



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Historical Preservation Board

Wednesday, September 28, 2016

6:30 PM

Council Chamber

Regular Meeting (moved from 9/19 and 9/22)

1. Roll Call

- Present** 4 - Board Member Price, Board Member Clute, Board Member Spratlen, and Board Member Field
- Absent** 5 - Chairman Grove, Board Member Miller, Board Member Leighty, Board Member Gaare, and Board Member Kastner

2. Approval of Agenda

A motion was made by Board Member Michael Price, seconded by Board Member Kimberly Field, that the agenda be approved. The motion carried unanimously.

3. Minutes to be Approved

- a. [ID# 16-218](#) Certification of the July 18, 2016 regular meeting minutes

Attachments: [Exhibit A - HPB Meeting Minutes \(Half video\) 071816](#)

A motion was made by Board Member Price, seconded by Board Member Spratlen, that the minutes for July 18, 2016 be approved. The motion carried by a unanimous vote.

4. Public Comment

Public Comment for General Business - N/A

5. General Business

6. Public Hearing

- a. [ID# 16-204](#) Sommers Oil Service Station / Columbine on Main COA Application

Attachments: [Attachment 1 - Photos](#)
[Attachment 2 - COA Application for Columbine on Main at Sommers Oil](#)
[Attachment 3 - Drawings - 100%](#)
[Attachment 4 - Historic Survey](#)

Staff Presentation by Dennis Swain, Senior Planner

Applicant Presentation by Michael Bratcher, COO Columbine Country Club, and Kal Murib, property owner

Board questions answered by Steven Hinkley, Chief Building Official

Public Speaker: Pam Chadbourne, District 1

Motion made by Board Member Field and seconded by Board Member Price to approve the Certificate of Historic Appropriateness for the Sommers Oil Service Station, at 2299 West Main Street, conditional upon the applicant minimizing the visual impacts of the changes to the exterior of the building:

1) For the platform and dormers:

- Use the building materials originally used on the building or, if that is not possible or optimum, use materials that match the original closely
- Paint the visible sides a similar color that matches the primary color of the roof shingles

2) For all silver-colored equipment and ductwork:

- Paint them a similar color that matches the primary color of the roof shingles

3) For all rooftop mechanical equipment and ductwork:

- Construct an opaque screen around all rooftop equipment and
- Place the screening so that it becomes a single opaque screen around all of the rooftop equipment, or as much of the equipment as possible, rather than a series of screens around smaller areas of equipment and be a similar color that matches the primary color of the roof shingles. The screen should function as a secondary parapet and should be just high enough to screen the rooftop equipment from Main Street, the sidewalk along Main Street, Bega Park, and Rio Grande Avenue.

4) For the large exhaust fan on the platform above the sloping roof of the original building:

- By code, that fan must retain a large area around it to retain its effectiveness and safety, so screening is impractical.
- As with the other equipment, however, paint the large fan a similar color that matches the primary color of the roof shingles

5) For the gas line on the west wall:

- The gas line has been repainted to match the blue west wall rather than black to match the gutters.

6) The patio bar approved as is.

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.

Motion passes unanimously.

Aye: 4 - Board Member Price, Board Member Clute, Board Member Spratlen and Board Member Field

Absent: 5 - Chairman Grove, Board Member Miller, Board Member Leighty, Board Member Gaare and Board Member Kastner

7. Public Comment

Public Comment on Non-Agenda Items

None

8. Comments/Reports

a. Community Development Director/Staff

- 1) Historic Walking Tour of Downtown Littleton Landmarks Presentation by Jake Weaver, GIS Intern
- 2) Louthan District Guidelines - Joint Study Session with Planning Board on October 10
- 3) Joint Study Session with City Council - TBD
- 4) HLI Letter and FAQ's
- 5) DAR building designation
- 6) Grant recipients updates
- 7) Littleton Corridor Survey

b. Chair/Members

- 1) Historic Walking Tours
- 2) Western Welcome Week booth
- 3) HLI Awards
- 4) HDLM Meetings

9. Adjourn

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.