

Littleton Planning Board

SEP 10 2020

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TO: Littleton Planning Board

FROM: Littleton Historical Commission

RE: 336-338 King Street (Hager Homestead)

DATE: September 10, 2020

The Littleton Historical Commission has voted that while it is not opposed to the proposed co-housing project in general for 336-338 King Street (Hager Homestead), the Commission does not support the current architectural plan at this time, but may do so in the future with additional revisions. The Commission does support and appreciate the proponent's plan to preserve and maintain the original c. 1800 historical home. However, the Historical Commission agrees with the Planning Board's assessment during preliminary Board meetings on the project that reconsideration of the scale and design of the additional new structures proposed would be beneficial. The scale of these new structures is substantially larger and not consistent with that of other residential homes in the vicinity or with the character of the original onsite historic home.

The Historical Commission agrees with suggestions from some Planning Board members that the project proponent might consider alternate designs that more closely adhere to the Town's new form-based code, such as the "big house, small house, back house, barn" concept. There are several examples of this and other farmhouse-type designs throughout the Town, and the Planning Board has offered to provide the project proponents with specific design examples. An alternate design that would "open up" the site somewhat more than in the current proposal, rather than a massive "hotel-like" apartment building that is currently proposed, would be a better fit for the site and the Town.

The Historical Commission looks forward to reviewing future submissions for this interesting project and historic site.