



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Historical Preservation Board

Monday, December 19, 2016

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Also Present: Denise Ciernia, Recording Secretary; Dennis Swain, Senior Planner; Andrea Mimnaugh, Planning Manager; Lena McClelland, Assistant City Attorney; Brandon Dittman, Acting City Attorney Firm; Member Kastner tardy

Present 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Field, and Board Member Kastner

Absent 1 - Board Member Spratlen

2. Approval of Agenda

A motion was made by Board Member Dan Miller that the item 6a be moved to the end of the public hearings and that items 6b and 6c be heard first. The motion carried unanimously.

3. Minutes to be Approved

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

A motion was made by Board Member Margi Clute that the certification of the November 21, 2016 regular meeting minutes be approved. The motion carried by the following vote: 5-0.

Aye: 5 - Chairman Grove, Board Member Price, Board Member Clute, Board Member Leighty and Board Member Field

Absent: 2 - Board Member Spratlen and Board Member Kastner

Abstain: 1 - Board Member Miller

4. Public Comment

Public Comment for General Business - None

5. General Business

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

Staff Presentation by Dennis Swain, Senior Planner

A motion was made by Board Member Leighty, seconded by Board Member

Clute, to approve the extension of two awards from the 2015 Main Street Grant Program until June 30, 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. The motion carried by the following vote: 7-0.

Aye: 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leightly, Board Member Field and Board Member Kastner

Absent: 1 - Board Member Spratlen

6. Public Hearing

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

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

Staff Presentation made by Dennis Swain, Senior Planner

Applicant Presentation by Raymond Ollett, Jr.

No public comment.

A motion was made by Board Member Miller, seconded by Board Member Price, 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 conditions:

- (1) That the rooftop equipment be painted in earth tone colors to minimize its visibility;
- (2) the applicant shall demonstrate to staff that mechanical equipment is not visible from across the street per the Littleton Design Guidelines.

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.

The motion carried by the following vote: 7-0.

Aye: 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leightly, Board Member Field and Board Member Kastner

Absent: 1 - Board Member Spratlen

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](#)

Staff Presentation by Dennis Swain, Senior Planner

Applicant/Owner Presentation by Rees F. Davis, Jr., Mainstreet Partners 1, LLC

No public comment.

A motion was made by Board Member Clute, seconded by Board Member Price, that item 6c [HPB Resolution 07-2016] be continued to the next HPB Meeting on January 18, 2017. The motion carried by the following vote: 7-0.

Aye: 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Field and Board Member Kastner

Absent: 1 - Board Member Spratlen

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](#)

Staff Presentation by Andrea Mimnaugh, Planning Manager

Applicant's representative presentation by Josh Rowland, LAI Design Group

Public Comment - Paul Bingham, Against

Public Comment - Robin Swartzbacker, Against

Public Comment - Sherry Ann Chisholm, Against

Public Comment - Joseph Trujillo, Against

Public Comment - Pam Chadbourne, Against

8 Against letters received and entered into the record

A motion was made by Board Member Price, seconded by Board Member Clute, that item 6a [HPB Resolution 02-2016] be continued to the next HPB Meeting on January 18, 2017. The motion carried by the following vote: 7-0.

Aye: 7 - Chairman Grove, Board Member Price, Board Member Miller, Board Member Clute, Board Member Leighty, Board Member Field and Board Member Kastner

Absent: 1 - Board Member Spratlen

7. Public Comment

Public Comment on Non-Agenda Items

Public Comment - Pam Chadbourne, Historic District incentives

8. Comments/Reports

a. Community Development Director/Staff

- *NAPC Membership Renewal*
- *Board positions applications coming out for new year*
- *Louthan Guidelines*

b. Chair/Members

- *HLI Board Roster*
- *Historic District Tour*

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.

**Received Opposition Letters
for Item 6a**

**COA for Littleton Mixed Use
at 2679 West Main Street**

5864 South Fox Way
Littleton, Co 80120
Dec 19, 2016

Historical Preservation Board Members:

I urge you to vote against COA for "Littleton Mixed Use" also known as 2679 West Main Street

Littleton has recently been named a best city to raise a family, one of 5 best cities in Colorado, and I am certain our "small town flavor" had been part of criteria in judging our fair city.

This proposed monstrosity would dwarf all of the two story buildings on Main Street, block the view of the Carnegie Library, and block the view of the mountains.

The developer wants to reduce the number of required parking spaces and there has always been a parking shortage along Main Street, this would just create a larger parking problem.

The proposed building would be much more appropriate on Broadway (Schomp property?) but is totally out of character for Historic Downtown Littleton

I understand that this proposed building would not have a setback (as the Grove has no set back) nor would it have landscaping as the other buildings along Main have.

I urge you not to compound the grave mistakes made with approval of the Grove by approving this inappropriate use of the land at 2679 West Main Street.

Sincerely,



Lue Anne Robbins



Denise Ciernia <dciernia@littletongov.org>

For Hist Pres Board: Deny COA for "Littleton Mixed Use" Old Valley Feed location

Leslie Hock <lshock@sbcglobal.net>

Mon, Dec 19, 2016 at 3:27 PM

To: cdjm@littletongov.org, cdds@littletongov.org, cddjc@littletongov.org

All - I had been wondering about what was being proposed for the old Valley Feed property. Now that I know I must express concern on multiple fronts:

- 1) Building seems too large for downtown Littleton. It will block the views of the mountains from many locations.
- 2) The style is not in keeping with the rest of downtown. There is no small town feel and certainly nothing that honors the historic nature of downtown Littleton.
- 3) Parking will be a nightmare. Downtown Littleton already suffers from a dearth of parking. Good luck finding a spot during lunch rush or the dinner hour. It is my understanding that the developer is asking for a waiver to reduce the number of spaces that would typically be required....

Thank you for your consideration,

Leslie Hock
Littleton, CO 80128



Denise Ciernia <dciernia@littletongov.org>

West end of Main Street project

Susan <burgyathome@comcast.net>

Mon, Dec 19, 2016 at 3:40 PM

Reply-To: burgyathome@comcast.net

To: cdds@littletongov.org, cdjm@littletongov.org, cddjc@littletongov.org, Bill Hopping <bhopping@littletongov.org>, jvaldes@littletongov.org

I am horrified that this project is being considered.

Four stories?

Does not follow any historic design standards?

Driveway across the sidewalk?

64-space parking lot which is not even close to the 120 spaces required for size and uses required by code? next to the historic Carnegie Library building?

this is NOT APPROPRIATE for the Downtown Main St Historic District!!!!

Is the council going to allow another inappropriate building to continue degrading the historic district?

Is the staff going to look out for citizens instead of developers?

Please don't do this.

--

Susan Burgstiner



Denise Ciernia <dciernia@littletongov.org>

Certificate of Appropriateness for Mixed Use Development along the Main Street Historic District.

priestjohn@aol.com <priestjohn@aol.com>

Mon, Dec 19, 2016 at 3:35 PM

To: cdds@littletongov.org, cdjm@littletongov.org, cddjc@littletongov.org

Dear Members of the Historic Preservation Board for the City of Littleton; Mr.Dennis Swain, Ms. Jocelyn Mills, and Ms Denise Ciernia

I am writing to you as I understand that you will be deliberating, the 19th of December, whether it is appropriate to issue a Certificate of Appropriateness for a proposed 4-story structure that will be adjacent to the two story Carnegie Library building in the Downtown Main St Historic District.

The proposed structure and its siting do not appear to be in keeping with the character of this core area of our city. Thus, it is my opinion that should this particular development be awarded a certificate, it will be precedent for the unraveling of the intended character of Main Street.

Sincerely,

John E Priest, PE
2442 West Dry Creek Court
Littleton

Tel 303 730 2929

priestjohn@aol.com



Denise Ciernia <dciernia@littletongov.org>

From a historian to the Historic Preservation Board about Downtown Littleton

Loretta Lohman <lorettalohman@gmail.com>

Mon, Dec 19, 2016 at 12:23 PM

To: Dennis Swain <cdds@littletongov.org>, Jocelyn Mills <cjdm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>

Cc: Peggy Cole <pcole@littletongov.org>

Unfortunately I will NOT be able to attend your meeting this evening but I wish to share a few thoughts as a historian and as a 60-year Littleton resident.

First, Littleton is promoting itself as a rich small town with a unique historic downtown area. That particular promotion is shaky at best as there are no shops in downtown that support local interests--no grocer, no drugstore, no place to get a spool of thread or other types of small necessities. It appears that the "tourist" type shops are succeeding but without very much support from the city. The two local shops that do provide necessary items, Savory Spice and Evoo are increasingly difficult for someone like me, who cannot walk long distances, to reach. It turns out that even 11 a.m. on a Sunday morning is not good as there is some sort of large church meeting directly across the street and NEXT to the proposed four-story development.

Your job is to decide if a tall building, with little addition to the sales tax base, is appropriate to an entirely two-story downtown area. Is it appropriate in overshadowing the truly historic Carnegie Library building? Is it appropriate to allow only half of the required parking spaces when there is already sufficient parking and too few merchants are providing assistance with parking.

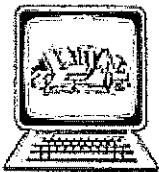
Additionally, you might check with Littleton road maintenance. Four stories at the bottom of main street will, in winter, shade all of the street leading into an already hazardous curve.

If you want to preserve a "historic" downtown this proposal is out of scale and adds unneeded office space to a congested area that is increasingly designed for pleasure seekers and visitors. If you want to preserve a historic district, four stories is not appropriate. If you want to preserve citizen safety while driving and walking, four stories will have a negative effect.

Personally I understand and accept change. But it is always easier to support change that is appropriate to the neighborhood and the needs of that neighborhood. Downtown needs to keep its historic perspective if it is to remain a historic district. And what it really needs is parking and useful retail, not high-end apartments and more bars. It also needs greater consideration to issues like stormwater and other types of pollution, something I would be happy to discuss at another time.

Sincerely,

Loretta Lohman, PhD



Loretta Lohman, PhD

Lohman and Associates

3375 W Aqueduct Ave

Littleton, CO 80123-2903

303-549-3063

lorettalohman@gmail.com



Denise Ciernia <dciernia@littletongov.org>

For Hist Pres Board: Deny COA for "Littleton Mixed Use"

Pamela Cook <pamela.cook.rd@gmail.com>

Mon, Dec 19, 2016 at 12:07 PM

To: cdds@littletongov.org, cdjm@littletongov.org, cddjc@littletongov.org

Dear Board members,

I am not able to attend tonight's meeting but would like to voice my deep concerns for the proposed building on Main Street.

For many reasons, this project is in direct conflict with the preservation of historic downtown Littleton:

1. Simply too massive to fit with the "***small scale town center character of the downtown area***".

(Littleton Downtown Design Standards and Guidelines)

Instead, this violates the form and scale that so many people over so many years have worked hard to preserve for our future.

2. Damages unique historic core, **destroys the integrity** of the Main St. Historic District.

3. Violates **open space**, setback and parking requirements.

4. **Parking Spaces significantly inadequate**, by about half.

5. Increases conflicts among vehicles, **exacerbates existing traffic problems** and increases conflicts between pedestrians and vehicles.

Please consider these concerns and keep Main Street's charm and history intact!

Sincerely,

Pamela Cook, RDN, RYT-200
Registered Dietitian Nutritionist
Registered Yoga Teacher
pamela.cook.rd@gmail.com
303.653.8106



Denise Ciernia <dciernia@littletongov.org>

For Hist Pres Board: Deny COA for Littleton Mixed Use

Tami <trauer57@comcast.net>

Mon, Dec 19, 2016 at 9:07 AM

To: cdds@littletongov.org, cdjm@littletongov.org, cddjc@littletongov.org

In regards to the proposed development of a 4 story mixed-use property in the location of the recently demolished Valley Feed store in downtown, historic, Littleton:

As a local citizen who lives near, and frequents downtown Littleton, I have to register my strong objection to this proposed development. It is most definitely much too large for it's location and is in direct opposition to the downtown, historic character of Littleton that makes Littleton unique. It is a nice looking, well designed building that could be a welcome addition to Littleton at a different location, but it is not appropriate for the small downtown Littleton area. The scale of the building would dwarf the nearby historic buildings and it would make the traffic issues of downtown Littleton astronomically worse. This area is already tremendously short of parking and my understanding of this project is that it would violate the parking requirement for the building itself, sending more people looking for parking elsewhere in the already parking starved downtown area. Getting traffic through downtown Littleton is already a massive problem, this would clearly make it even worse, and less safe for pedestrians. Littleton has a problem with traffic because there are not enough east-west corridors (only Belleview, Littleton Blvd/Main St., and Mineral to the south). Please don't make it worse! This design clearly has the feel of a massive downtown-type project, not one for a small, historic downtown. We want to keep the character of downtown, not turn it into a conglomeration of mega-buildings.

If the board's objective is to destroy the character of Littleton, this would certainly help them in that regard. I don't believe that that is your objective, which makes the decision clear. Please deny this development.

Thank you,
Tamara Rauer
Littleton
trauer57@comcast.net



Denise Ciernia <dciernia@littletongov.org>

Request that the Certificate of Appropriateness for the "Littleton Mixed Use" project at 2678 W. Main St. be denied, please

Paul Bingham <pbingham@ecentral.com>

Mon, Dec 19, 2016 at 3:39 PM


To: cdds@littletongov.org, Mills Jocelyn <cdjm@littletongov.org>, cddjc@littletongov.org

Hi Dennis, Jocelyn, Denise and Littleton Historic Preservation Board,

This letter is to ask that the Certificate of Appropriateness for the "Littleton Mixed Use" project at 2678 W. Main St. be denied.

Following are a few of the reasons for denial:

1. The City Planning staff has recommended denial in the August 22nd Planning Board Regular Meeting as shown below from their presentation:




Staff Recommendation

Staff finds that the proposed mixed-use development at 2679 West Main Street does not meet the criteria for a reduction in parking per the planned development overlay criteria.

In order to receive a recommendation of approval, a proposed development must meet all applicable criteria for a planned development overlay.

Staff recommends denial of the proposed development.



2. Simply too massive to fit with the "**small scale town center character of the downtown area**". (Littleton Downtown Design Standards and Guidelines)

This project proposes to replace the old Valley Feed 1-story structure including plenty of loading and parking open space; with a 4-story 3/4-acre lot-filling monolithic structure, next to our historic 2-story Carnegie Library. Our Code and Downtown Design Guidelines require that new construction coordinate and maintain form and scale with nearby historic structures and fit the Main St commercial district.

Instead, this violates the form and scale that so many people over so many years have worked hard to preserve for our future.

3. Damages unique historic core, **destroys the integrity** of the Main St. Historic District.

This 4-story office-wrapped parking structure blocks the western view down Main St, disrupts the Main Street skyline from every direction, and dwarfs all the other structures in the Historic District. It is not "Appropriate" for the Historic District, when it destroys key attributes of the District: the 2-story architectural form and character appropriate to 1870-1940, the western view, the Carnegie Library view "in the round", and all the other historically-fitting small-scale unique commercial uses.

4. Violates **open space**, setback and parking requirements.

This project violates the setback requirement in the Historic District Guidelines. Staff said they thought this was "justifiable" but Historical Preservation Board should not think so. It provides less than half of the required open space and half the parking spaces: see the PDO Aug 11, 2016, page 1 table. Again, Staff may accept this, but Historical Preservation Board should find this "Not Appropriate" for the Main Street Historic District.

5. Parking Spaces significantly inadequate, by about half.

The proposed project require 113-122 parking spaces per Littleton's City Code. The project supplies only 64 parking spaces. It is not appropriate to add to the parking problems in downtown Littleton.

- I think that the only reason this project is applying for the Historic Main St. District, is to get the parking reduction incentive.

- Littleton has long ago blasted past the ability to offer a parking reduction as incentive to join the Historic Main St. District.

6. Increases conflicts among vehicles, exacerbates existing traffic problems and increases conflicts between pedestrians and vehicles.

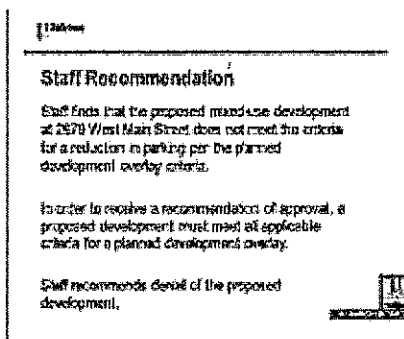
The project traffic analysis claims it would add only 51 to 54 or so car exits and entrances during rush hours. The problem with traffic analyses is, the averages over long time periods do not reflect the reality of the impact. Anybody who has been stuck on westbound Main St during the evening rush hour, knows it is broken, and adding 50 more vehicle merges only would make it worse; if you believe the 50 transits, which seems oddly small for a 64-space lot for an office building.

It would be one thing, if there were alternate east-west corridors for traffic. But Mineral and C-470 are jammed or slow, Belleview does not go through, Hampden is a jam; Main Street traffic is in trouble now, without adding a project of this excessive size.

The parking is accessed in a single driveway over the sidewalk. There is no way this cannot decrease pedestrian safety and comfort in this area.

Thank you for your consideration,

Paul Bingham
Littleton



PastedGraphic-3.tiff
408K