

HPC Handout

Date: November 11, 2025
To: City of Littleton Historic Preservation Commission
From: Daniel W. Gilbert, Historian, Pinyon Environmental
Subject: Littleton Survey Plan

Project Overview

The Citywide Survey Plan provides Littleton with a long-term roadmap for identifying, documenting, and protecting its historic resources. This draft represents the culmination of the initial research and reconnaissance work completed in 2025, including literature review, stakeholder consultation, and a limited field survey of multi-family residential resources in the City. The plan aligns with *Envision Littleton 2040* and the *2019 Comprehensive Plan*, both of which call for proactive preservation planning and integration of historic resources into broader community development goals.

Completed Work to Date

Background Research

- ▶ Review of previous survey efforts and context studies in Littleton.
- ▶ Review of GIS data for previously recorded resources to identify gaps in previous surveys.
- ▶ Development of an annotated bibliography linking Littleton's four major local studies with comparative regional and national references.

HPC Engagement

- ▶ Coordination meetings with the HPC to confirm priorities and study area boundaries.
- ▶ Integration of feedback into the Survey Plan framework, emphasizing mid-Twentieth Century growth patterns, suburban development, and underrepresented housing types.

Reconnaissance Survey

- ▶ Field documentation of representative multi-family residential property types across the city.
- ▶ Preparation of 25 new OAHP Form 1417s and 5 revisitation Form 1405s, focusing on multi-family and low-income housing (Table 1).
- ▶ Identification of key themes and architectural styles that define Littleton's postwar development.

Table 1: Eligibility Recommendations from 2025 Reconnaissance Survey

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation
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
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
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
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
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
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
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
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
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
Rapp Street Apartments	5807 South Rapp Street	1909	A	Y	Eligible

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation
Nor-Mar Apartments	5686 South Crocker Street	1956	A	Y	Eligible
Ocelot Apartments	5599 South Windermere Street	1971	A	Y	Eligible
Cromley/White Residence	2526 West Alamo Avenue	1889	N/A	N/A	Not Eligible

Findings

- ▶ **Existing Documentation:** Earlier efforts (2000–2009) concentrated on pre-war and Downtown resources
 - The majority of post-WWII residential subdivisions and multi-family housing are under-surveyed.
- ▶ **Architectural Representation:** Littleton retains a rich range of Modernist commercial, Ranch, Split-Level, and garden-apartment forms that illustrate mid-century suburbanization.
- ▶ **Context Integration:** The plan builds directly on *Commercial Modernism in the Greater West Littleton Boulevard Corridor (2018)*, *Historic Buildings Survey (2001)*, and *Historic Context of Littleton 1949–1967 (2008)*, situating them within a regional post-war framework.

Draft Survey Plan Recommendations

Proposed Future Surveys

1. Phase I (1 year) – GIS Integration and Database Creation
 - a. Create a user-friendly system for staff and volunteers to perform limited reconnaissance and upload geotagged data.
 - b. Merge existing OAHF records with new reconnaissance data in ArcGIS or equivalent platform for public and staff use.
2. Phase II (1 year) – Intensive Evaluation of Multi-Family Housing
 - a. Undertake focused intensive surveys of under-represented property types (multi-family, mobile-home, and lower-income neighborhoods)
 - b. Draft context chapters on multifamily housing development.
3. Phase III (3-5 years) – Single Family Residential Survey
 - a. Establish a baseline citywide reconnaissance survey covering all major Postwar subdivisions
 - b. Revisit representative early residences and postwar developments; draft context chapters on residential and neighborhood development.
4. Phase IV – Update and Integration (6-10 years)
 - a. Re-evaluate previously surveyed properties
 - b. Incorporate newly developed contexts

- c. Submit data to OAHP COMPASS.

Proposed Future Historic Contexts

Future survey phases should be supported by targeted context studies, including:

- ▶ **Residential Development in Littleton, 1880–1980** – tracing the evolution of single-family neighborhoods from the early townsite through suburban expansion.
- ▶ **Multi-Family and Alternative Housing Forms, 1945–1980** – addressing apartments, duplexes, and cooperative or mobile-home communities.
- ▶ **Neighborhood Planning and Landscape Design** – analyzing subdivision layout, circulation, and open-space planning as elements of community character.

Summary

The *City of Littleton Survey Plan* establishes a clear, forward-looking framework for documenting, evaluating, and managing the community's historic and architectural resources over the next decade. Rooted in the guiding principles of *Envision Littleton (2019)*—Anchored, Authentic, Connected, Active, and Engaged—this plan reflects the City's commitment to balancing growth with heritage stewardship.

The work completed in 2025, including the reconnaissance survey of 30 resources demonstrates that Littleton retains a remarkably diverse and layered built environment. The phased implementation strategy outlined in this plan—beginning with the creation of a GIS-based inventory and progressing through reconnaissance and intensive surveys—provides the City with a practical roadmap for achieving comprehensive coverage of the City's built environment.