

November 17, 2025

DRAFT City of Littleton Survey Plan and Reconnaissance Survey Report

Prepared for:
City of Littleton Community Development Department
2255 West Berry Avenue
Littleton, CO 80120

Pinyon Project No.:
124169901



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1. Introduction

The *City of Littleton Survey Plan* provides a comprehensive, forward-looking framework for identifying, documenting, and managing the City's historic and architectural resources. Building upon decades of previous studies and the findings of the 2025 reconnaissance survey, this report establishes a structured, phase-based approach that expands the scope of historic resource documentation while aligning preservation practices with contemporary planning and development goals. Designed to be both methodical and adaptable, the plan supports the City's long-standing commitment to balance growth with the stewardship of its cultural heritage.

This plan responds to the need for a comprehensive, current understanding of Littleton's built environment. Previous efforts—including the *Historic Buildings Survey* (Simmons and Simmons, 2001), *Historic Context of Littleton, 1949–1967* (Tomasso, 2008), *Arapaho Hills Reconnaissance Survey* (Tomasso, 2009), and *Commercial Modernism in the Greater West Littleton Boulevard Corridor* (Paglia and Wray, 2018)—documented the city's commercial and civic development but left significant gaps in residential coverage, particularly mid- to late-Twentieth Century neighborhoods and multi-family housing.

To begin addressing those gaps, Pinyon Environmental Inc. (Pinyon) completed a reconnaissance-level survey in June and September 2025 that recorded 30 resources—25 newly documented properties and 5 revisited sites—representing a snapshot of Littleton's multi-family and low-income residential evolution. The majority were post-World War II (post-WWII) apartment buildings, while other properties included the Meadowood Cooperative Mobile Home Park and two early examples of multi-family housing: the Cromley / White Residence (5AH.179), constructed prior to 1893 and the Caley / Broemmel Residence (5AH.1180), constructed circa 1903.

Findings from the 2025 reconnaissance survey, combined with coordination between Littleton Community Development Department (CDD) staff and the Historic Preservation Commission (HPC), shaped the structure and priorities of this plan, which outlines a four-phase program designed to be implemented over ten years:

1. **Phase I (Year 1) – GIS Integration and Database Creation:** Develop a geospatial database linking OAH survey records, parcel data, and planning layers for use by CDD and the HPC.
2. **Phase II (Year 2)– Intensive Survey of Multi-Family Housing:** Using the information gathered from the 2025 reconnaissance survey, conduct detailed documentation of apartment complexes, duplexes, and cooperative or mobile-home developments which retain a high degree of integrity.
3. **Phase III (Years 3-6)– Single-Family Residential Survey:** Complete a citywide survey of residential neighborhoods, from early-townsite neighborhoods through post-war subdivisions and late-Twentieth Century housing stock.
4. **Phase IV (Years 7-10) – Update and Integration:** Re-evaluate previously recorded data, consolidate new documentation, and submit the final citywide inventory to the Colorado Office of Archaeology and Historic Preservation (OAH) COMPASS system.

This structured approach directly supports the guiding principles of the City’s 2019 *Envision Littleton Comprehensive Plan*—Anchored, Authentic, Connected, Active, and Engaged—by linking preservation to community character, sustainability, and civic identity. Historic buildings, landscapes, and neighborhoods anchor Littleton’s sense of place, provide continuity amid growth, and connect residents to their shared history. Ultimately, this report provides recommendations that would establish the foundation for a long-term, sustainable survey effort to guide the City’s ongoing preservation program. Through a combination of technological innovation, community engagement, and rigorous documentation standards, the survey plan positions historic preservation as an essential component of responsible growth and civic identity. The sections that follow outline the preservation framework, goals, methodologies, and phased implementation strategies that should guide Littleton’s survey efforts over the coming decade.

2. Preservation Context and Framework

Historic preservation in Littleton is grounded in a long-standing civic commitment to balance growth with the protection of the community's cultural and architectural heritage. The City recognizes that its historic resources—ranging from early farmsteads and Victorian-era dwellings to postwar apartment complexes, suburban neighborhoods, and late-Twentieth Century commercial and industrial resources—are physical expressions of more than a century of community growth and development. These resources collectively define Littleton's distinctive identity and are key to maintaining the City's sense of place amid ongoing change.

Preservation planning in Littleton operates under the authority of the City's Historic Preservation Code (Littleton City Code and Charter §10-8) and is administered by the HPC in partnership with CDD. The program is guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and the OAHP survey and evaluation procedures. Together, these frameworks provide consistency with state and federal practice while allowing Littleton to tailor its program to local conditions and priorities.

The *City of Littleton Survey Plan* also aligns directly with the *Envision Littleton Comprehensive Plan* and its five guiding principles: Anchored, Authentic, Connected, Active, and Engaged. Within this vision, historic preservation is recognized as a means to maintain authenticity, support neighborhood identity, and reinforce the City's historic character while encouraging compatible new development. The *Envision Littleton Comprehensive Plan* plan calls for preservation to be embedded in land-use, housing, and economic development policies, ensuring that historic resources contribute to livability and sustainability in a growing community.

The reconnaissance-level survey completed in 2025 demonstrated that Littleton's built environment reflects an extraordinary chronological range—from pre-1890 residences in the original townsite to the post-WWII, multi-family residential complexes that accommodated population growth through the 1970s. These findings reinforce the need for a survey framework that addresses both early and modern periods. Additionally, the findings highlight the need to integrate survey data with planning systems and establish consistent evaluation standards across property types.

Accordingly, the City's preservation framework is guided by the following principles:

- ▶ **Comprehensiveness:** Survey and evaluate all resource types and periods of development, including single-family, multi-family, commercial, industrial, institutional, and landscape features.
- ▶ **Integrity and Authenticity:** Document and assess resources based on physical integrity and the ability to convey significance, following OAHP and federal standards.
- ▶ **Coordination and Consistency:** Integrate preservation activities into daily planning functions and apply standardized methods across all survey phases.
- ▶ **Adaptation and Sustainability:** Encourage adaptive reuse and energy-efficient rehabilitation as strategies for long-term resource conservation.
- ▶ **Public Engagement:** Promote transparency, education, and volunteer participation to foster shared stewardship of the city's historic environment.

These guiding principles form the basis for the four-phase survey program outlined in this report. The program emphasizes collaboration among City departments, consultants, and the community, ensuring that preservation remains both practical and participatory. By aligning with the *Envision Littleton Comprehensive Plan* planning goals, the *City of Littleton Survey Plan* positions preservation as a proactive tool for shaping growth, supporting sustainability, and maintaining Littleton's authentic character well into the future.

3. Goals and Objectives

The *City of Littleton Survey Plan* provides a structured, phase-based approach for expanding the City’s historic resource documentation and ensuring that preservation data are integrated into local planning. The plan’s goals and objectives respond directly to gaps identified through previous surveys and the 2025 reconnaissance survey, and they are grounded in the guiding principles of *Envision Littleton Comprehensive Plan*—Anchored, Authentic, Connected, Active, and Engaged. The overarching purpose of this plan is to establish a comprehensive, phase-based, data-driven, and sustainable survey program that supports informed decision-making, promotes public participation, and strengthens the role of preservation in community development.

3.1 Overarching Goal

Develop a phase-based survey program and centralized preservation-data system that collectively documents, evaluates, and manages Littleton’s historic resources across property types and periods of development, from the earliest townsite resources to late-Twentieth-Century properties and potential districts.

3.1.1 Phase-Based Goals and Objectives

3.1.1.1 Phase I – GIS Integration and Database Creation (Short Term, Year 1)

- ▶ **Goal:** Build the digital infrastructure for centralized management and analysis of historic resource data.
 - **Objective 1.1:** Develop a GIS-based database linking OAHP survey records, parcel data, and planning layers to allow spatial analysis of historic resources and to track progress of future survey efforts.
 - **Objective 1.2:** Digitize and import legacy documentation from prior studies (2000–2001 Historic Buildings Survey, 2008 Historic Context, 2018 Commercial Modernism, 2025 Reconnaissance).
 - **Objective 1.3:** Provide staff and HPC members with training and protocols for maintaining and updating the database.
- ▶ **Expected Outcome:** An interactive, searchable GIS inventory forming the foundation for all subsequent survey phases.

3.1.1.2 Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)

- ▶ **Goal:** Intensive Documentation and Evaluation of Multi-Family and Alternative Housing using information gathered in the 2025 reconnaissance survey.
 - **Objective 2.1:** Using the findings from the 2025 reconnaissance survey, undertake intensive-level OAHP Form 1403 documentation for high-integrity examples of apartment buildings, duplexes, and cooperative/mobile-home developments.
 - **Objective 2.2:** Prepare a thematic context titled *Multi-Family Housing in Littleton, 1890–1980* addressing architectural typologies, social patterns, and community planning.

- **Objective 2.3:** Map integrity and distribution trends in the GIS database.

- ▶ **Expected Outcome:** A detailed record of Littleton’s diverse, multi-family housing stock and its role in shaping community identity throughout the Twentieth Century.

3.1.1.3 Phase III – Single-Family Residential Survey (Medium Term, Years 3-6)

- ▶ **Goal:** Establish citywide documentation of single-family neighborhoods with a focus on post-WWII and late-Twentieth Century development.
 - **Objective 3.1:** Define survey boundaries using GIS data to include representative coverage of all neighborhoods and chronological periods.
 - **Objective 3.2:** Conduct OAHF Form 1403b level surveys for post-WWII and late-Twentieth Century subdivisions citywide.
 - **Objective 3.3:** Prepare a historic context titled *Post-War Single-Family Residential Development in Littleton, 1945–1980* to expand upon prior studies and integrate with previous historic contexts.
 - **Objective 3.4:** Integrate results into the GIS platform for spatial analysis of integrity and potential district formation.
- ▶ **Expected Outcome:** Citywide coverage of mid- to late-Twentieth Century, single-family housing trends and mapped data to guide planning and design review.

3.1.1.4 Phase IV – Update and Integration (Long Term, Years 7-10)

- ▶ **Goal:** Achieve full citywide coverage, re-evaluate earlier survey data, and integrate all information into permanent databases.
 - **Objective 4.1:** Identify and evaluate any unrecorded resources missed in previous years of survey.
 - **Objective 4.2:** Reassess resources recorded during surveys conducted prior to 2025 to verify integrity and update eligibility recommendations.
 - **Objective 4.3:** Consolidate all data within the City’s GIS system and OAHF COMPASS for long-term archival access.
 - **Objective 4.4:** Publish a comprehensive *Citywide Survey Update Report* summarizing methods, findings, and mapping outputs, and produce a historic survey plan for ensuing years.
- ▶ **Expected Outcome:** A complete, unified historic-resource inventory supporting long-range planning, redevelopment review, and public education and a continuing framework for future survey efforts.

3.2 Programmatic Goals

In parallel with the four survey phases, the City should also advance a set of continuing objectives that promote the long-term success and integration of the program. First, survey data should be fully incorporated into the City’s planning processes so that the information informs zoning, redevelopment,

and design-review decisions across all divisions of the Community Development Department. At the same time, the City should prioritize community engagement and education by sharing survey findings through public workshops, interactive online mapping tools, and partnerships with neighborhood organizations.

To support this ongoing work, regular training and capacity-building efforts should be maintained for City staff, HPC members, and volunteers—focusing on survey methodology, data collection, and GIS applications. Finally, the success of the program will depend on consistent funding and strong partnerships. The City should actively pursue grants and collaborative opportunities with History Colorado, local universities, and community organizations to sustain and expand preservation planning efforts well into the future.

3.3 Expected Results

The program will begin by establishing a structured, multi-phase approach that directs survey efforts across the City. A GIS-based, living database will be developed to consolidate all existing and new historic-resource data, ensuring that information remains accessible, dynamic, and linked to the City's broader planning systems. Through this effort, Littleton will be able to produce comprehensive documentation of both multi-family and single-family neighborhoods, creating a complete picture of its architectural evolution. Updated historic contexts and eligibility assessments will also be generated to support future local landmark designations and National Register nominations.

Equally important, the program seeks to cultivate a well-informed and engaged community that recognizes and values Littleton's architectural and cultural heritage. By integrating modern technology with thoughtful, methodical preservation planning, the City can move beyond the current project-based model toward a continuous, data-driven framework. This transition will enable Littleton to balance responsible growth with the celebration of its rich architectural legacy—making sure that preservation remains an integral component of the City's long-term vision for growth, character, and identity.

4. Summary of 2025 Reconnaissance Survey Results

4.1 Literature Review and Historic Context Compilation

The initial phase established the analytical foundation for the Survey Plan. Pinyon conducted an extensive literature review of previous studies, planning documents, and thematic reports relevant to Littleton's built environment. The results were synthesized in the *Annotated Bibliography* prepared in October 2025 (Attachment 1).

Key source materials included:

- ▶ *Historic Buildings Survey: Littleton, Colorado (2000–2001)* – Front Range Research Associates
- ▶ *Historic Context of Littleton, Colorado: 1949–1967 (2008)* – Diane Wray Tomasso
- ▶ *Arapaho Hills Reconnaissance Survey (2009)* – Diane Wray Tomasso
- ▶ *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950–1980 (2018)* – Michael Paglia and Diane Wray Tomasso
- ▶ Comparative regional frameworks including *Denver Area Post–World War II Suburbs MPDF (2011)*, *Boulder's Historic Context and Survey of Postwar Residential Architecture (2010)*, and *Phoenix's Historic Context for Post–WWII Multi-Family Housing (2022)*

This review provided the foundation for understanding Littleton's development from the post-war suburban expansion through late-Twentieth Century modernization. The synthesis identified under-documented themes—especially the City's mid-Century multi-family housing, Modernist commercial architecture, and civic/institutional development. It also established consistent terminology and integrity-rating standards that guided later fieldwork.

4.2 Historic Preservation Commission Engagement

Engagement with Littleton's CDD culminated in a study session at the March 17, 2025 HPC meeting. At this meeting, Pinyon presented preliminary findings, GIS maps showing data gaps, and recommendations for what to focus on in the reconnaissance survey. Feedback from HPC members and City staff emphasized the need to document postwar multi-family housing that contribute to neighborhood identity. CDD staff and one participating HPC member also assisted in the field survey, providing local context. Their contributions helped refine the integrity assessments and helped confirm that the survey products align with the City's planning efforts.

4.3 Reconnaissance Survey Methodology

The reconnaissance survey was conducted in June and September 2025 by Pinyon architectural historians in collaboration with City staff and one member of the HPC. The field team documented a representative sample of multi-family, commercial, and institutional properties constructed between 1945 and 1980. Each property was photographed, mapped, and evaluated for integrity relative to its architectural type. Properties were recorded using OAHF Form 1417 (Reconnaissance Site Form) and Form 1405 (Re-Visit Site Form)

4.4 Results

4.4.1 Existing Documentation, Previous Survey Coverage, and Contextual Integration

The compilation of previous survey efforts revealed that Littleton possesses a strong foundation of early preservation documentation, but significant chronological and thematic gaps remain.

- ▶ **Coverage Concentration:** The majority of previously surveyed properties fall within or near the Littleton Main Street Historic District (5AH.1430) and along West Littleton Boulevard. Survey data for early residential neighborhoods within the downtown area as well as north and east of downtown are largely complete. However, large areas of post-WWII residential and multi-family development south of Littleton Boulevard and east of Broadway remain unsurveyed.
- ▶ **Contextual Gaps:** Prior surveys emphasized Nineteenth- and early-Twentieth-Century residential, industrial, and commercial resources as well as mid-Century, Modern Style, commercial resources with one survey (Arapaho Hills) focusing on a mid-Century residential subdivision. Previous surveys have left the majority of mid-Century suburban, multi-family residential, and late-Twentieth Century commercial and industrial resources underrepresented.

Earlier surveys emphasized pre-WWII and downtown resources as well as a few high style, mid-Century, residential subdivisions. The majority of Littleton's postwar multi-family and suburban subdivisions remain under-documented. Survey data from the 2025 reconnaissance survey aligns with themes identified in the *Historic Context of Littleton 1949-1967*: the apartment boom, demographic diversification, and the tension between suburban ideals and emerging density.

4.4.2 2025 Reconnaissance Survey

Fieldwork completed in 2025 resulted in the documentation of 30 representative properties, including 25 new OAHP Form 1417 entries and 5 Form 1405 updates (see Figure 1, Table 4-1, and Attachment 2). These properties were selected to capture a cross section of Littleton's multi-family and low-income residential resources, with most complexes constructed between 1960 and 1975. The buildings typically feature low-rise massing and rectangular footprints organized around parking courts or landscaped courtyards. Common materials include brick veneer combined with vertical or horizontal siding, while original rooflines, projecting window bays, and open breezeways remain largely intact despite widespread window replacement. Collectively, these resources illustrate Littleton's mid-century transition toward denser residential development—growth shaped by proximity to industrial employment centers and the expanding amenities of the downtown core. Although many properties were recommended as not eligible under National Register of Historic Places (NRHP) criteria, several warrant more intensive evaluation or potential consideration under state or local designation programs.

The surveyed properties encompass a broad range of architectural influences reflecting Littleton's evolving postwar landscape. Early Twentieth Century duplexes, such as those tied to civic development along Alamo Avenue, represent the city's first venture into multi-unit housing. The mid-Century Modern and International Style are evident in examples like the Nor-Mar and Ocelot Apartments, whose flat roofs, clean lines, and functional design epitomize post-World War II modernism. By the 1960s and 1970s, Colonial Revival and Bi-Level forms became common, particularly in the Delaware and Elati Street apartments, where simplified traditional details coexisted with contemporary layouts. Other

properties exhibit a No-Style, utilitarian character, reflecting the speculative and cost-efficient construction trends of the late twentieth century.

Across this spectrum, the survey confirmed that many of Littleton's postwar apartment complexes continue to embody the defining characteristics of regional multi-family design—horizontal orientation, low massing, projecting window bays, and restrained ornamentation. While alterations such as window and siding replacements are widespread, the overall architectural integrity of these buildings remains sufficient to convey the city's mid-century growth and housing evolution.

Findings from the reconnaissance phase directly informed the prioritized recommendations in Section 5.

Figure 1: 2025 Reconnaissance Survey

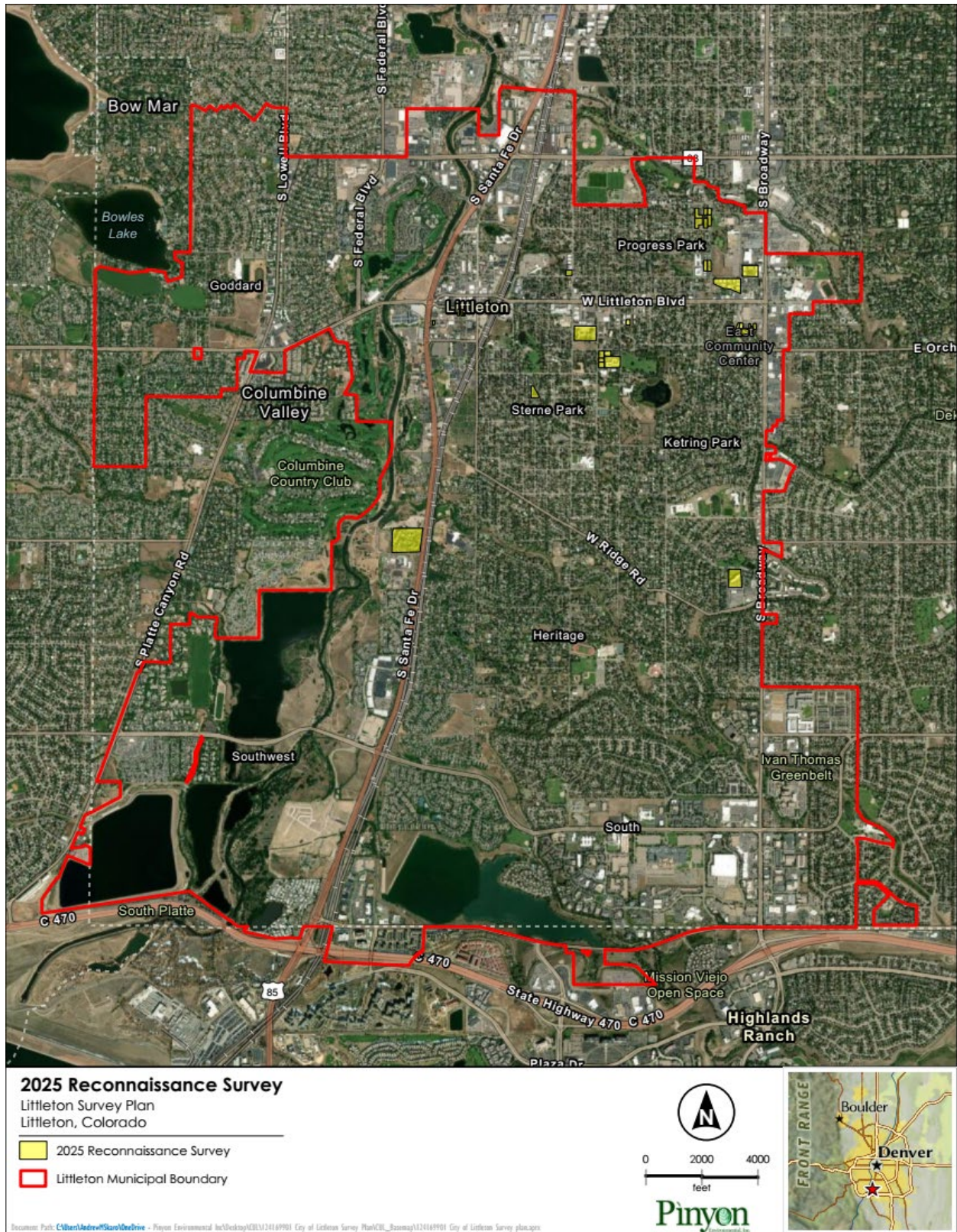






Table 4-1. 2025 Reconnaissance Survey Results

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Unnamed Apartments	5320 and 5330 South Elati Street	1969	N/A	N/A	Not Eligible	
Unnamed Apartments	5321 and 5331 South Delaware Street	1972	N/A	N/A	Not Eligible	
Unnamed Apartments	5351, 5361, and 5381 South Delaware Street	1970	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Amity Plaza	200 West Sterne Parkway	1978	N/A	N/A	Not Eligible	
Broadmoor Apartments	192 West Ida Avenue	1959	N/A	N/A	Not Eligible	
Broadmoor Plaza Apartments	1151 West Ida Avenue	1960	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Broadmoor Village Apartments	137 West Broadmoor Drive	1962	N/A	N/A	Not Eligible	
Courtyard at Weston Ridge Apartments	5904-5914 South Datura Street	1960	N/A	N/A	Not Eligible	
Elati on the Park Apartments	5360-5390 South Elati Street	1961	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Fox Street Apartments	5369-5389 South Elati Street, 5368-5388 South Fox Street, and 593 West Crestline Avenue	1962-1964	N/A	N/A	Not Eligible	
Grace Landings Apartments	5929 and 5924 South Datura Street	1960	N/A	N/A	Not Eligible	
Ida Park Plaza Apartments	172 West Ida Avenue	1960	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Ida Terrace Apartments	102 West Ida Avenue	1959	N/A	N/A	Not Eligible	
Kirkmore Apartments	5944-5954 South Datura Street	1962	N/A	N/A	Not Eligible	
Lara Lea Apartments	5560 South Elati Street	1972	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Park Vista Apartments	293 West Powers Avenue	1960	N/A	N/A	Not Eligible	
Parkway Apartments	6061 South Sterne Parkway	1963	N/A	N/A	Not Eligible	
Regal Apartments	5531 South Delaware Street	1962	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Royal Garden Apartments	143-154 West Powers Circle	1960	A	Y	Eligible	
Royal Oaks Apartments	72 West Ida Avenue	1961	N/A	N/A	Not Eligible	
Sun Valley Apartments	5318-5348 South Fox Street and 5359 South Elati Street	1972-1973	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Weston Ridge North Apartments	1314 West Shepperd Avenue	1972	C	Y	Eligible	
Weston Ridge South Apartments	5967 South Gallup Street	1970	N/A	N/A	Not Eligible	
Windermere Apartments	5820 South Windermere Street and 5829 South Datura Street	1970	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Meadowood Cooperative Mobile Home Court	6705 South Santa Fe Drive	1969	N/A	N/A	Not Eligible	
Caley/Broemmle Residence	2570-2574 West Alamo Avenue	1903	A	Y	Eligible	
Cromley/White Residence	2526 West Alamo Avenue	1889	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Rapp Street Apartments	5807 South Rapp Street	1909	A	Y	Eligible	
Nor-Mar Apartments	5686 South Crocker Street	1956	A	Y	Eligible	
Ocelot Apartments	5599 South Windermere Street	1971	A	Y	Eligible	

4.5 Multi-Family Historic Context

The evolution of multi-family housing in Littleton reflects the city's broader transformation from a small agricultural settlement to a thriving suburban community shaped by industrial growth, demographic change, and modern planning ideals. Early duplexes and double houses from the late-Nineteenth and early-Twentieth Centuries illustrate the city's first experiments with shared residential living, while the post-WWII decades brought an unprecedented wave of apartment construction driven by population growth and the arrival of aerospace and defense industries. By the 1960s and 1970s, Littleton's multi-family landscape had diversified to include modern garden-style complexes, walk-up apartments, and high-rise senior housing—each embodying shifts in architectural style, urban form, and social need.

4.5.1 Early Multi-Family Housing (c. 1890-1940)



Photo 1: Cromley/White Residence

Littleton's earliest examples of multi-family housing emerged at the turn of the Twentieth Century, reflecting both the town's modest but growing population and the diversification of its housing stock during a period of civic and economic expansion. The Cromley/White Residence (2526 West Alamo Avenue, 5AH.179), constructed circa 1889, represents one of the community's first known duplexes. Though the building has been altered over time and does not retain sufficient integrity for NRHP eligibility, its original form conveys the practical approach to dual-occupancy housing typical of the late-Nineteenth Century—simple, functional dwellings that accommodated

workers and small families near the developing commercial core. Such structures provided affordable housing options within walking distance of employment and services, marking the earliest stage of Littleton's transition from single-family to multi-unit residential living and contributing to the city's evolving social and economic fabric.

By the early-Twentieth Century, the trend toward modestly scaled multi-family dwellings was further exemplified by the Caley/Broemmel Residence (2570-2574 West Alamo Avenue, 5AH.1180), built in 1903. This duplex, historically associated with prominent civic figures Franklin R. Caley and Casper Broemmel, illustrates how multi-unit housing could serve not only working residents but also members of the city's professional and leadership class. Architecturally, it reflects early-Twentieth Century residential design through its hipped roof, overhanging eaves, and broad front porch, features typical of the transitional vernacular styles of the period. The property retains relatively good integrity and is recommended as eligible for listing under NRHP Criterion A for its association with the early development of multi-unit housing in Littleton.



Photo 2: Caley/Broemmel Residence

Together, these early duplexes reveal how Littleton's housing patterns began to evolve in response to population growth, economic diversification, and social change. While the Cromley/White Residence serves as an early but altered example of worker-oriented dual-occupancy housing, the Caley/Broemmel Residence represents the maturation of this building type and its role in shaping Littleton's emerging identity. These early precedents set the foundation for the broader expansion of apartment and multi-family housing that would define the city's post-WWII suburban era.

4.5.2 Mid-Century Expansion (1950-1970)



Photo 3: Nor-Mar Apartments

Between 1950 and 1960, Littleton underwent a period of extraordinary growth, with its population quadrupling from 3,367 to 13,760 residents. This rapid expansion was closely tied to the City's proximity to major defense and aerospace employers, most notably the Glenn L. Martin Company—the precursor of Martin Marietta, which later became known as Lockheed Martin. The influx of employers to the Colorado Front Range region drew a wave of engineers, technicians, and young families seeking housing near their places of work. The resulting housing demand spurred a new wave of residential construction,

including multi-family housing, marking Littleton's transition from a small town of single-family homes to a suburban community offering a broader range of residential options suited to an expanding middle class and professional population.

One of the earliest and most significant examples of this shift is the Nor-Mar Apartments at 5686 South Crocker Street, constructed in 1956. Built by former mayor Norman H. Granes, Nor-Mar was Littleton's first true apartment building and remains emblematic of mid-Twentieth Century, post-WWII design. Its flat roof, steel casement windows, and minimal ornamentation exemplify the Modern or International Style that came to define much of the City's post-WWII architecture. The building retains a high degree of integrity and has been recommended as eligible for listing under NRHP Criterion A for its association with Littleton's post-WWII suburban expansion and under Criterion C for its representation of mid-Century Modernist design principles applied to multi-family housing. By 1960, the Broadmoor Plaza Apartments at 1151 West Ida Avenue introduced a distinctly suburban interpretation of the walk-up apartment form. Its blonde brick veneer and geometric façade details evoke a restrained Art Deco influence while signaling a shift toward more decorative yet still functional design. Although altered over time, the building retains some of its characteristic materials and massing but is recommended as not eligible due to diminished integrity.



Photo 4: Broadmoor Plaza Apartments



Photo 5: Broadmoor Village Apartments

The early 1960s saw further experimentation in multi-family design with developments like the Broadmoor Village Apartments, completed in 1962 at 137 West Broadmoor Drive. The T-shaped, low-rise complex incorporated decorative concrete block and landscaped open spaces typical of the garden-style apartment trend that flourished across Colorado's Front Range. While illustrative of this popular post-WWII form, Broadmoor Village has undergone substantial material replacement and is recommended as not eligible. Around the same time, the Royal Garden Apartments at 143-154 West Powers Circle emerged as one of Littleton's



Photo 6: Royal Garden Apartments

most distinctive post-WWII multi-family complexes. Constructed in 1960, the Royal Garden Apartments stand out for their integration of Modernist design elements—clean lines, low horizontal massing, and landscaped courtyards—paired with a sensitivity to neighborhood scale. The complex retains excellent integrity and is recommended as eligible for listing under NRHP Criterion A for its association with Littleton’s suburban-era, multi-family residential development.

Together, these developments capture the architectural diversity and demographic growth of mid-Twentieth Century Littleton, illustrating how the

City’s multi-family housing evolved to meet the needs of a rapidly growing suburban workforce. The combination of eligible and non-eligible properties provides a nuanced picture of Littleton’s postwar development, highlighting the architectural experimentation and social forces that shaped the City’s transition into a modern suburban community along Colorado’s Front Range.

4.5.3 Late-Twentieth Century Developments (1970-1980)

By the 1970s, Littleton’s multi-family housing began to reflect the broader architectural and social trends that characterized late-Twentieth Century suburban development. As the post-WWII building boom matured, developers moved away from modest, low-rise apartment buildings toward larger, amenity-rich complexes designed to accommodate a wider range of residents. This period also saw the expansion of public and private initiatives aimed at providing more diverse housing opportunities—including senior and income-restricted developments—as Littleton’s population continued to grow and its demographics diversified. The



Photo 7: Ocelot Apartments

Ocelot Apartments at 5599 South Windermere Street, constructed in 1971, embody this architectural and social transition. Designed in a Modern style, the building incorporates aggregate paneling, a neo-mansard apron on the primary (east) elevation, and a more substantial scale than earlier apartment complexes. These features reflect an emerging preference for architectural variation and community-oriented site planning, signaling the growing influence of regional modernism in multi-family design.

The Ocelot Apartments retain a high degree of integrity and have been recommended as eligible for listing under National Register Criterion A for their association with Littleton's late-Twentieth Century suburban expansion.



Photo 8: Amity Plaza

The period's emphasis on accessible and specialized housing options is further illustrated by the construction of Amity Plaza at 200 West Sterne Parkway in 1978. Developed as a seven-story senior living facility financed through the Colorado Housing Finance Authority (CHFA), Amity Plaza represents both a physical and social evolution in Littleton's residential landscape. Its vertical form, concrete construction, and programmatic focus on senior residents demonstrate the City's engagement with state-supported housing initiatives and its recognition of changing demographic and social needs. Although it remains an important marker of late-Twentieth Century housing diversification, Amity

Plaza has undergone interior and exterior modifications and the surrounding setting has been heavily developed and is therefore recommended as not eligible.

Other notable developments from this period include the Weston Ridge North Apartments at 1314 West Shepperd Avenue, constructed in 1972. This complex reflects the shift toward larger, garden-style suburban housing and retains excellent integrity. Weston Ridge North has been recommended as eligible under Criterion C for its well-preserved architectural character. Together, the Ocelot Apartments, Weston Ridge North Apartments, and Amity Plaza illustrate the culmination of nearly a century of multi-family development in Littleton—from early duplexes and modest postwar walk-ups to larger, purpose-built complexes that integrated design, amenities, and social



Photo 9: Weston Ridge North Apartments

function. These resources collectively document the City's ongoing adaptation to suburbanization, evolving architectural tastes, and changing housing needs in the latter half of the Twentieth Century.

4.6 Thematic Trends and Overall Findings

The results of the literature review, GIS analysis, and 2025 reconnaissance survey reveal several overarching themes that define Littleton's Twentieth Century development and will guide future survey and context work. Foremost among these is the dramatic post-WWII housing expansion that occurred between 1950 and 1970, when rapid subdivision activity transformed Littleton from a small agricultural town into a thriving residential suburb serving Denver's growing aerospace and professional workforce. This period of accelerated growth not only reshaped the City's physical footprint but also introduced new neighborhood forms characterized by curvilinear streets, standardized lots, and proximity to schools, parks, and shopping centers—hallmarks of postwar suburban planning. Equally significant is the influence of Modernist design on the City's built environment. From commercial storefronts and civic buildings to institutional campuses, Littleton's mid-Century architecture reflects the widespread adoption of Modernist design principles that swept across Colorado's Front Range in the post-WWII period. Clean lines, flat or angled rooflines, glass curtain walls, and expressive structural forms became the visual language of progress, aligning the city's architectural identity with broader regional and national trends. The prominence of Modernist commercial and civic buildings along West Littleton Boulevard, in particular, underscores the city's embrace of modern design as both an aesthetic and economic expression of growth during the post-WWII decades. The survey also highlights a notable shift toward multi-family living beginning in the late 1950s. As Littleton's population expanded and available land within the original town boundaries became scarce, developers introduced apartments, duplexes, and townhouse complexes to accommodate a more economically diverse range of residents. This transition marked a pivot in the city's residential character, balancing the dominance of single-family subdivisions with higher-density, professionally oriented housing options that reflected changing social and economic conditions.

By the 1970s, this trend evolved further to include amenity-rich and specialized housing developments, such as senior living facilities and garden-style complexes, which diversified Littleton's residential offerings and mirrored national trends toward community-oriented suburban living. Corridor development also emerged as a defining theme in Littleton's modern growth pattern. West Littleton Boulevard remains the City's most intact Modernist commercial corridor, showcasing a cohesive collection of mid-Century buildings that illustrate the optimism and design experimentation of the post-WWII era. Meanwhile, Broadway and Belleview reflect later phases of auto-oriented redevelopment, characterized by larger setbacks, expanded parking areas, and a shift toward convenience-driven commercial design. Previously conducted surveys included in the literature review confirm that Littleton retains a robust and diverse historic built environment spanning more than a century of development. While the City's early settlement and downtown core are well documented, the mid- and late-Twentieth Century periods—particularly single-family residential subdivisions—remain under-surveyed and warrant more intensive study. The reconnaissance survey demonstrated that several postwar multi-family complexes retain sufficient integrity to merit formal evaluation, while others serve as representative examples of broader suburban and architectural trends. Together, these thematic and analytical findings establish a strong foundation for expanding Littleton's preservation planning framework and ensuring that future survey efforts accurately reflect the city's complex and evolving architectural heritage.

5. Recommendations

The *City of Littleton Survey Plan* establishes a framework for developing a comprehensive historic resources survey program. This framework is designed to guide incremental, consistent, and widespread documentation efforts that encompass all resource types and chronological periods. While the 2025 reconnaissance focused on under-surveyed, mid-Twentieth Century, multi-family residential properties—including 29 apartment buildings and the Meadowood Cooperative Mobile Home Park—it also demonstrated the continuing significance of earlier multi-family residential examples such as the Cromley/White Residence (pre-1893) and Caley/Broemmell Residence (ca. 1903). These findings confirm that Littleton’s built environment reflects over a century of continuous residential development. Future survey work should therefore adopt a citywide and contextual approach—one that integrates all building periods and property types while prioritizing areas of limited documentation and high redevelopment pressure.

The recommendations below establish a survey framework that prioritizes geographic inclusivity, emphasizes phased implementation, and supports the creation of a GIS-based inventory to inform future planning and preservation decisions.

5.1 Framework for a Citywide Survey Program

A successful citywide survey program should be structured around the following guiding principles:

- ▶ **Phasing and Scalability** – Implement survey work in manageable geographic or thematic phases, expanding coverage methodically over time.
- ▶ **Consistency** – Apply standardized documentation procedures following OAHF and Secretary of the Interior guidelines to maintain uniform quality and comparability of results.
- ▶ **Coordination** – Integrate survey results into municipal planning processes managed by CDD and the HPC.
- ▶ **Public Engagement** – Encourage residents, property owners, and neighborhood associations to participate in data collection, sharing of local knowledge, and review of results.

5.2 Citywide Survey Priorities

Although all resource types warrant documentation, priorities should be guided by data gaps identified in previous surveys and the 2025 reconnaissance survey:

- ▶ **Residential Neighborhoods:** Document post-WWII and late-Twentieth Century, single family subdivisions to capture the city’s residential evolution through 1980. Many mid-Century neighborhoods south of Littleton Boulevard and west of Broadway remain unsurveyed.
- ▶ **Multi-Family and Cooperative Housing:** Expand upon the 2025 findings by completing intensive-level evaluations of high-integrity apartment complexes. These represent an important transitional phase in Littleton’s housing history.

- ▶ **Early Residential Core:** Reassess pre-WWII resources within and around the original town plat to evaluate integrity, redevelopment trends, and potential eligibility for individual or district designation.
- ▶ **Neighborhood Settings and Landscapes:** Survey street patterns, open spaces, and circulation features that contribute to neighborhood character, providing a foundation for evaluating district-level significance.
- ▶ **Other Resource Categories:** Maintain awareness of commercial, institutional, and civic resources previously studied in thematic contexts (e.g., *Commercial Modernism*, *Institutional Modernism*) to confirm new survey data align with previous contexts and, where necessary, update existing documentation.

5.3 Recommended Survey Phasing

Phase (Timeframe)	Survey Focus	Recommended Deliverables
Phase I – GIS Integration and Database Creation (Short Term, Year 1)	Develop a GIS-based database to store, map, and analyze survey information; link OAHP records, parcel data, and planning layers for use by City staff and the HPC.	Interactive, searchable GIS platform compatible with City planning systems and future public-facing applications.
Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)	Undertake focused intensive surveys of under-represented property types (multi-family, mobile-home, and lower-income neighborhoods); draft context chapters on multifamily housing development.	Intensive level OAHP form 1403 forms; preliminary integrity mapping; historic context on multi-family housing in Littleton from 1890 to 1980.
Phase III – Single Family Residential Survey (Medium Term, Years 3-5)	Establish a baseline citywide reconnaissance covering all major neighborhoods and corridors; revisit representative early residences and postwar developments; draft context chapters on residential and neighborhood development.	OAHP Form 1417s for all major neighborhoods; preliminary integrity mapping; historic context on postwar single family housing development.

Phase (Timeframe)	Survey Focus	Recommended Deliverables
Phase IV – Update and Integration (Long Term, Years 6-10)	Re-evaluate previously surveyed properties, incorporate newly developed contexts, and submit all data are to OAHP COMPASS.	Citywide survey update; consolidated inventory report suitable for digital database integration.

5.4 Historic Context Development

Future phases of the citywide survey should be guided by focused historic context studies that explore the full range of Littleton’s architectural and community development patterns. A comprehensive study of residential development from 1880 to 1980 could trace the city’s transformation from a compact Nineteenth Century townsite into a mature suburban community. This context would document the evolution of single-family neighborhoods—from early vernacular dwellings and prewar bungalows to post-WWII Ranch houses and curvilinear subdivisions—illustrating how architecture, planning, and social trends shaped Littleton’s residential identity over time.

Building on the findings from the 2025 reconnaissance survey, a companion study on multi-family and alternative housing forms from 1890 to 1980 would examine the city’s expanding diversity of housing types, including apartments, duplexes, townhouses, cooperatives, and mobile-home communities. This research could clarify how demographic change, economic policy, and evolving construction practices contributed to the growth of higher-density and nontraditional residential developments throughout the City’s history. Additionally, a context devoted to neighborhood planning and landscape design could be produced to analyze subdivision layouts, street hierarchies, circulation systems, and open-space networks as defining features of Littleton’s community character. By addressing how these spatial and environmental elements influence neighborhood identity, this study would strengthen the understanding of Littleton’s suburban planning legacy.

Finally, a study of late-Twentieth Century industrial and commercial development will document the emergence of manufacturing, research, and light industrial districts that paralleled the city’s residential and commercial expansion. This analysis will identify key industrial resources, architectural typologies, and employment centers that contributed to Littleton’s more recent economic history. Together, these targeted studies can provide the thematic and chronological framework necessary to support future survey phases, contextualize individual properties, and promote preservation planning efforts reflect the full spectrum of Littleton’s historic built environment.

5.5 Programmatic Recommendations

To promote preservation planning that remains effective, transparent, and adaptable, the City should implement a series of programmatic initiatives that build on the findings of the citywide survey. Central to this effort is the development of a comprehensive data management and GIS integration system. Upon completion of the long-term survey phase, the City should establish a GIS-based database that consolidates all survey records, visualizes geographic and temporal trends, and links cultural resource data with existing planning layers. This platform should be designed for compatibility with the Colorado

OAHP COMPASS system while allowing for future public-facing mapping tools that make preservation data accessible to residents, researchers, and planners alike.

Continued interdepartmental coordination will be critical to the success of this program. Routine communication between the HPC and the CDD should continue in a robust manner so that survey findings directly inform policy decisions, including design review, rezoning, redevelopment, and long-range planning. Integrating historic resource data into everyday decision-making will help align preservation priorities with the City's broader planning goals.

To maintain methodological consistency and cultivate local expertise, the City should also invest in training and participation opportunities. Continued engagement of HPC members, City staff, and qualified volunteers in field documentation will reinforce best practices, improve data quality, and foster a sense of shared stewardship for Littleton's historic resources.

Equally important is public education and outreach, which should translate survey results into engaging and accessible materials for residents and visitors. Digital maps, self-guided walking tours, and concise interpretive guides can highlight Littleton's diverse residential, commercial, and neighborhood histories—encouraging community pride and awareness of the city's architectural heritage.

Finally, the City should establish a framework for monitoring and updates so that survey data remains accurate and relevant over time. Regular updates should be scheduled to capture alterations to properties, document new discoveries, and incorporate additional contextual information as it becomes available.

6. Action Items and Strategies for Implementation

The *City of Littleton Survey Plan* establishes a ten-year strategy for completing a phase-based historic resources survey and creating a sustainable data-management system that supports long-term preservation planning. The following action items translate the phased framework from Section 5 into specific implementation steps, defining responsibilities, partnerships, and deliverables for each phase.

6.1 Phase I – GIS Integration and Database Creation (Short Term, Year 1)

Goal: Establish a centralized digital system for managing survey data and supporting future field documentation.

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Develop GIS Database Architecture. Design a geospatial framework linking OAHP site data, parcel boundaries, zoning, and planning layers.	Consultant	CDD and HPC	Operational GIS schema for cultural resources.
Migrate Existing Data. Digitize prior survey forms (2000–2001 Historic Buildings Survey, 2018 Commercial Modernism, 2025 reconnaissance) and import into the new system.	Consultant	CDD and HPC	Consolidated digital inventory of all existing survey data.
Develop User Interface. Create an internal, searchable dashboard accessible to CDD staff and HPC members, scalable for future public use.	Consultant	CDD and HPC; Littleton IT Department	Interactive GIS platform compatible with City planning systems.

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Training and Rollout. Conduct training for staff and HPC on database use and data-entry protocols.	Consultant	CDD and HPC	Trained users and standardized data-entry workflow.

6.2 Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)

Goal: Complete intensive-level documentation of under-represented property types, including multi-family, mobile-home, and lower-income neighborhoods.

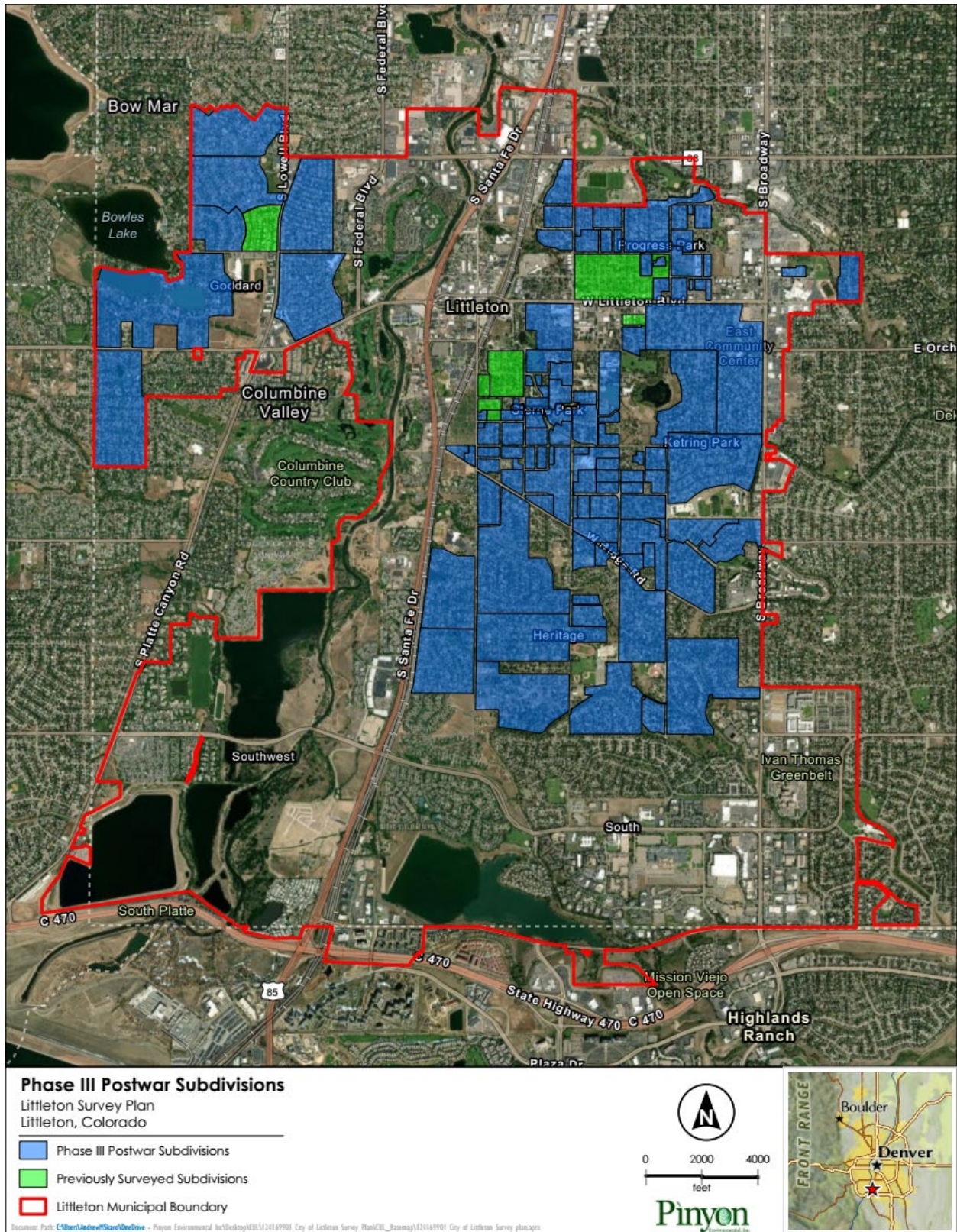
Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Conduct Intensive Level Survey. Document high-integrity examples identified in the 2025 reconnaissance survey using OAHP Form 1403.	Consultant (Qualified Historian/Architectural Historian)	CDD; HPC	Intensive-level survey forms and photographs.
Prepare Historic Context. Develop a context titled <i>Multi-Family Housing in Littleton, 1890–1980</i> , addressing apartments, duplexes, and cooperative housing.	Consultant (Qualified Historian/Architectural Historian)	CDD staff and HPC review; OAHP coordination	Draft historic context chapter for OAHP approval.
Preliminary Integrity Mapping. Incorporate survey results into the GIS system for visualization and planning use.	Consultant (Qualified Historian/Architectural Historian)	CDD	Updated integrity map layer for multi-family resources.

6.3 Phase III – Single Family Residential Survey (Medium Term, Years 3-6)

Goal: Establish a comprehensive baseline reconnaissance of Littleton’s single-family neighborhoods and corridors, documenting both early residences and post-WWII developments (Figure 2).

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Define Survey Boundaries. Use GIS data to delineate neighborhoods representing each major period of development (1880s–1970s).	HPC, CDD, and Consultant	N/A	Map of target neighborhoods for survey.
Conduct Reconnaissance Survey. Record postwar single family neighborhoods using OAHP Form 1403b forms and photographic documentation.	Consultant	HPC and CDD staff volunteers	OAHP Form 1403b forms for major neighborhoods.
Develop Residential Context. Prepare a historic context chapter titled <i>Post-War Single-Family Residential Development in Littleton, 1945–1980</i> .	Consultant	CDD and HPC review; OAHP	Context document integrated with previous studies.
Update Integrity Mapping. Add survey results to the GIS database to identify potential historic districts and neighborhood patterns.	Consultant (Qualified Historian/Architectural Historian)	CDD	Integrity map for citywide residential areas.

Figure 2: Phase III Post-WWII Subdivisions

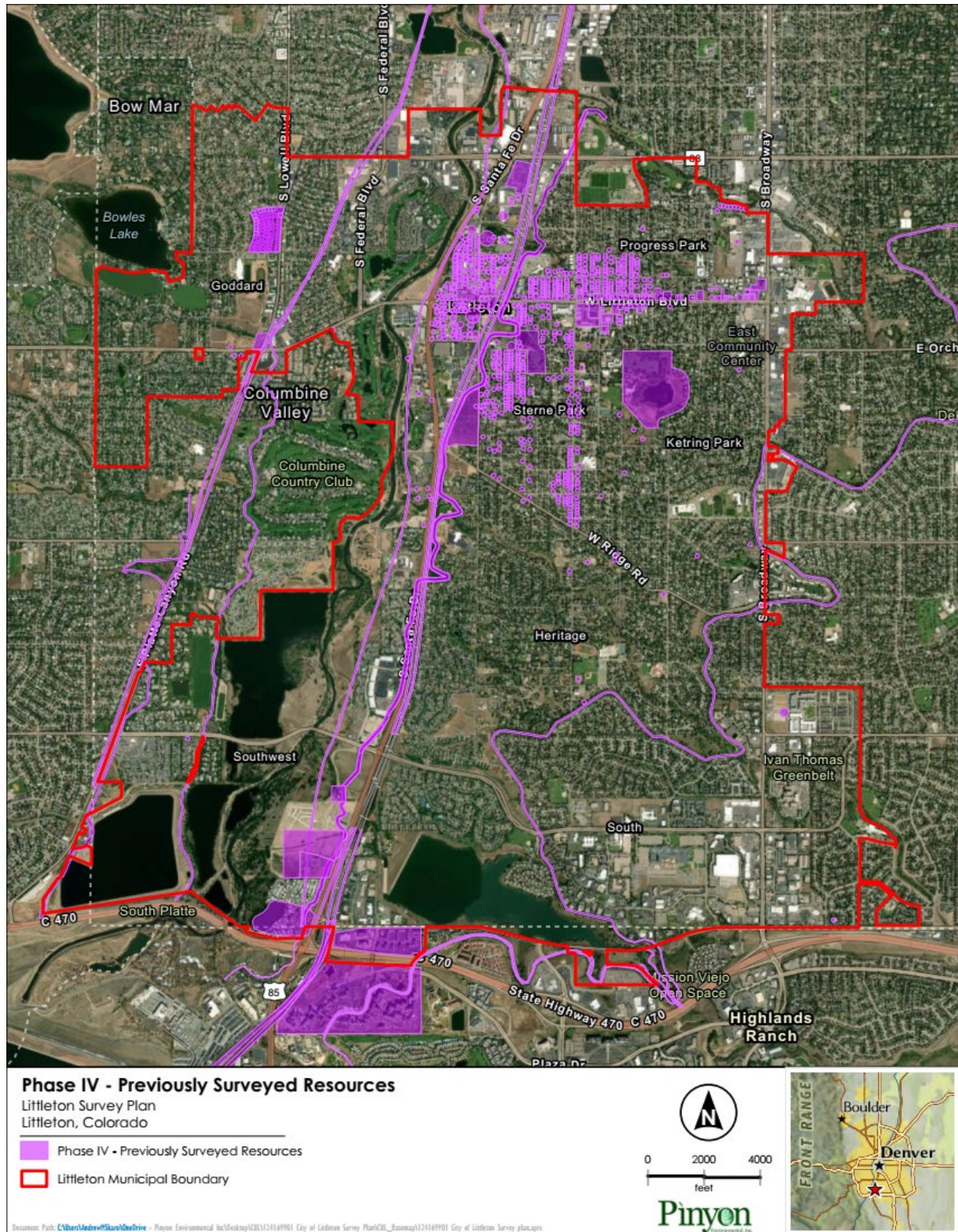


6.4 Phase IV – Update and Integration (Long Term, Years 7-10)

Goal: Re-evaluate previously surveyed resources, incorporate all new contexts, and finalize submission of complete citywide data to OAHP COMPASS and the City’s GIS system (Figure 3).

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Re-evaluate Existing Records. Review and update 2000–2001 survey forms and earlier entries to reflect current conditions and contexts.	Consultant	CDD Historic Preservation Planner	Updated OAHP forms and eligibility assessments.
Integrate All Survey Data. Consolidate Phase II and III findings into the GIS database for final QA/QC and mapping.	Consultant; CDD GIS Division	IT Department; HPC	Unified citywide inventory.
Submit Data to OAHP COMPASS. Confirm digital records meet state formatting and metadata standards for long-term archiving.	CDD Historic Preservation Planner	OAHP staff	Complete COMPASS submission and acceptance.
Publish Comprehensive Report. Prepare a summary of survey findings and have it be publicly accessible through the City website and archives.	Consultant and CDD	HPC	Final Citywide Survey Report and interactive GIS application.

Figure 3: Previously Surveyed Resources



6.5 Long-Term Vision

By implementing these phased actions, Littleton will evolve from discrete survey projects to a sustained, citywide preservation data program integrated with planning operations.

At completion, the City will have:

- ▶ A comprehensive GIS-based inventory of all historic resources;
- ▶ Standardized documentation aligned with OAHP requirements;
- ▶ Current, accessible data for use in planning and preservation review; and
- ▶ An engaged community and HPC with the tools to guide policy, education, and stewardship.

This phase-based, technology-enabled approach promotes preservation that will remain a dynamic component of Littleton's ongoing growth and aligns directly with the *Envision Littleton Comprehensive Plan* principles of being Anchored, Authentic, Connected, Active, and Engaged.

7. Conclusion

The *City of Littleton Survey Plan* sets in place a practical and forward-looking framework for identifying, documenting, and managing the community's historic and architectural resources. Informed by previous studies and strengthened by the findings of the 2025 reconnaissance survey, the plan outlines a methodical yet adaptable path for expanding historic resource documentation while integrating preservation principles with the City's contemporary planning and development goals. The 2025 reconnaissance survey—encompassing 30 resources, including post-WWII apartment complexes, the Meadowood Cooperative Mobile Home Park, and two early multi-family residences—provided insight into long-standing gaps in Littleton's survey record. When combined with guidance from CDD staff and the HPC, these findings shaped a phased, ten-year program that will build a comprehensive understanding of Littleton's built environment. The four phases—GIS integration, intensive multi-family survey, citywide residential subdivision survey, and long-term updates culminating in submission to OAHF COMPASS—form the backbone of a coordinated preservation strategy.

Together, these efforts reflect and reinforce the guiding principles of *Envision Littleton (2019)*: a commitment to an Anchored, Authentic, Connected, Active, and Engaged community. By expanding documentation, strengthening data accessibility, and elevating underrepresented housing types and neighborhoods, the Survey Plan positions preservation as an essential tool for shaping Littleton's future. As a whole, the plan establishes the foundation for a sustainable, long-term survey program—one that embraces technological innovation, community participation, and standardized documentation practices to support responsible growth and reinforce Littleton's civic identity. Through its phased implementation and methodological framework, the City will be well positioned to steward its diverse historic resources in a way that honors the past while planning thoughtfully for the decades ahead.

Figures

Figure 1: 2025 Reconnaissance Survey

Figure 2: Single Family Residential Subdivisions

Figure 3: Previously Surveyed Resources

Appendices

Appendix A – Annotated Bibliography

Appendix B – 2025 Reconnaissance Survey Site Forms

Appendix C – Littleton Survey Plan Map

Appendix A Annotated Bibliography

Appendix B 2025 Reconnaissance Survey Site Forms

Appendix C Littleton Survey Plan Map

