

ARCHITECTURE o PLANNING o INTERIORS

Revised January 20, 2025

2600 Main Street
Littleton, CO 80120

Attn: City of Littleton
Decision Criteria for Certificate of Appropriateness
Zoning: DMS

This letter serves as the Decision Criteria Narrative.

The location of this property in the Historic District means it is subject to the review of the Historic Preservation Board. Please see the proposal criteria below in bold for each criterion.

General Decision Criteria. A Certificate of Appropriateness may be approved, approved with conditions, or denied based on the following criteria.

1. Federal Standards. *The proposed changes are in compliance with the Secretary of the Interior's [Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings](#) as adopted by the National Park Service;*

1. *A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.*

The historic use of this building has been as a multi-tenant retail building. The proposed use is also as a multi-tenant retail building. The large storefronts and doors along Main Street are conducive to these uses and shall be replaced with a modern equivalent to preserve its retail presence. The interior courtyard has evidence of many prior openings that have been infilled over the years. We seek to restore openings to enliven the courtyard as well. The window pattern that we are proposing currently is actually a better match for the historic history of openings on the Curtice side. The original proposal was adding additional openings at locations they didn't originally exist. The building was originally constructed as a market and has been host to various retail tenants over the years. The L-Shaped section was once a car dealership of sorts prior to the 1950's. Parts of the building, in particular the auto dealership, have been essentially vacant of tenants for decades and used for personal storage by the prior owners. As an active part of the community so we believe the period of significance belongs to the era when the building was fully utilized. The known history of this building is as follows:

History of the project at Main and Curtice

- **1911: Building built by Harry Post via a 1938 article in the Littleton Independent**
- Early photos show "Post Bldg"
- **1913: Shellabarger bros & Nutting "The Corner Grocery"**
- Owned by William Shellabarger, H. Shellabarger, and Rupert "Skip" Nutting – Fire Chief

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• **1914: Nutting & Bradford Grocers**

- Owned by Rupert "Skip" Nutting and E. D. Bradford

- Photos show a garage next door (Arapahoe Garage and Littleton Garage in various photos)

• **1923: Nutting buys out Bradford**

• **1924: The Phillips Highland Company Littleton Market (Owned by The Phillips Highland Company Ranch)**

- Owner Waite Phillips (one of the founders of Phillips Petroleum) and sold ranch in 1926

- Ranch called "Phillip Highlands Ranch" after Highland Hereford Cattle / also the namesake for Highlands Ranch, CO

- Sometimes in the paper as Phillip Hylands Ranch

• **1931: Piggly Wiggly with Lemcke's Meat Market on the East Corner Storefront**

- Lemcke's Meat Market was a staple on Main Street in various locations for 50 years

- Newspaper calls the building "Lon Post Block"

• **1938: Safeway**

• **1939: Filter's Dairy Shop**

1950'S Associated Real Estate Company – Randall Family ownership to 2021

2021 Murphys Variety LLC -The building is purchased and 30 dumpsters of collected desks, book, etc are removed.

History of the owners:

Rupert "Skip" Nutting was a volunteer fireman with the Littleton Hose Boys for many years and became fire chief in 1917. He was later elected president of the state firemen's association. In 1913 he entered the grocery business on Main Street with the Shellabarger brothers. Their store was at the corner of Main and Curtice. An ad on December 19, 1913 shows them with their delivery wagon and advertises, "We deliver with a motor truck, anytime, anywhere. Platte Canon every Tuesday and Friday." In April 1914 the newspaper said that the Shellabarger brothers sold their interest in the grocery store to E. D. Bradford. In 1915 ads appeared for Nutting and Bradford, Grocers. The Phillips Highland Company, described as owners of several big ranches south and southeast of Littleton, purchased the R. E. Nutting grocery store in 1924. The newspaper said that it would be known as The Phillips Highland Company Littleton Market, and Mr. Nutting would remain as manager. There were plans for enlarging the business.

2. *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The proposal design intent is to restore the building back to its original essentials by removing additive façade elements over the original façade. In the absence of any historic standards the building has undergone some random design changes to its detriment. The additive features such as the Mansard, the infills in the openings, the various colors of paint and faux stone veneer are not indicative of the original construction period. The additive elements in general have also aged badly, so that state of the added mansard, cracked stucco and deteriorating stone veneer represent an era of declining interest and economic downtown in Downtown Littleton. The original 1910's brick façade is representative of a period of growth and establishment of downtown

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Littleton as a shopping district. The current state of the downtown economy is one of prosperity and upscale shopping and restaurants, and the improvement and restoration of the building is in line with this. The proposal follows this standard.

3. *Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.*

The building has had minimal upkeep and maintenance since being acquired by the Randall family in the 1950's. To this end, there has been very little upkeep of the exterior finishes since this time. Many of the building exterior finishes are deteriorated and damaged as a result. The primary objective of the proposal is the repair and stabilization of the historic materials and features to prevent to further deterioration. The "storefront" glazing has been broken and replaced with plywood and plastic in several locations. This has led to deterioration of the wood sills with splitting and cracking to the point where the reuse of these aged single pane "windows" is not practical. The Main Street façade has off the shelf 1970's doors used as replacements that are missing door hardware and handles. A faux stone veneer has been added over the brick in several locations. Typically, in modern construction a drainage plane is provided between veneer and the backing material, as well as a flashing cap over the top of the junction between the veneer in this case, brick. At this instance neither of those elements were added, so the veneer is holding water against the brick façade. Over time and freeze thaw cycles the brick is being "pushed" by the pressure there. The added "planters" are literally holding moisture against the brick, and the brick is reacting by pushing outward through freeze thaw cycles. To stabilize these surfaces such as cracked brick and stucco we proposed to remove these overlaid veneers. We also propose to add stucco over all the existing brick to stabilize it as well. Portions of the brick were protected with stucco and these areas are in better condition generally. The brick that has been exposed along the alley and the property line is spalling and the mortar is missing and in poor condition. Protecting these walls is our primary objective.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The period of significance of this mercantile building is with the founding of downtown Littleton as a business district, and this building is a classic example of that era in its original form. At some point around the 1950's (before the photograph below was taken) some faux stone veneer was added to the building façade. The large openings at the Curtice street façade were infilled with wood framing, board and batten and wooden doors at an unknown date. This façade also had faux stone veneer applied over the brick at an unknown date. There is no record of when the Mansard roof was added over the façade. The result of these infills and veneers have been to deteriorate the brick behind it and create a disorganized façade that is not typical of any historic era. The

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disorganization includes through wall air conditioners in the storefront, broken glass, peeling paint, and cracked stucco.

The image below is estimated to have been taken after 1956 based on the truck model. Please note that the storefronts have wood trim detailing at the columns and in some cases at the knee wall panels below the storefronts. The faux stone veneer appears to be in place, but already looks odd and randomly covers part of one column with exposed brick above.



5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

It is the intent of this proposal that the original brick building façade shall be revealed and restored. The primary means to do this would be to remove the Mansard roof and the faux stone covering the brick at the Main Street façade. At the Curtice Street façade this would be accomplished by providing transparency in the original openings that are currently infilled with solid materials and wood doors and removing the faux stone. The removal of the mansard roof that covers much of the original brick façade and the removal of the “planters” and faux stone applied on top of it will be essential to this endeavor. The mansard was added some time after the late 1950’s and is currently concealing the essential structure and true façade of the building. The mansard is in poor condition, as the trim is warped, the paint is peeling and it is constructed with wood shingles known for fire danger, over the property line in the ROW. Removal of these elements will expose the underlying original façade and return it to its original intended aesthetic. The original wood trimmed panels will be replaced with similar wood trim and cementitious siding. They will look like the original wood trimmed columns but are easier to maintain. The storefront shall be replaced in kind with modern aluminum storefront systems. The historic storefronts are not desirable or useable with modern energy codes and building codes.



Main Street Storefronts – Existing Conditions



Main Street Mansard roofing – Existing Conditions

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6. *The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.*

This passage applies primarily to the condition of the existing stucco and masonry. The storefront system will be replaced by a new storefront system. The stucco applied at the courtyard is adhered directly to the brick, and its removal will damage the brick surface. The stucco has cracked in many locations and is currently letting water into the wall assembly with no means of escape. This creates a negative cycle of deterioration that the project scope would remediate. Per the comments under item 5 the Faux stone veneer is exacerbating the deterioration of the brick. To preserve the brick façade of the building we propose to repair/reapply stucco at the existing stucco areas, and to remove the stone veneer covering the brick. Some tuck pointing on the brick will be required, and then it shall be repainted. If the damage is too extensive the option B stucco façade would be used. The brick has previously been painted, and it shall be repainted or coated with stucco to preserve the finish.



Courtyard Stucco and Existing Infilled Garage Door



Curtice Faux Stone Veneer/Brick

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The brick has previously been painted, and it shall be repainted or coated with stucco to preserve the finish. The paint and stucco will generally not be removed to protect the brick surfaces. Wood elements that are retained will be sanded and recoated to protect them as required.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Acknowledged. To our knowledge there have not been any archeological resources discovered onsite.

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2. Littleton Design Standards and Guidelines. *The proposed changes are in compliance with the adopted design standards and guidelines documents, such as the [Downtown Littleton Historic Preservation Design Guidelines](#), as outlined in the Design Requirements section on the city's [Envision Littleton webpage](#);*

3. Original Features. *The proposed work preserves, rehabilitates, or reconstructs the original architectural features, and proposed new features are visually compatible with designated historic structure(s) located on the property in terms of design, finishes, material, scale, mass, and height;*

The proposal is to expose the original facade that has been covered up by a mish mash of non-contributing features. The “new” features introduced are additional glazing and openness, doors, and new awnings to improve the retail useability of some portions of the buildings. These design elements were carefully proportioned to fit the scale of the existing structure and neighborhood.

4. Compatibility. *If property is in a designated historic district, the proposed work is visually compatible with the development on abutting properties and those on the same block. The HPB shall consider characteristics such as setbacks and building scale;*

The proposal is to maintain the same building – the massing/area and heights of the existing building are the same. Thus, it will remain in the same relationship to all the neighboring properties.

5. Character, Interest, and Value. *Aside from changes that do not require a Certificate of Appropriateness, as set out in paragraph B.3.a, above, the proposed work does not adversely affect the special character or historical, architectural, or aesthetic interest or value of a landmark or property in a historic district.*

The proposal will enhance the character of the neighborhood by enlivening a previously “dead” zone on Main Street.

6. *Color and Materials.* The architectural style, arrangement, textures, paint colors especially if applied to brick or stone, and arrangement of colors and materials used on existing and proposed structures are compatible with the character of the existing landmark or property in a historic district; and

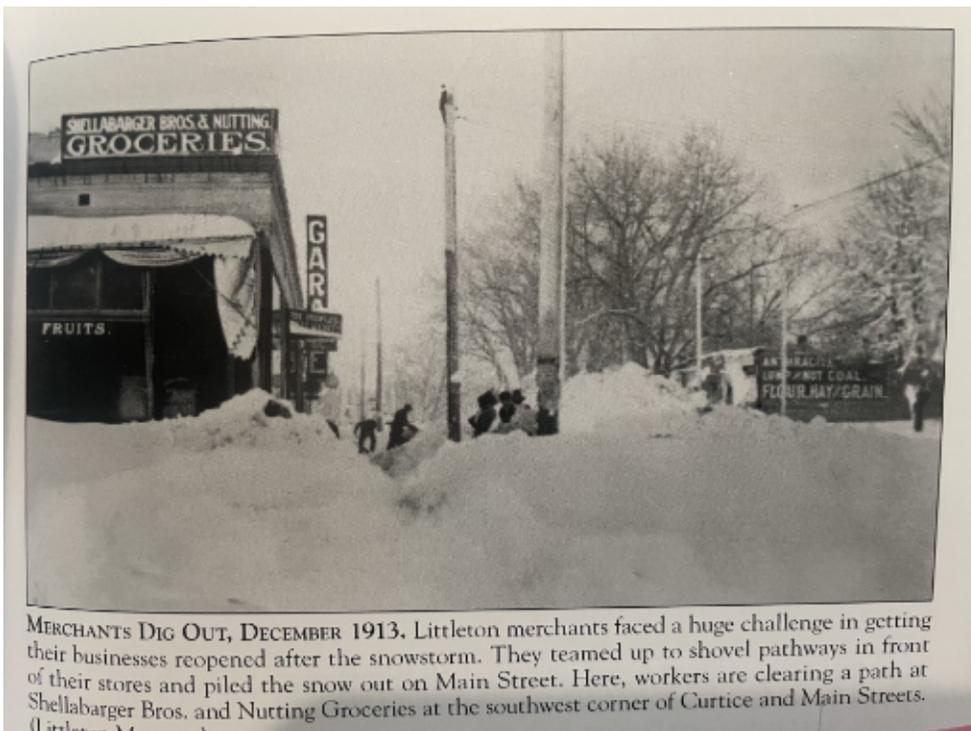
The proposal is to return the building to a neutral color palette. Color has been randomly added to doors and facades that did not appear in earlier decades. The intent of the renovation is to prepare this building as a Core and Shell for future tenants who are unknown. The palette has been intentionally chosen to be neutral for each future tenant to personalize their storefront for the unique business branding, which will include unique signage and possibly different graphic treatments in storefronts and doors (subject to approval by the same preservation board.) This approach to provide a neutral, modern color palette is supportive of creative entrepreneurs in the future without imposing color limitations on the future use of limited color. The philosophy is akin to wearing a neutral pair of pants and shirt with a colorful tie or other embellishment. The owner is anticipating that the tenants will include a restaurant (or more than one restaurant), bar, wine bar or coffee shop, a retail or service-based business such as a hair salon or boutique shop, and possibly a creative small business such as a design firm.

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7.Exterior Features. *The proposed work preserves, enhances, or restores, and does not damage or destroy the exterior architectural features of a historical landmark or property in a historic district.*

The proposal is to restore the building to useability and stabilize and protect it from the elements, while enhancing it to serve as a modern multi-tenant retail building.

In summary the intent of this proposal is for an adaptive reuse rather than a “Preservation”, but the reuse includes preservation of the building in general.



Sincerely,

Ryan Holtmann, Architect, NCARB
Lynne Wasinger, Architect, NCARB
Design Studio Architects, Inc.