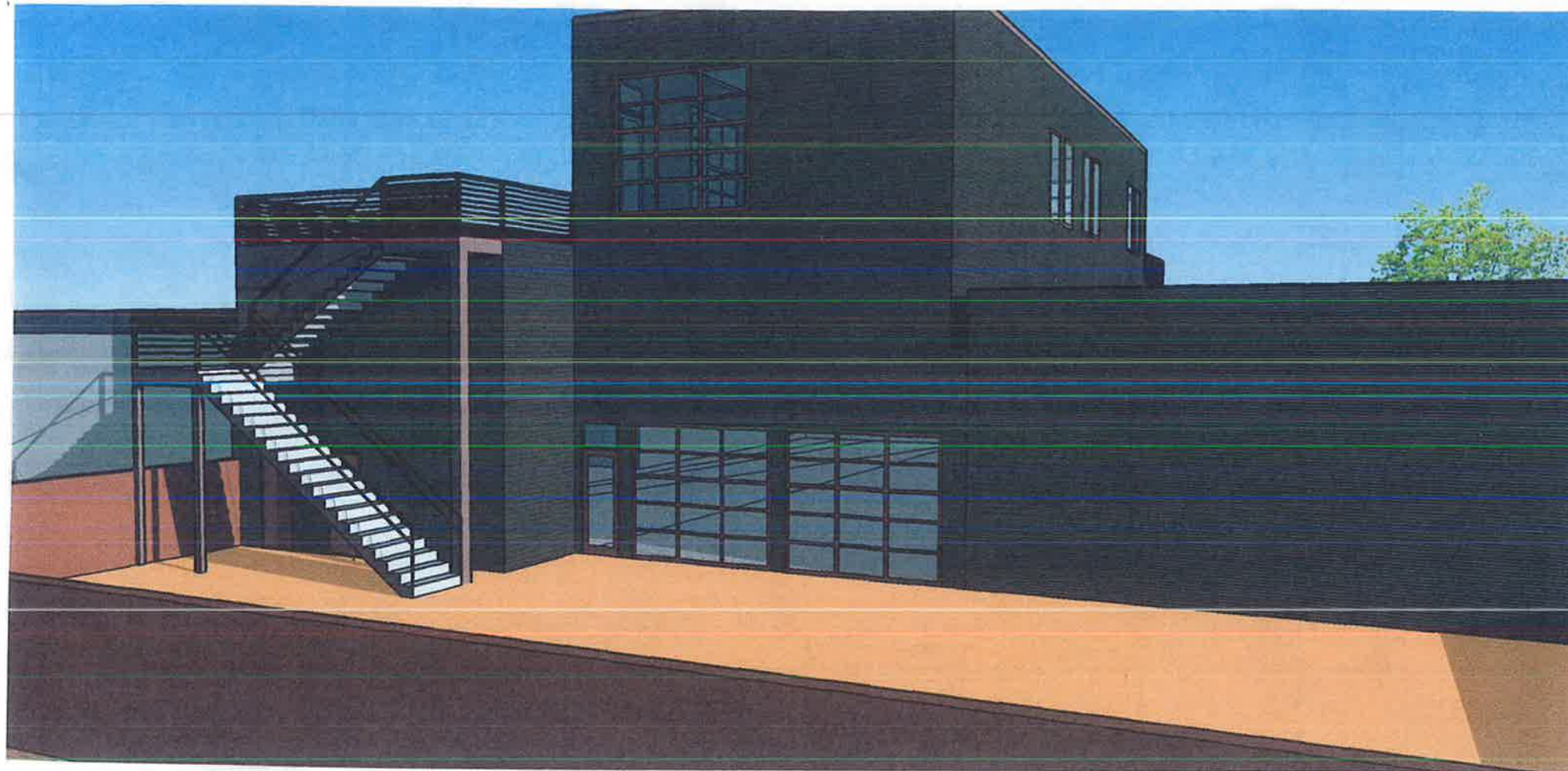
ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/297-3779

Coyote AD
LLC



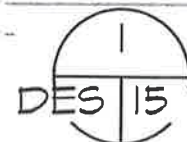
PROPOSED - MAIN STREET VIEW

NOVEMBER 7, 2016
DESIGN SHEET 14
VIEWHOUSE MAINSTREET
2870-80 W. MAIN STREET
LITTLETON, COLORADO



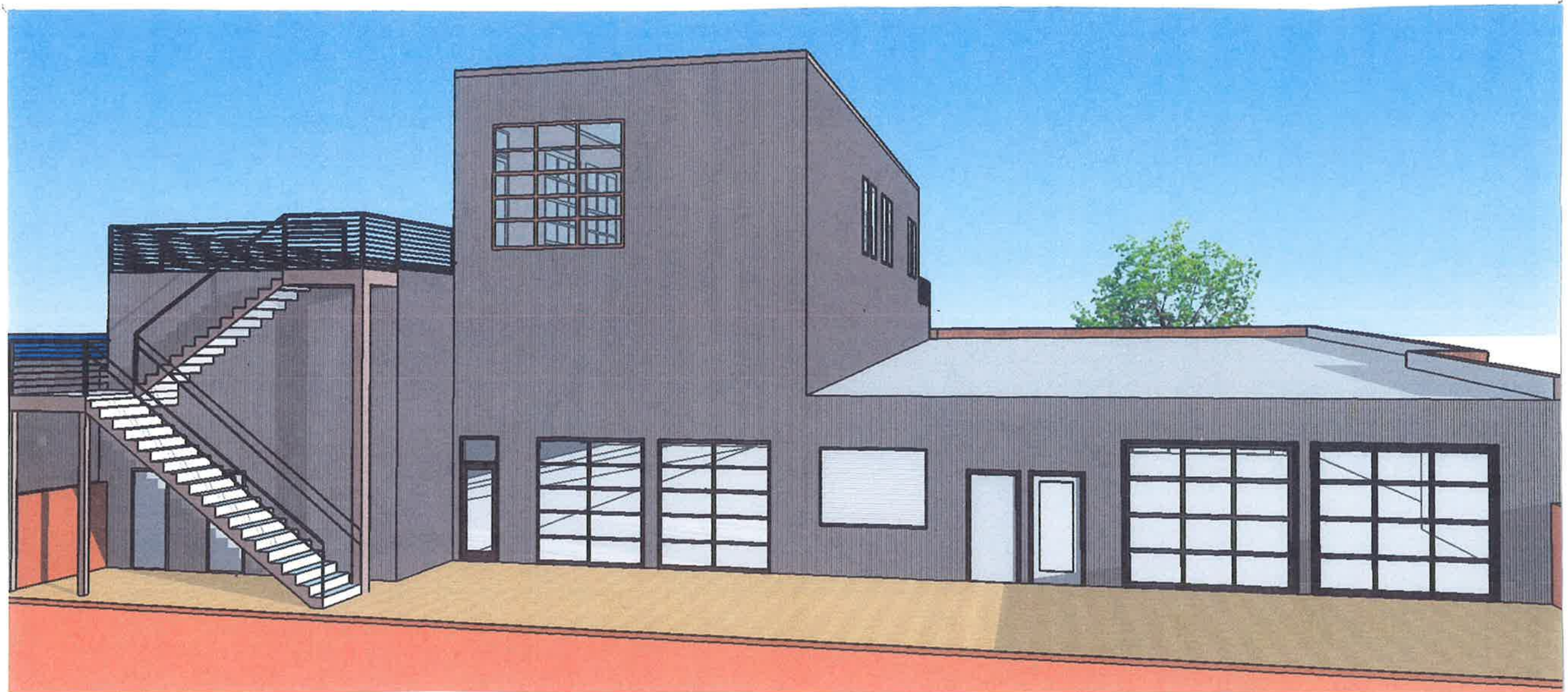
ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/287-3778

Coyote AD
LLC

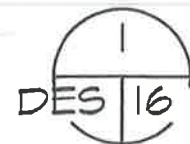


PREVIOUS APPROVAL- SOUTH VIEW

NOVEMBER 7, 2016
DESIGN SHEET 15
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO



ARCHITECTURE
1738 WYNKOOP STREET
SUITE 300
DENVER, COLORADO 80202
303/297-3779

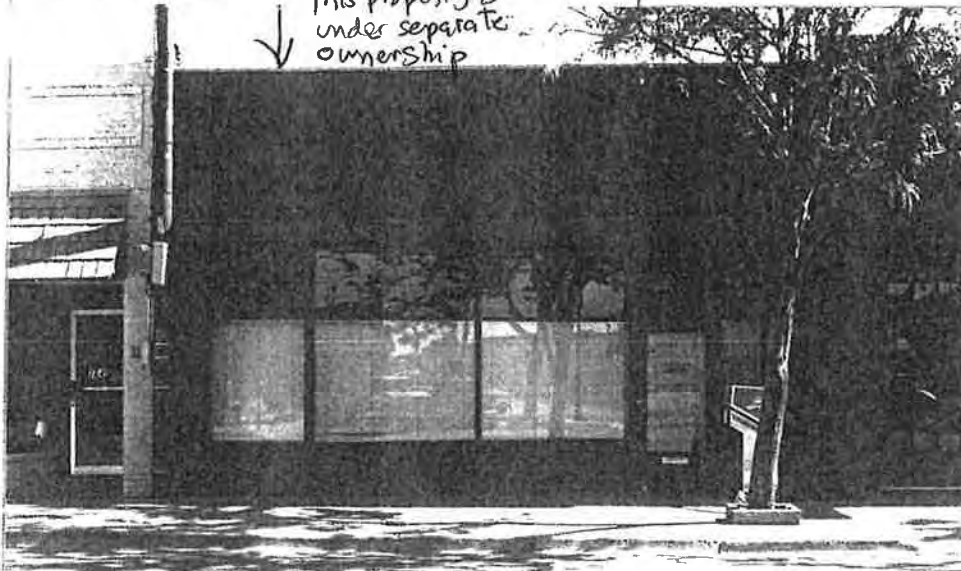



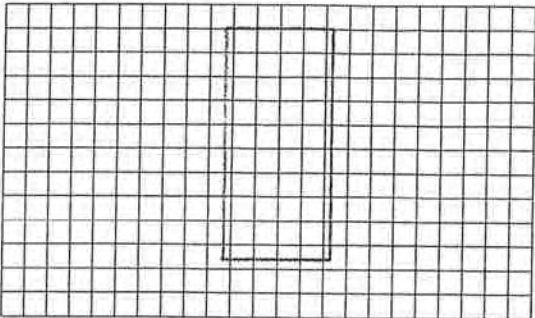
PROPOSED SOUTH VIEW

NOVEMBER 7, 2016
DESIGN SHEET 16
VIEWHOUSE MAINSTREET
2670-80 W. MAIN STREET
LITTLETON, COLORADO

HISTORIC BUILDING INVENTORY RECORD


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

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1300
		TEMPORARY NO.: 2077-17-4-08-009		
CURRENT BUILDING NAME: Vantech (east part)		OWNER: VAN DELLEN, DENNIS W & DIANA M, JT TEN 2660 W MAIN ST LITTLETON CO 80120		
2660-70 W MAIN ST LITTLETON CO 80120		TOWNSHIP 5S RANGE 63E SECTION 17 NE 1/4 SE 1/4		
		U.S.G.S. QUAD NAME: Littleton Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
		LOT(S): 11-12, 13 P YR. OF ADDITION: N/A		
		DATE OF CONSTRUCTION: ESTIMATE: 1907 ACTUAL: SOURCE: City dir., Sanborn map		
		USE: PRESENT: Commercial/Ofc. & Auto HISTORIC: Stables		
		CONDITION: EXCELLENT X GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Divided into different storefronts and uses; facades remodeled and covered with nonhistoric cladding.		
		CONTINUED YES X NO		
		ORIGINAL SITE X MOVED DATE(S) OF MOVE:		
		NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No NAME: DATE:		
		ASSOCIATED BUILDINGS? YES X NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
		curved plastic awning across entire section. CONTINUED? YES X NO		
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5AH1300 ORIGINAL OWNER: George Beach SOURCE: Waring, Hous's Littleton, ch. 5 THEME(S): Rail Era: Rail Town Physical Form, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Began as small rectangular brick portion on east; larger west sections added c. 1908-09; small concrete block addition on west added between 1932 and 1949.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): A number of storefronts under different ownerships now occupy what was once a single historic building. The initial part of this building was erected between 1905 and 1908 as a small, rectangular commercial building. The 1908 Sanborn fire insurance map identifies this as a plumbing business. In about 1908-09, two larger masonry additions were erected adjoining the original building on the west, as well as two frame additions off the rear. An historic photograph shows the eastern section in use as a paint store (E. DeRobert, a Sherwin-Williams dealer), with the rest of the building used as the Blue Ribbon Stables, which was operated by George Beach. Fred A. Bemis and Ed F. Burden bought the business from Beach on 13 September 1909 and operated it as a livery, boarding, and sale stables. The Bemis and Burden livery was listed in a 1911 credit reference directory. On the 1914 Sanborn map the newer section was labeled a "livery" with the older eastern part used as a buggy house. The building (addressed as 339-53 W. Main St.) was used as a garage by 1921, with the rear addition to the east section gone and the rear addition on the west labeled an auto shed. In 1932, the building was occupied by the Littleton Tire and Battery Co. (O.L. Davis, prop.) and the County Garage and Community Chest Shop. By 1939, Johnnie's Second Hand Store (east part) and the Littleton Welding Shop (both operated by Johnny Pacc) were located in the building along with a portion of Roth Motors (west part). Between 1932 and 1949, a small, narrow addition was added to the west front of the building. Later occupants have included: east part, Plains Sales (1953-55) and Gibby Glass (1961); middle part, Elliott's Tire Service (1953-55) and Littleton Tune Up Service (1959-65); and west part, Roth Motor Co. (1953), B&H Auto Service (1955), and Gipe and Jarrell Auto Body (1961-62).				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: Alterations to this building have diminished its historic integrity.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Arapahoe County Assessor, Real Estate Information; Sanborn Fire Insurance Maps, 1900-49; Littleton City Directories, 1905, 1932, 1939, 1953-65; Littleton Historical Museum files, People and Places Index and Photographic Collection, #1897 and 1898; Houstoun Waring, Hous's Littleton (Littleton: Litt. Indep., 1981), Ch. 5.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997		

HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1302
		TEMPORARY NO.: 2077-17-4-08-011		
CURRENT BUILDING NAME: Vintage [Part]		OWNER: VINTAGE AUTO BODY INC 2676 W MAIN ST LITTLETON CO 80120		
ADDRESS: 2676 W MAIN ST Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 17 NE 1/4 SE 1/4		
HISTORIC NAME: Bussard Motor Co		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 2 LOT(S): 15 P, 16 ADDITION: HILLS RESUB BK 2 YR. OF ADDITION: N/A		
FILM ROLL NO.: 97- 8 BY: Roger Whitacre	NEGATIVE NO.: 4	LOCATION OF NEGATIVES: Littleton, CO		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1929 SOURCE: Arapahoe County Assessor
				USE: PRESENT: Commercial HISTORIC: Commercial
				CONDITION: EXCELLENT X GOOD FAIR DETERIORATING
				EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Painted brick; awning; new display windows and door; gas pump gone; newer garage door.
				CONTINUED YES X NO
STYLE: No Style		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick		SQ. FOOTAGE: 6856	NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO	
ARCHITECTURAL DESCRIPTION: One-story brick commercial building with flat roof with stepped parapet; skylights on roof. Painted brick walls. Facade divided by brick piers. Toward west are two large plate glass display windows. Glazed door east of windows. At eastern end of front is large overhead garage door. Continuous fabric awning above doors and windows.			LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	
CONTINUED? YES X NO ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5AH1302	
	SOURCE:	ORIGINAL OWNER: Unknown	
	BUILDER/CONTRACTOR: Unknown	SOURCE:	
	SOURCE:	THEME(S): Colorado Town Form in Early Auto Era, 1920-45	
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):			
<div style="text-align: right;"> CONTINUED YES X NO </div>			
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): According to the Arapahoe County Assessor, this building was constructed in 1929. The building is not on the 1921 Sanborn fire insurance map but is present on the 1932 edition. In the latter year, the building is labeled "auto sales and service." The 1932 Littleton city directory identified this as the location of Bussard Motor Co., G.D. and J.M. Bussard, proprietors. Another auto dealership was located in the building by 1939: C.E. Stephenson Motor Co., a Dodge-Plymouth dealership. Charles Emmett Stephenson was born in Silverton, Colorado, in 1888 and educated in the Denver public schools. He worked at Leyner Engineering Works (1905-12), as an auto mechanic at the Goehring Garage (1912-14), and was a partner with I.W. Hunt (1914-17). Stephenson married Jessie R. Edgerton in 1916 and the following year started his Dodge-Plymouth dealership, which he operated until 1941. He was mayor of Littleton from 1926 to 1928, fire chief, and president of the Littleton Optimists Club. Roth-Burk Motor Co. (later Roth Motor Co.) succeeded Stephenson as the Chrysler-Plymouth agency and operated in this location until 1965. Mr. and Mrs. Orville O. Roth were the owners and operators. Orville Roth came to Littleton in 1944 and had the Chrysler-Plymouth dealership until 1958. He also sold the Hillman and Sunbeam English cars. Roth then operated the Studebaker agency for five years and dealt in International Scouts. When Roth Motors closed in 1965, it was the last auto dealership still operating on Main Street, which once had eight new car dealerships, including one which employed 23 car salesmen.			
<div style="text-align: right;"> CONTINUED YES X NO </div>			
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):			
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT	
STATEMENT OF SIGNIFICANCE: This building is associated with the history of automobile-related businesses in Littleton, having been erected in 1929 as an automobile sales and service company, and continuing to serve as a auto dealership for many years. The building reflects auto dealership construction of the early twentieth century through its brick walls, stepped parapet, large garage entrance, and display windows.			
<div style="text-align: right;"> CONTINUED YES X NO </div>			
REFERENCES (BE SPECIFIC): Arapahoe County Asessor records; Littleton City Directories, 1932, 1939, 1953-1965; Sanborn Fire Insurance Maps, 19219; Littleton Historical Museum files; Littleton Independent, 22 July 1938 and 20 August 1948; Arapahoe Herald, 21 Sept. 1965.			
<div style="text-align: right;"> CONTINUED YES X NO </div>			
SURVEYED BY: R.L. Simmons/T.H. Simmons		AFFILIATION: Front Range Research Associates, Inc. DATE: October 1997	



Staff Communication

File #: HPB Resolution 07-2016, Version: 1

Agenda Date: December 19, 2016

Subject:

Resolution to Approve a COA for the Batschelet Building

Presented By: Dennis Swain, Senior Planner

APPLICATION SUMMARY:

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

PROCESS:

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

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

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

LOCATION:

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



Location Map for the Batschelet Building

BACKGROUND:

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

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

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

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

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

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

CERTIFICATE OF HISTORIC APPROPRIATENESS ANALYSIS:

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

CRITERION 1.

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

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

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

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

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

Treatment of Historic Windows

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

The guidelines in this section are:

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

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

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

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

Energy Conservation in Windows

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

The guidelines in this section are:

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

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

Options for Replacing a Window

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

The guidelines in this section include:

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

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

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

CRITERION 3. The proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.

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

CRITERION 4. When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties.

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

scale, mass, and height.

CRITERION 5. In the case of partial demolitions, the board must find that the:

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

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

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street meets the criteria for approval, with three conditions included in the proposed motion. Staff, therefore, recommends approval of HPB Resolution 07-2016, with the stated conditions, approving the Certificate of Historic Appropriateness for the Batschelet Building at 2565 - 2579 West Main Street.

PROPOSED MOTION:

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

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

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

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

November 9, 2016

City of Littleton
Historic Preservation Board

Subject: Upstairs Window Upgrade & Replacement
Batschelet Building

Ladies and Gentlemen:

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

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

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

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

Sincerely,



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



COA APPLICATION

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

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

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL November 9, 2016

PROPERTY INFORMATION

Historic name of property Batschelet Building

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

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

APPLICANT INFORMATION

Name of applicant: Rees F Davis Jr.

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

Phone number: 303-882-1682

E-mail address: rdavis@yescommunities.com

Applicant's signature: Date: November 9, 2016

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

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

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Date: 11/09/2016

Received by:

COA16-0005

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETE APPLICATION



COA APPLICATION CHECKLIST

Existing Construction

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

PLEASE SUBMIT A COMPLETED COPY OF THIS CHECKLIST WITH YOUR APPLICATION

LEVEL OF APPLICATION: **Historical Preservation Board**

Historic / Current Name of Property Batschelet Building

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

Date of Submittal November 9, 2016

Size and number of plan sets

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

INFORMATION TO BE PROVIDED ON ALL PLAN SETS

Cover page

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

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

Amendment #: _____ (if applicable) _____

Address of property: _____

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

Photographs

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

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

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

Drawings

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

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

Check all project types that apply:

☐ New Building or Addition

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

☐ New Storefront Façade

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

☐ Phasing Plan

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

☐ Painting of Previously Unpainted Surface

- ☐ Written statement on reason for the proposed change

☐ Windows or Storefront

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

☒ Windows or Storefront

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

☐ Brickwork/Stucco

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

☐ Doors


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

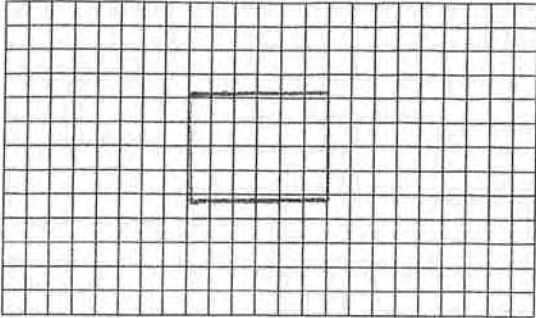
☐ Hardware (door knobs, wall-mounted mailboxes)

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

HISTORIC BUILDING INVENTORY RECORD

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

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

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5AH1290 ORIGINAL OWNER: E.F. Batschelet SOURCE: Littleton Independent, 7-22-38 THEME(S): Rail Era: Rail Town Physical Form, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): First floor converted to garage/auto sales between 1914 and 1921. One-story addition added across width of rear between 1921 and 1932.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The Littleton Independent reported in 1908 that E.F. Batschelet had erected his business block on Main Street next to the H.H. Lilley block. Edward F. Batschelet operated a large ranch at Sedalia, Colo. He died in 1912. In 1908, the building was divided into two storefronts on the first story (with an unspecified store on the west side and a clothing store on the east), with a hall occupying the second story. In 1912, Dr. Walter A. Palmer of Castle Rock sold the Batschelet Block to George E. Nickel. A dry goods store was located in the west part of the first floor in 1914. By 1921, reflecting the growing importance of the automobile, the lower floor of the building had been converted to a garage. The 1933 and 1939 city directories showed C.E. Stephenson Motor Co. in the building, with Stephenson Hall on the second floor. C.E. Stephenson was the owner of the Dodge-Plymouth dealership and had operated an auto business in Littleton since 1915. Stephenson was born in Silverton, Colo., in 1888, and was educated in the Denver Public Schools. He married Jessie R. Edgerton in Littleton in 1916. Stephenson worked for Leyner Engineering (1905-12) as an auto mechanic for Goehring Garage (1912-1914), and was a partner with I.W. Hunt in a garage/car dealership (1914-17). He was mayor of Littleton (1926-1928), as well as chief of the fire department and president of the Littleton Optimists. A one-story, full-width rear addition for repairing cars was constructed between 1921 and 1932. The 1953 city directory listed the Heckethorn Manufacturing and Supply Co. in the building and large letters spelling "H E C O" were displayed on the facade. Heckethorn made hardware, pulleys, war medals, and other metal products. During the late 1950s and early 1960s Shopper's Mart occupied this building.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE: This building is significant for its association with the development of commerce in Littleton, having been erected by prominent businessman E.F. Batschelet, for almost 90 years it has housed businesses such as dry goods and clothing stores and an automobile dealership/garage. The building is representative of twentieth century commercial construction in Littleton, as reflected in its brick construction, prominent cornice, first story storefronts, and evenly spaced double-hung windows with continuous sill course on the second story.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn Fire Insurance Maps, 1908-49; Littleton City Directories, 1932, 1939, and 1953-1963; Littleton Historical Museum files, Photograph Collection, #2006, 2621, and 583 and People and Places file, C.E. Stephenson and Roy E. Batschelet; Arapahoe County Assessor records; Littleton Independent, 22 July 1938, 20 August 1948, 8 July 1971				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: October 1997		

HPB Resolution 07-2016

Resolution Approving a COA for the Batschelet Building

2565 – 2579 W Main Street



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



Existing second floor windows at the Batschelet Building.

Certificate of Appropriateness for Batschelet Building

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

Submitted: November 9, 2016

Owner/Applicant:

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

303-882-1682

rdavis@yescommunities.com

Window Vendor/Installer:

Alpen Clear Performance by Nathan Maybon

303-834-3600

nmaybon@thinkalpen.com

Owner's Certification

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



(Signature of owner)

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

Witness my hand and official seal.

My commission expires 2/14/17



Notary Public

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





Patty Kelly

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

Patty –

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

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

Building Relationships
www.bootsconstruction.com

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

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

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

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

Thanks so much!

Kathleen

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



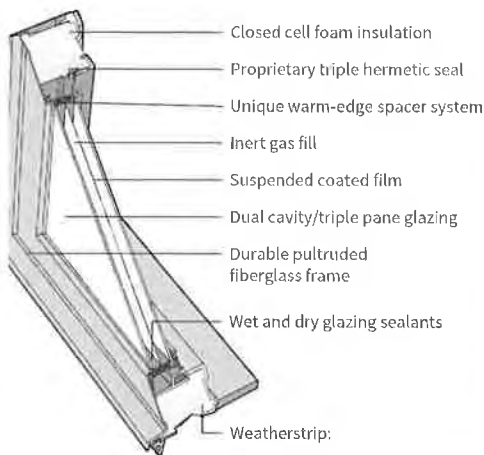
725 Series Alpen Windows

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

Benefits:

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

TECHNICAL SPECIFICATIONS



Triple weatherstrip on casements and awnings.

Double weatherstrip on sliding, single and double hung windows.

725 Series Full Frame NFRC Thermal Performance:

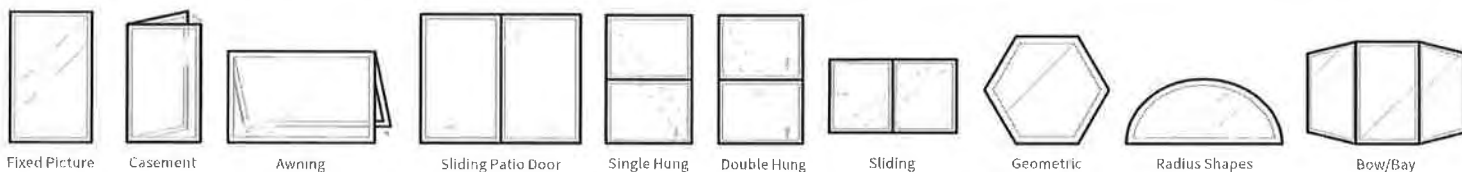
Styles	ALPENGlass 7L					ALPENGlass 7H				
	U-Factor	R-Value	SHGC	VT	CRF	U-Factor	R-Value	SHGC	VT	CRF
Picture Window LP	0.15	6.7	0.30	0.49	67	0.16	6.3	0.48	0.62	67
Picture Window HP	0.14	7.1	0.27	0.44	67	0.15	6.7	0.43	0.56	66
Casement	0.16	5.6	0.24	0.38	68	0.19	5.3	0.38	0.48	67
Awning	0.18	5.6	0.24	0.38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

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

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

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

WINDOW STYLES



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

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

SIMULATED DIVIDED LIGHTS

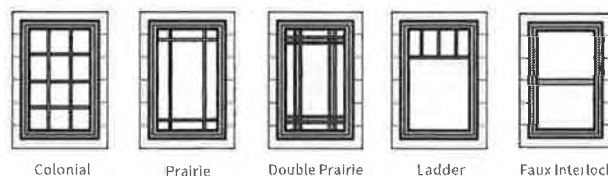
725 Series Windows offer interior and exterior-applied Simulated Divide Light (SDL) Grids in classic styles and custom patterns

Interior (wood)

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

Exterior (aluminum)

Exterior grille matches exterior paint color



PAINT AND FINISH OPTIONS

Picture Windows, Casements, Awnings and Sliding Patio Doors



Single/Double Hung and Sliding Window



Hardware





Customer Acknowledgement

Sales Order #: 518396

Purchase Order #: CO 518396

Billing Information:

CO-Maybon, Nathan
6268 Monarch Park Place
Niwt
303-834-3600

Shipping Information:

Yes Communities
2579 West Main St.
Littleton CO 80120
JOSH INSTALLER
720-454-7353

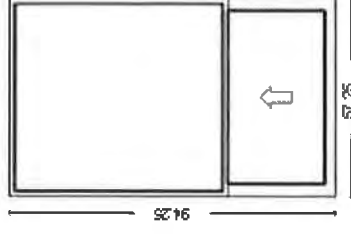
Job Comments:

PLEASE CALL INSTALLER TO
SCHEDULE 8-9 AM DELIVERY ON
INSTALL DATE. NO PLACE TO STORE
WINDOWS. JOSH 720-454-7353

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

Line	Qty	Product Description	Overall Frame Size	Comment	Customer Price	Extended Price
------	-----	---------------------	--------------------	---------	----------------	----------------

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



All glass shall be clear.

Thank you for your business.

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

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

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

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

ALL VIEWS OUTSIDE LOOKING IN

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

Sign

Date

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