



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Historical Preservation Board

Monday, March 21, 2016

7:00 PM

Community Room

Study Session

1. Study Session Topics

a. Discussion with representatives of the Daughters of the American Revolution (DAR) regarding placing a plaque on Town Hall

b. Continuation of a Joint Meeting with Historic Littleton, Inc. (HLI)

1) Updated List of Historically and Architecturally Interesting Properties

Attachments: [UPDATED LIST OF PROPERTIES TO BE APPROACHED REGARDING LANC](#)

2) "Guide to Success" Landmark Designation Brochures Reporting

3) Discussing and Assigning Responsibilities

c. Update on the 2016 Main Street Historic District Grant Program

d. Thoughts from the 2016 Saving Places Conference

Attachments: [2016 0209 - SUMMARY OF CONFERENCE PRESENTATIONS](#)

e. Report from Staff

f. Report from the Chair

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.

Historically and Architecturally Interesting Properties That are NOT in a Local Historic District nor Designated as Individual Landmarks

The majority of properties included on this list were those identified in the City's 1997 and 2001 historic resources surveys as worthy of preservation. Other properties have been added by the Historic Preservation Board even though they may not have been identified in the surveys because of the focus of those surveys or the age of the structures at the time of the surveys.

PROPERTIES CITYWIDE					
Page 1 of 2					
#	Address		Historic Name	Status	Contact
1	6698	Acoma	Ficklin Residence		
	2575	Alamo	People's Congregational Church		
	2676	Alamo	Barrister Building		
	5900	Bemis	Edgerton Residence		
	3986	Bowles	Hunter Residence	LANDMARKED IN 2009	
	4080	Bowles	Johnson Residence		
	4189	Bowles	C.W. Bowles/Chambers Farm		DAN
	5622	Cedar	Mumford Residence		
	5616	Crocker	Hentzell Residence		
	5675	Crocker	Catherine Palmer Residence		
	5686	Crocker	Nor-Mar Apartments		
	5736	Crocker	LPS Administration Building	ADDED 2016	
	5639	Curtice	Stuart/Warfield Residence		
	5649	Curtice	Louthan Residence	LANDMARKED IN 2006	
	5801	Curtice	Coleman Motors Corporation		MARGI
	5859	Curtice	Maloney Residence		
	5615	Elmwood	Stephenson Residence		
	5597	Foresthill	Weingart Residence		
	6028	Gallup	Fred Bemis Residence		
	6028	Gallup	Lord Residence		
			Museum Buildings	ADDED 2016	
	6177	Gallup	Charlotte Gallup Residence		
	1836	Lake	Ralph Moody/Taylor Ballard		
	0439	Littleton	Riedel Residence		
	0800	Littleton	Thomas Residence (Malo Farm)		
	1890	Littleton	Crysler Residence		
	1899	Littleton	Harry Nutting Residence		
	2000	Littleton	Title Guaranty Building		CHARLIE
	2009	Littleton	Courthouse Building		

**Historically and Architecturally Interesting Properties
That are NOT in a Local Historic District nor Designated as Individual Landmarks**

PROPERTIES CITYWIDE					
Page 2 of 2					
#	Address		Historic Name	Priority	Contact
	2320	Main	Hunt Building		
	2359	Main	Palm Theater		
	2530	Main	O.G Hill Drug Store		
	2546	Main	Littleton Independent		
	2550	Main	Kraft Building		
	2560-64	Main	Dana Downing Grocery		
	2570	Main	Kalinowski Bakery		
	2580	Main	Littleton Post Office		
	2590	Main	Spotswood Bld / Burden Meat		
	5522	Nevada	Noyes / Dodge Residence		
	5621	Nevada	Murrell / Prescott Residence		
	5641	Nevada	Von Wermer Residence		
	5614-16	Prescott	Pittman Residence		
	5633	Prescott	Reid / Mackenzie Residence		
	5634	Prescott	A.J. Valore Residence		
	5793	Prescott	Egbert Ramsey Residence		
	5804	Prescott	Waring Residence		
	5513	Prince	Shellabarger Residence		
	5583	Prince	Circle Savings and Loan		
	5753	Prince	Post Office		
	6155	Prince	Littleton Cemetery		SHARON
	5718	Rapp	Weston Masonic Lodge	OPT-IN TO DISTRICT 2012	
	5777	Rapp	Little/Holmes Residence		
	830	Ridge	Jerome Burnett Residence	DEMOLISHED IN 2012	
	5239	Rio Grande	Lager-Scott / Regal Plastics		
	6115	Santa Fe	Country Kitchen		
	18	Southbridge W	Hirth Residence		
	5642	Spotswood	Abernatha Residence		
	6005	Spotswood	Vosper Residence		
	5612	Sycamore	Buckley Residence		
	5809	Windermere	Rupert Nutting Residence		
	5899	Windermere	Hugins Residence		
	5909	Windermere	Cardinal Residence		
	5939	Windermere	Grant Fleming Residence		
	6040	Windermere	Drew Residence		
	6100	Windermere	Gorman Residence		

**Historically and Architecturally Interesting Properties
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ARAPAHO HILLS NATIONAL HISTORIC DISTRICT					
Added to the National Register of Historic Place August 28, 2012					
#	Address		Historic Name	Priority	Contact
65	3682	Arrowhead			
66	3700	Arrowhead			
67	3750	Arrowhead			
68	3800	Arrowhead			
69	3840	Arrowhead			
70	3850	Arrowhead			
71	3890	Arrowhead			
72	3605	Berry			
73	3895	Berry			
74	3905	Berry			
75	3625	Chimayo			
76	3650	Chimayo			
77	3655	Chimayo			
78	3685	Chimayo			
79	3705	Chimayo			
80	3775	Chimayo			
81	3790	Chimayo			
82	3805	Chimayo			
83	3865	Chimayo			
84	3890	Chimayo			
85	3895	Chimayo			
86	5301	Lowell			
87	5355	Lowell			
88	5375	Lowell			
89	5395	Lowell			
90	5405	Lowell			
91	5425	Lowell			
92	5445	Lowell			
93	5455	Lowell			
94	5465	Lowell			
95	5475	Lowell			
96	5486	Lowell			
97	5370	Manitou			
98	5380	Manitou			
99	5400	Manitou			
100	5405	Manitou			
101	5409	Manitou			
102	5411	Manitou			

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ARAPAHO HILLS NATIONAL HISTORIC DISTRICT					
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#	Address		Historic Name	Priority	Contact
103	5413	Manitou			
104	5415	Manitou			
105	5420	Manitou			
106	5421	Manitou			
107	5427	Manitou			
108	5431	Manitou			
109	5435	Manitou			
110	5440	Manitou			
111	5445	Manitou			
112	5455	Manitou			
113	5460	Manitou			
114	5470	Manitou			
115	5475	Manitou			
116	5480	Manitou			
117	5355	Mohawk			
118	5470	Mohawk			
119	5375	Mohawk			
120	5390	Mohawk			
121	5395	Mohawk			
122	5400	Mohawk			
123	5405	Mohawk			
124	5420	Mohawk			
125	5425	Mohawk			
126	5430	Mohawk			
127	5435	Mohawk			
128	5445	Mohawk			
129	5450	Mohawk			
130	5455	Mohawk			
131	5460	Mohawk			
132	5470	Mohawk			
133	5475	Mohawk			
134	5480	Mohawk			
135	5485	Mohawk			
136	5490	Mohawk			

Colorado Preservation, Inc - Saving Places – 2016 Conference

MEETING NOTES

I BEING AN EFFECTIVE PRESERVATION COMMISSIONER

A. WHAT YOU NEED TO KNOW ABOUT HISTORIC SURVEYS

I. DETERMINE THE DESIRED TYPE OF HISTORIC PROPERTY SURVEY

- a) Reconnaissance – less information
 - 1. Comprehensive – all properties within the study area
 - 2. Selective – select properties within the study area
- b) Intensive – more information
 - 1. Comprehensive – all properties within the study area
 - 2. Selective – select properties within the study area

II. DEVELOP A PLAN FOR COMPLETING ALL HISTORIC SURVEYS

Every community should have a survey plan that will:

- a) Identify and prioritize areas that should be surveyed
- b) Be developed with public input
- c) Include a preservation-directed SWOT as part of the public input process. Use the results of the SWOT to help identify the purpose of each survey and develop the surveys so they address the community's identified preservation strengths, weaknesses, opportunities, and threats

III. DESIGN EACH SURVEY TO HELP DEFINE CHARACTER

- a) As part of each survey, ID key character- defining features of the individual structures, the potential districts, and the community
- b) Customize each survey to the community's needs

B. WHAT YOU NEED TO KNOW ABOUT REVIEWING RESTORATION AND EXPANSION PROJECTS

I. KEY ELEMENTS THAT SHOULD BE REVIEWED

Identify character-defining elements and develop standards that reflect those elements, including:

- a) Form / shape
- b) Roof and roof line
- c) Openings
- d) Projections
- e) Trim and secondary features
- f) Setting

II. **DEFINE HISTORIC INTEGRITY**

Define the elements essential to identifying and retaining integrity of the property that is going to be renovated or expanding, including its

- a) Location – where is the property? How important is the historic location to the integrity of the property? Can a structure be moved and still retain its historic integrity?
- b) Setting – how does it relate to its surroundings? How does it sit on the property?
- c) Design – what are the elements of the original design that must be retained and respected?
- d) Materials – what materials must be used in the rehabilitation? Can other materials be substituted for the original and still retain the integrity?
- e) Workmanship – what particular skills are essential?
- f) Feeling – what will make the rehabilitation feel right / authentic / well done?
- g) Association – what individuals, history, group, or event is the property associated with and must be respected in the rehabilitation?

III. **GUIDELINES FOR REVIEWING RENOVATION AND EXPANSION PROJECTS**

- a) If there is a new use, it should be appropriate for the structure and its history
- b) The property's historic integrity must be defined and retained
- c) The building should tell the story of its development
- d) Whenever possible:
 - 1) Retain and/or
 - 2) Repair; do not replace
- e) Damaging restoration processes, such as high pressure washing, should be avoided
- f) Additions should be sympathetic to the original structures
 - 1) New elevations should be secondary in impact
 - 2) New construction should be located toward the back of the structure
- g) Additions should be reversible
- h) New buildings should be reviewed with the same standards applied to historic buildings
- i) Renovations, expansions, and new construction should be designed so that they assist in retaining neighborhood character

iv. **GUIDELINES FOR OPERATING SUCCESSFUL PRESERVATION BOARDS**

- a. Be collaborative
- b. Pursue positive press
- c. Distribute an annual report of activities
- d. Recognize good preservation work with an awards program

- e. Don't design for applicants
- f. Avoid personal opinions
- g. Review per the adopted standards and guidelines
- h. Be confident in your decisions

II. GENERAL NOTES

NOTE 1: Littleton should strengthen the role of historic INTEGRITY in our preservation code

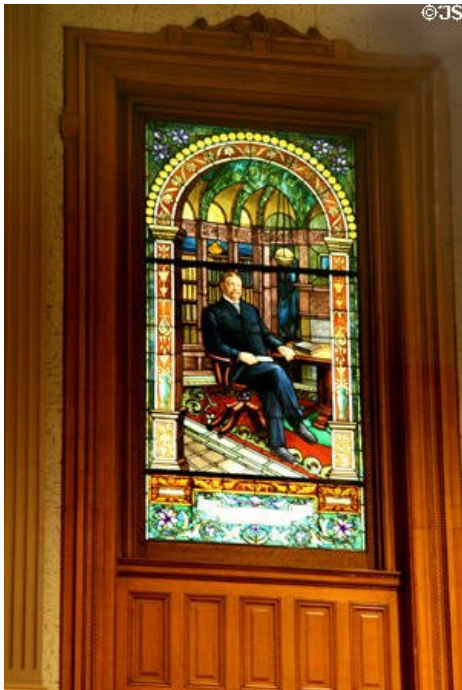
NOTE 2: Show the endangered places video at the Littleton Boulevard property owners meeting with HPB and distribute CPI brochures

NOTE 3 : Possible resources:

- “Heritage Windows”
- “Western Center for the Conservation of Fine Art”

NOTE 4: Check out “Preservation Green Lab”

NOTE 5: The center stained glass window in the Senate Chamber at the State Capitol is a portrait of Colorado and U.S. Senator Edward Wolcott.



Wolcott's connection to Littleton is Wolhurst. Wolcott used a considerable portion of his fortune to build what was described as a “magnificent 500-acre summer estate, Wolhurst, fourteen miles south of Denver, adjoining the South Platte River.”

Wolcott was an overwhelming personality. Thomas Fulton Dawson, in his book on Wolcott's life, stated: “The most striking characteristic of Mr. Wolcott was bigness. . . . Whatever he did, good or bad, he did on an unusual scale. There was no "half-way house" on his road. . . .

Wolhurst was later sold to Thomas Walsh, father of Evalyn Walsh McLean, the one-time owner of the Hope Diamond.

III. **KEYNOTE ADDRESS: KIMBER LANNING**, Founder and Director of Local First Arizona
The Importance of Historic Preservation in Economic Development

A. PACKAGE THE MESSAGE THAT PRESERVATION IS AN IMPORTANT ELEMENT OF ECONOMIC DEVELOPMENT

Discover and use the language of your audience. Talk to all sectors of the community about their interests, concerns, and vision for the community. Find language and a message that is a natural tie between their interests and historic preservation. Some people will connect to the message that historic preservation helps the community be competitive with other communities. Others may reject the competitive argument but connect with historic preservation because it helps provide a sense of stability in times of great change; helps preserve key elements that define a community and that people identify when they think of the community; or can be tied to enhanced real estate performance.

B. COMPARE THE MULTIPLIERS OF LOCAL AND CHAIN BUSINESSES

Compare the possible economic and employment multiplier of small storefront businesses, which tend to be local, with those of larger storefront businesses, which tend to be chains that are owned and managed regionally or even nationally. Smaller, local, businesses tend to use local suppliers, professionals, banks, and other local services and to hire locally, while larger businesses tend to have regional or national administrative offices, banks, and suppliers. Typically, the economic and employment multiplier of local businesses far outweigh those of regional or national businesses.

C. USE THE PRINCIPLES OF ECONOMIC GARDENING TO START AND GROW LOCAL BUSINESSES

Given the relative economic and employment advantages of local businesses, cities should encourage and assist local start-up businesses. Economic gardening has both economic and land use elements. Local and start-up retail and high tech businesses are a natural market for historic structures since they provide they provide the character and location desired by both their employees and their market.

D. NOTE THAT THE CURRENT MARKET IS LOOKING FOR AUTHENTICITY

Millennials and the creative class are drawn to communities that are interesting and have a sense of history; are pedestrian, bicycle, and transit-friendly; and have businesses that support their interests, such as a coffee shop, bicycle depot, brew pub, and quick food.

E. THINK LOCAL FINANCING

Connect with local banks, which tend to be the far better source of financing for construction and development projects involving historic structures. Get to know bank officers and involve them in community and preservation programs. Connect through ULI with local bankers and developers. Invest city funds in local banks and build relationships with those banks. Let the banks know the city's vision and how the bank can help achieve that vision.

F. SIMPLIFY THE SURVEY, DEVELOPMENT REVIEW, AND FUNDING PROCESSES

The consistent message not only in this session but throughout the conference was the need to simplify and shorten processes, including the historic surveying and identification processes, the funding processes, and the design and building review processes. The message was that processes have become unnecessarily complex over time without obviously improved results.

G. PROVIDE CLEAR DIRECTION AS TO WHAT THE COMMUNITY WANTS

A land use plan, design standards, and design guidelines are essential to letting property owners and developers know the community vision for individual sites as well as the community as a whole. Peer to peer (architect to architect) design review is most effective since there is professional respect, a shared language, and common experience.