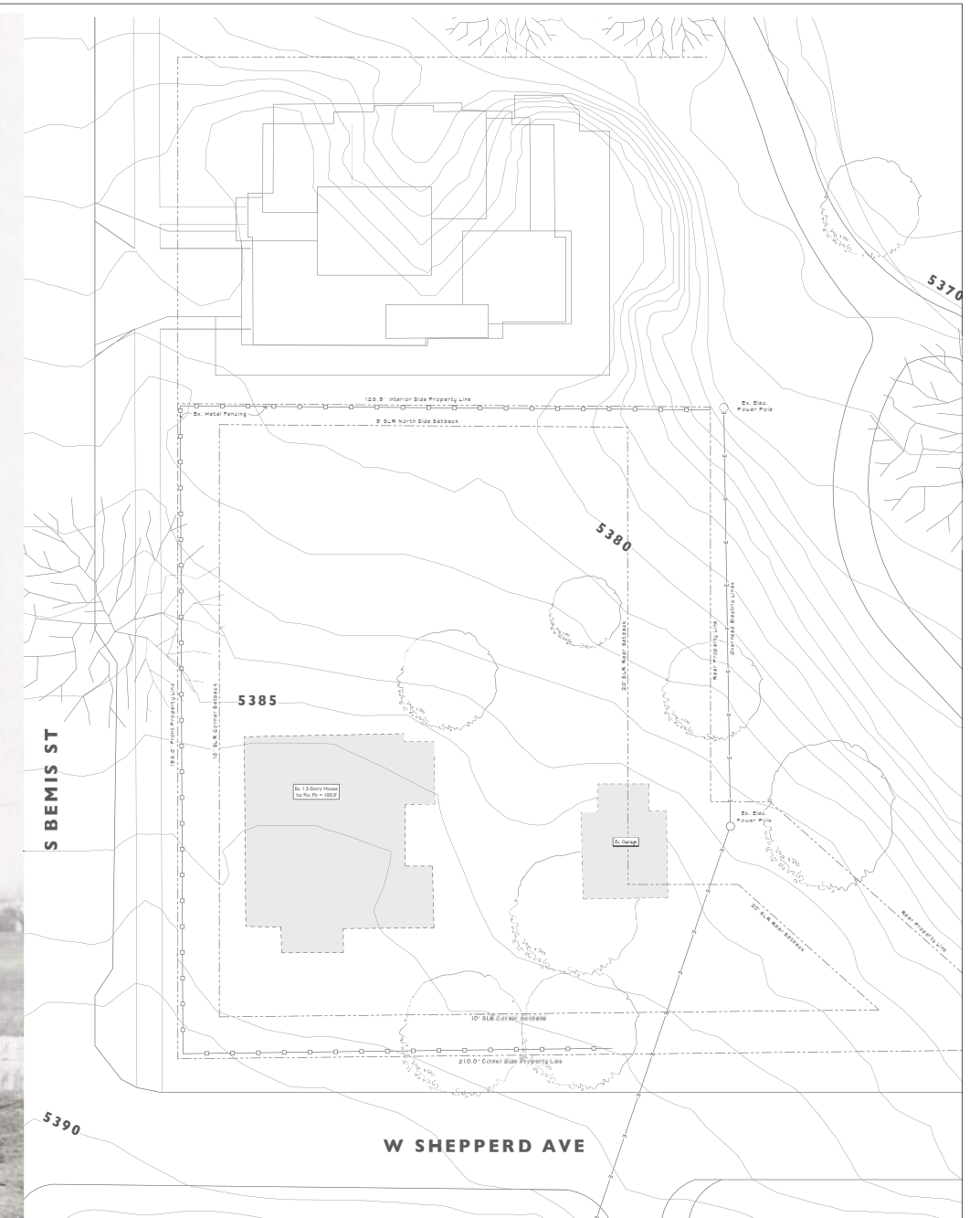




Edwin Bemis Residence c.1921  
Littleton Museum Collection



## BEMIS HOUSE INTERIOR REHABILITATION AND NEW COMMUNITY ROOM PART 1- CONCEPT DEVELOPMENT PLAN

CONSULTANT TEAM

JPU ARCHITECTS + URBANISTS, PLLC  
STUDIO GREENE ARCHITECTURE +PRESERVATION

ACKNOWLEDGMENTS

ROTARY CLUB OF LITTLETON  
CITY OF LITTLETON

A special thank-you for aiding the historic research:  
Maya Bemis DeBus & Edwin Bemis DeBus - Grandchildren of Edwin & Katherine Bemis  
Cindy Hathaway - Western Welcome Week Executive Director  
Sam Houston - Assistant Curator of Collections (Research), Littleton Museum Research Staff

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1.

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3.

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**www.littletonco.gov;** (2025); City of Littleton Historic Preservation

TABLE OF CONTENTS

1.

PROJECT BACKGROUND

2.

THE BEMIS HOUSE AND COMMUNITY ROOM VISION

3.

CULTURAL AND HISTORIC CONTEXT:  
  
EDWIN A. BEMIS - A LIFE OF SERVICE  
  
EDWIN A. BEMIS HOUSE

4.

CULTURAL LANDSCAPE AND HISTORIC CONTEXT:  
  
THE STERNE PARK NEIGHBORHOOD  
  
STERNE PARK  
  
WAR MEMORIAL ROSE GARDEN

5.

SITE ANALYSIS

6.

PROGRAM ANAYLSIS

10.

PERMITTING AND REGULATORY CONSTRAINTS

11.

DESIGN APPROACH: GOALS AND OBJECTIVES

12.

PRELIMINARY CONCEPT ALTERNATIVES

13.

NEXT STEPS

APPENDICIES: (Available upon request)

1.

**Preservation Brief #14** – New Exterior Additions To Historic Buildings: Preservation Concerns
2.

**Preservation Brief #18** – Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-defining Elements
3.

**Preservation Brief #21** – Repairing Historic Flat Plaster – Walls and Ceilings
4.

**Preservation Brief #28** – Painting Historic Interiors
5.

**Preservation Brief #37** – Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

OVERARCHING GUIDANCE FOR THE REHABILITATION OF HISTORIC PROPERTIES:

1.

The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings
2.

The Secretary of the Interior’s Standards for the Treatment of Historic Properties & Guidelines for the Treatment of Cultural Landscapes



# 1 PROJECT BACKGROUND



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Bemis House Today  
Photo By Gene Greene

Bemis Residence, Sept.20, 1925  
Photo Littleton Museum Collection

## Importance of the Property

This project consists of the interior rehabilitation of the Bemis House and a new Community Room. Edwin A. Bemis was a prominent civic leader in Littleton and the surrounding region. This early 20th century home is representative of domestic architecture of that era and retains much of the original massing, form, and details.

Built in 1921 and located at 5890 S Bemis Street, the house was designated a local historic landmark by the City Council on October 18, 2005. The house rests in a prominent location in one of the city's most premier parks. Established in 1928, Sterne Park is the heart of the greater Sterne Park Neighborhood.

## Current Era History and Use of the Bemis House

The Bemis House was bequeathed to the City of Littleton in 1978 by Edwin A. Bemis. The terms of Mr. Bemis' will stipulated that the house be part of Sterne Park. For the following 28 years the house was utilized as a rental property by the City.

In 2005 the house was included in Sterne Park and zoned "OS" for "Open Space." The City sought to find a use that favored the preservation of the home while conveying the historic value to the community. The property was designated a City Landmark in 2005.

In 2006 Historic Littleton, Inc. initiated an Interior Assessment and Recommendation Report by Architectural Historian Christy Fockler. During the same year the Bemis House became the home to Western Welcome Week, a local non-profit which celebrates community. Historic Littleton, Inc. has an office upstairs in Edwin Jr's bedroom and has used the house for meetings and fundraisers. In 2007, the City funded and hired Andrews and Anderson Architects to prepare a detailed assessment. In 2008 the City received a grant from the State Historic Fund (SHF) for the Bemis House (exterior) Restoration Project. The project total was close to \$300,000. The grant covered approximately 2/3rds of that cost and paired it with a local match of \$100,000.

The project included structural stabilization, abatement of the old green asbestos siding, leaded window glass and door restoration, exterior paint, and a new cedar roof. No interior work was completed at the time.

The Bemis House is a community project. A renovation of the grounds was completed with South Suburban Parks & Recreation District (SSPRD), Western Welcome Week, and other community partners. SSPRD handles ongoing maintenance of the grounds as part of the Sterne Park maintenance. There is an annual clean-up day that is coordinated with SSPRD where volunteers work on the clean-up of the yard.



Photo of the Littleton Rotary Club visit to the Bemis House in 2022



**The Rotary Club Offer**

In 2022, the Littleton Rotary Club approached city staff with a concept to rehabilitate and expand the Bemis House to make it a meeting space for Rotary that would also be available for other community uses including Western Welcome Week. Edwin A. Bemis was a founding member of the Littleton Rotary in 1922.

To date city staff and representatives from Littleton Rotary have met to discuss options and ideas for this potential project. These efforts have included on-site meetings with State Historic Fund staff, Studio Greene Architecture + Preservation, JPU Architects, Rotary, and the City.

2022 marked the 100th anniversary of Rotary in Littleton which highlights Edwin Bemis’ role as a lifetime Rotarian in the Littleton community. The Rotary Club of Littleton is in support of the project for the rehabilitation of the Bemis House interior that continues the historic preservation of the property while adding a much needed community gathering space.

## 2 THE BEMIS HOUSE & COMMUNITY ROOM VISION



*The vision for the Bemis House Interior Rehabilitation and New Community Room is in the same spirit Edwin A. Bemis had when he gifted this home to the City of Littleton – a spirit of service. By providing much needed meeting space for our local non-profits, neighborhood groups, and service organizations, the greatest public benefit for our community will be served.*

The aim of this following effort is to rehabilitate the interior of the house, the existing garage, and to build a new Community Room to serve as a meeting place for the Littleton Rotary, Western Welcome Week, and other related local nonprofits and service organizations.

Edwin A. Bemis was one of the most influential citizens of Littleton during the 20th century and served in a variety of elected and appointed positions. He dedicated his life to service. Edwin once wrote ***“He profits most who serves best.”***

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Littleton Volunteer Firemen at the  
Hose Cart House  
Photo Littleton Museum Collection



### 3 CULTURAL AND HISTORIC CONTEXT:

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Edwin A. Bemis (right) and Harold W. Westphal in front of the Littleton Independent newspaper office, 2540 W. Main St., Littleton, CO. Photo Littleton Museum Collection



#### EDWIN A. BEMIS -A LIFE OF SERVICE

Edwin A. Bemis, Rotary District Governor, in his Rotary office on Main Street, Littleton, CO. Secretary Edna Hassenstab is at the typewriter. Photo by John Grissinger. Photo Littleton Museum Collection

Edwin Arnold Bemis was a lifelong member of the Littleton community. He was born in Littleton, 1887 to parents Elizabeth and Judge Fred Bemis. Young Edwin worked at the Littleton Creamery where he became the manager. He was an apprentice printer in 1898 for the Littleton Independent newspaper at age 11. That valuable experience would eventually promote his interest in journalism as a profession. He graduated in the first class of the new Littleton High School in 1906 and became immediately involved in community affairs.

Edwin became the town treasurer, organized the Arapahoe County Fair Association, chief of the fire department, Arapahoe County Clerk, and deputy sheriff. He served as president of the Colorado Press Association, and master of the Columbine Grange. He headed the Department of Research and Extension in Journalism at the University of Colorado and was the first chairman of the Littleton Planning Commission. He was the organizer and president of the Littleton Historical Society. He organized and served as president of the Littleton Rotary Club.

In 1911 he married Katherine Prescott. They had two children and in 1921 built the home at 5890 South Bemis St – originally addressed 290 Sante Fe Avenue. In early 1919, Edwin's mentor at the Littleton Independent invited him to manage the paper for 6 weeks while away. Mr. Bemis later bought into the paper and brought on Houston Waring in 1926 as a business partner. Edwin was the publisher of the Littleton Independent from 1919-1966.

Later in life his dream of the Littleton Historical Society became a reality. His other great legacy in Littleton is the Edwin A. Bemis Public Library which opened in 1965 and was named to honor his lifelong service to the community. In 1978 by Edwin A. Bemis bequeathed the home to the City of Littleton.

Edwin lived in his house until his death in 1978. His wife Katherine had died in 1974. In his will, Mr. Bemis stipulated that the house be used by the city and be part of the adjacent Sterne Park.





## EDWIN A. BEMIS HOUSE

Built in 1921 the house served as the primary residence of the Bemis Family for 57 years until Mr. Bemis died. Then the City of Littleton rented the house to a South Suburban Parks and Recreation employee. That agreement ended in 2005 when the city council chose to find a new use for the property that would promote the historical value and story of the property for the community.

The house was largely unchanged prior to the successful exterior restoration in 2008. The terms of Mr. Bemis' will stipulated that the house be part of Sterne Park. It was included in Sterne Park and zoned OS, or Open Space in 2005. The OS zone district is specifically designed for park and open space properties and allows for historic uses and buildings. Since 2006 the house has been the office of Western Welcome Week, a local non-profit that celebrates community. Western Welcome Week was started in 1928 by Houstoun Waring, originally as a celebration of the 40th anniversary of the *Littleton Independent*.

Sterne Park is immediately to the East of the property, very near Sterne Lake. The City of Littleton Memorial Rose Garden is across Bemis Street. The mountains to the West offer striking Front Range views.



**THIS PAGE FROM LEFT**  
Ed Bemis residence at  
5890 S. Bemis St., c.1925.

E.A. Bemis Hose during construction c. 1920

***“I finally found some lots for sale at the corner of Shepperd Street and Santa Fe Avenue (now Bemis St). I bought them, then went to the Shepperd home, which is now the YMCA Building, and bought a building which had been used as a sanitarium. It was composed of five rooms in a straight row. I had it out in two, three rooms in one section and two in the other, and moved them over to the lots, had them entirely rebuilt, and that is now our home at 290 Bemis Avenue.”***

***E.A. Bemis; excerpt from “So I Took An Apple”***



## 4 CULTURAL LANDSCAPE AND HISTORIC CONTEXT:

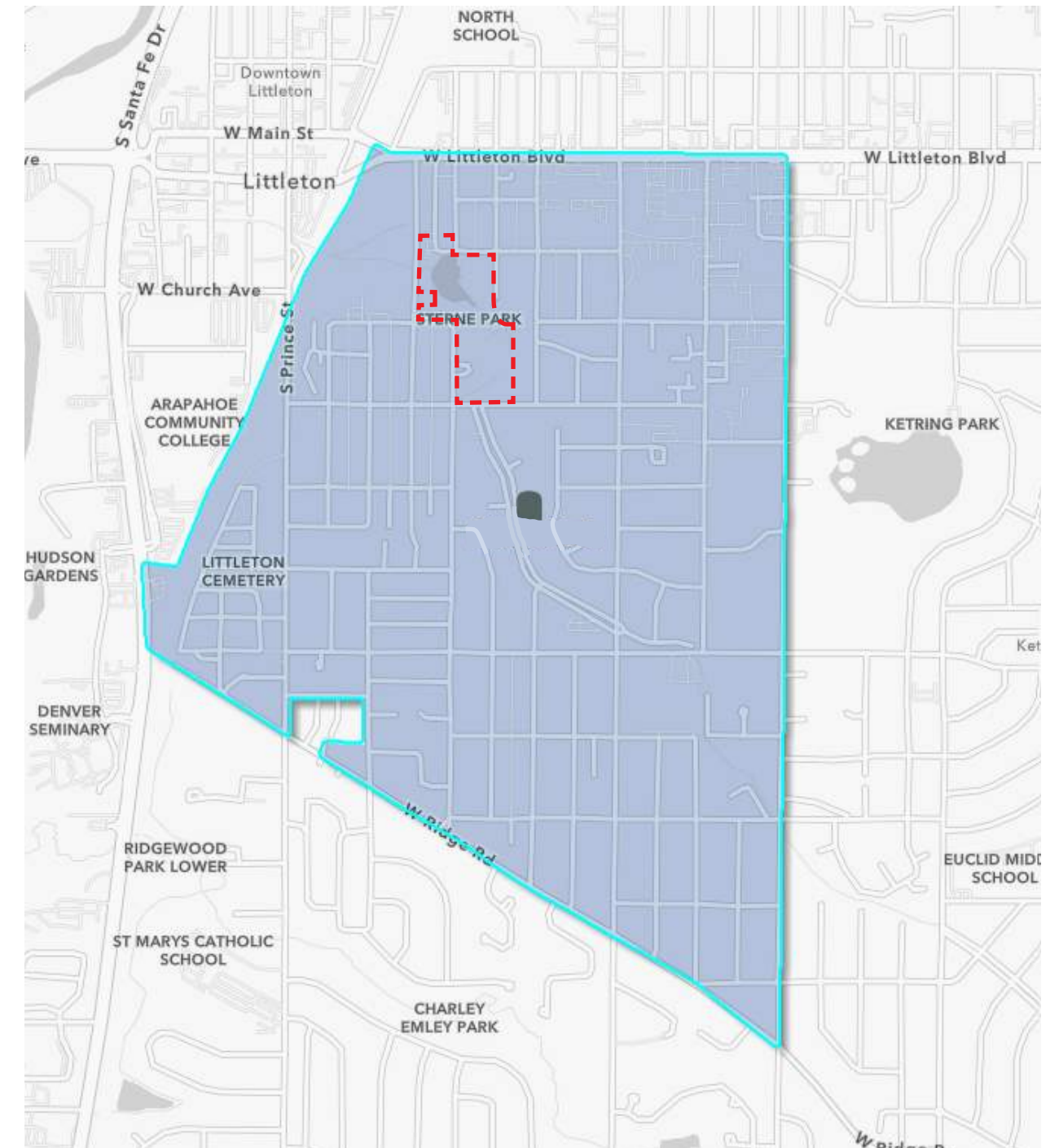
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Sterne Park Neighborhood  
Photo by Gene Greene



### THE STERNE PARK NEIGHBORHOOD

The Sterne Park Neighborhood is a primarily residential, made up of small to medium-sized single-family detached homes that surround one of Littleton's most charming historic parks. There are many older, well-established homes which were built between 1892 and 1969. In the neighborhood's early days small orchards and farmsteads dotted the lightly rolling hills. This pattern of fields, streams, hills, barns and houses has since given way to a grid system of streets and homes, but the essential character of a quiet bucolic landscape remains.

The diversity of architectural styles also lends a unique charm to the neighborhood. Further away from Sterne Park itself some apartment complexes and condominiums can be found, along with restaurants, breweries, light retail, commercial office space, and institutional buildings. The neighborhood is very walkable, with a vibrant downtown scene and a regional light rail station nearby.







## STERNE PARK

The Littleton Civic and Commercial Association set aside land for the park in 1928. In the beginning they were short on finances to transform the land into a thriving place for recreation. Since William C. “Billy” Sterne had generously supported the park and had done so much for Littleton, the Littleton Civic and Commercial Association suggested the park be named in honor of him when they turned the park over to the City in 1931. Sterne’s contributions to the park continued after his death as he left a large bequest for its continual improvements and beautification. His son Charles Sterne later did the same.

Sterne Park is a green, hilly expanse that covers a full two blocks. There is a pavilion with a dedicated parking lot to the northwest that can be reserved for small events like birthdays, graduations, and even wedding parties. An adjacent War Memorial Rose Garden on its western border along Bemis Street has a secondary parking lot. At the center of the North end of the park is Sterne Lake which is fed by Little’s Creek. A nice 0.3-mile trail encircles the little lake and offers a relaxing natural route for residents to exercise and enjoy some bird watching. In the middle of the park is another pavilion with a bathroom house, and a playground for the kids. The South lawn is hilly and expansive, offering plenty of room to play, go sledding, watch a concert, or walk the dog.



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Grandchildren Maya &  
David Bemis DeBus  
Photo Maya Bemis DeBus  
collection c.1948

War Memorial Rose Garden &  
Orian Sterne Fountain, 2025  
Photos By Gene Greene

## WAR MEMORIAL ROSE GARDEN

The War Memorial Rose Garden is one of only two All-American Rose Select designations within the State of Colorado. The garden is unique in character for our high desert plains.

Purchased by the City of Littleton in 1964, this park is dedicated to veterans who have served in any of America’s wars. The garden contains over 1800 roses of all types. The sundial was installed in 1969 just South of the Gazebo. At the center of the garden is The Orian Sterne Fountain, named after the daughter of William C. “Billy” Sterne – the park’s namesake.

The fountain, designed by famed local 20th c. architect Jacques Benedict was originally built in front of the Carnegie Library at the West end of old town Littleton. It was placed in storage at the Littleton Historical Museum when the Santa Fe & Bowles intersection was reconstructed and later moved to the Rose Garden in 1988.



5 SITE ANALYSIS

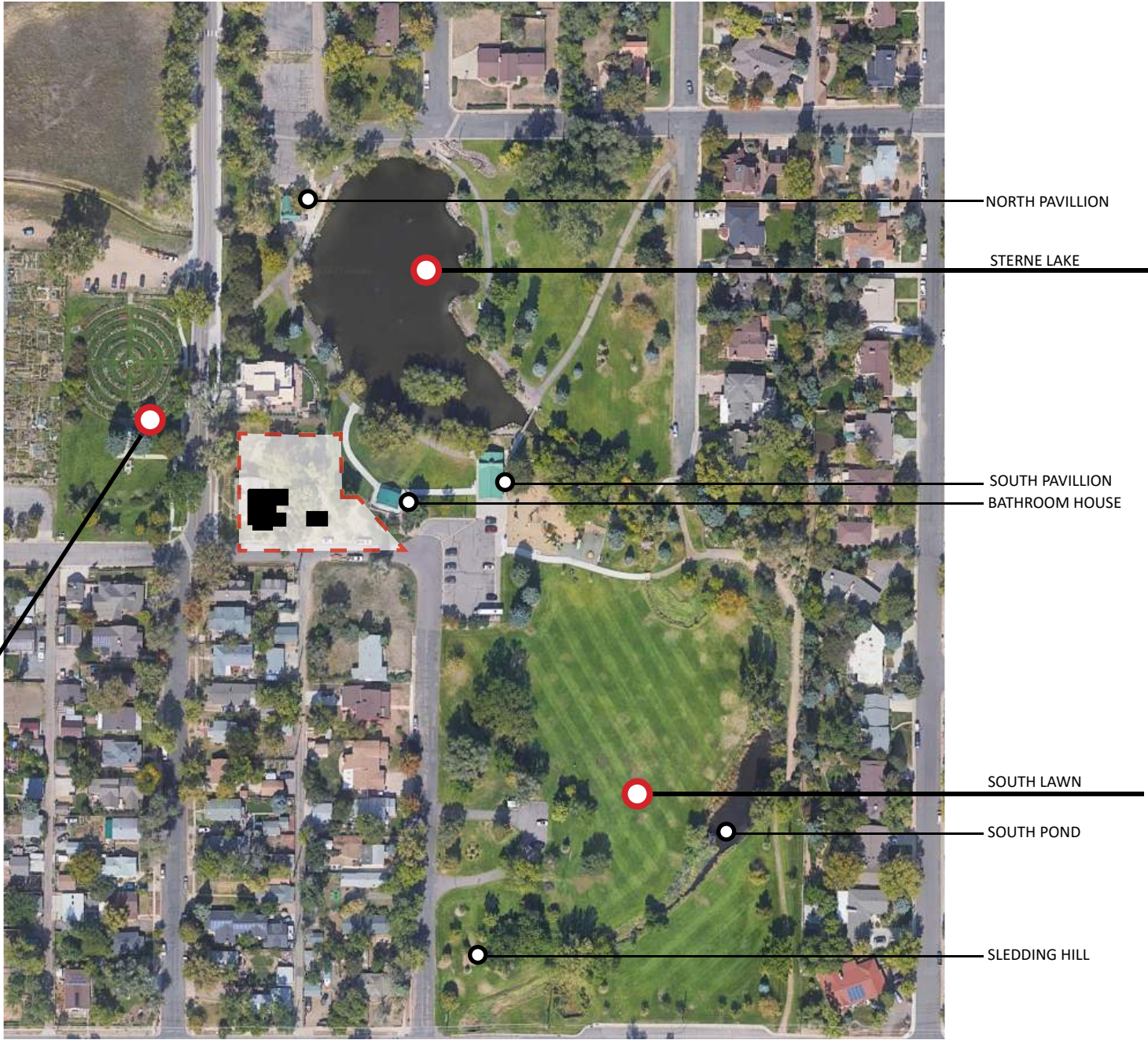
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War Memorial Rose Garden  
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Neighborhood and  
Sterne Park Aerial Image



The Rose Garden Memorial

Dedicated to veterans who have served in all of America’s wars, the rose garden features rose bushes planted in concentric rings with grassy paths that offer a quiet place for contemplation and reflection. The western axis of the garden is centered on the Orian Sterne Fountain. Designed by Jacques Benedict the fountain is named for William C. “Billy” Sterne’s daughter Orian. A large stone Sundial was installed in 1969, and a Gazebo was built in 1995, both of which anchor the southern axis. The War memorial Rose Garden offers unobstructed view of the front range and is a prefect spot for making memories.



LOCATION:

The Park offers recreation, gathering and scenic assets for the community.

The Bemis House site is located at the core of the Sterne Park Neighborhood. Anchoring the western edge of the park, and across Bemis Street from the War Memorial Rose Garden, immediate paths connect to the expansive lawns, ponds, a playground, a bathroom house, and two pavilions.





**Sterne Lake and South Pond**

In June, 1929 the Littleton Civic Commercial Association appropriated money to convert the John B. Mayers Lake on (now) Bemis Street from a swamp into a park. The old lake bed along Little’s Creek was dredged out and is now called Sterne Lake. Property was purchased east of the lake up to the present South Prescott Street. On the South end of the park land was donated by Edwin A. Bemis to become part of the park. The smaller South Pond lays on the eastern edge of the South lawn and is a great spot for bird and turtle watching.

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Sterne lake 2025  
Photo by Gene Greene

**“Little Jam” Concert**  
South Lawn  
Stock Image



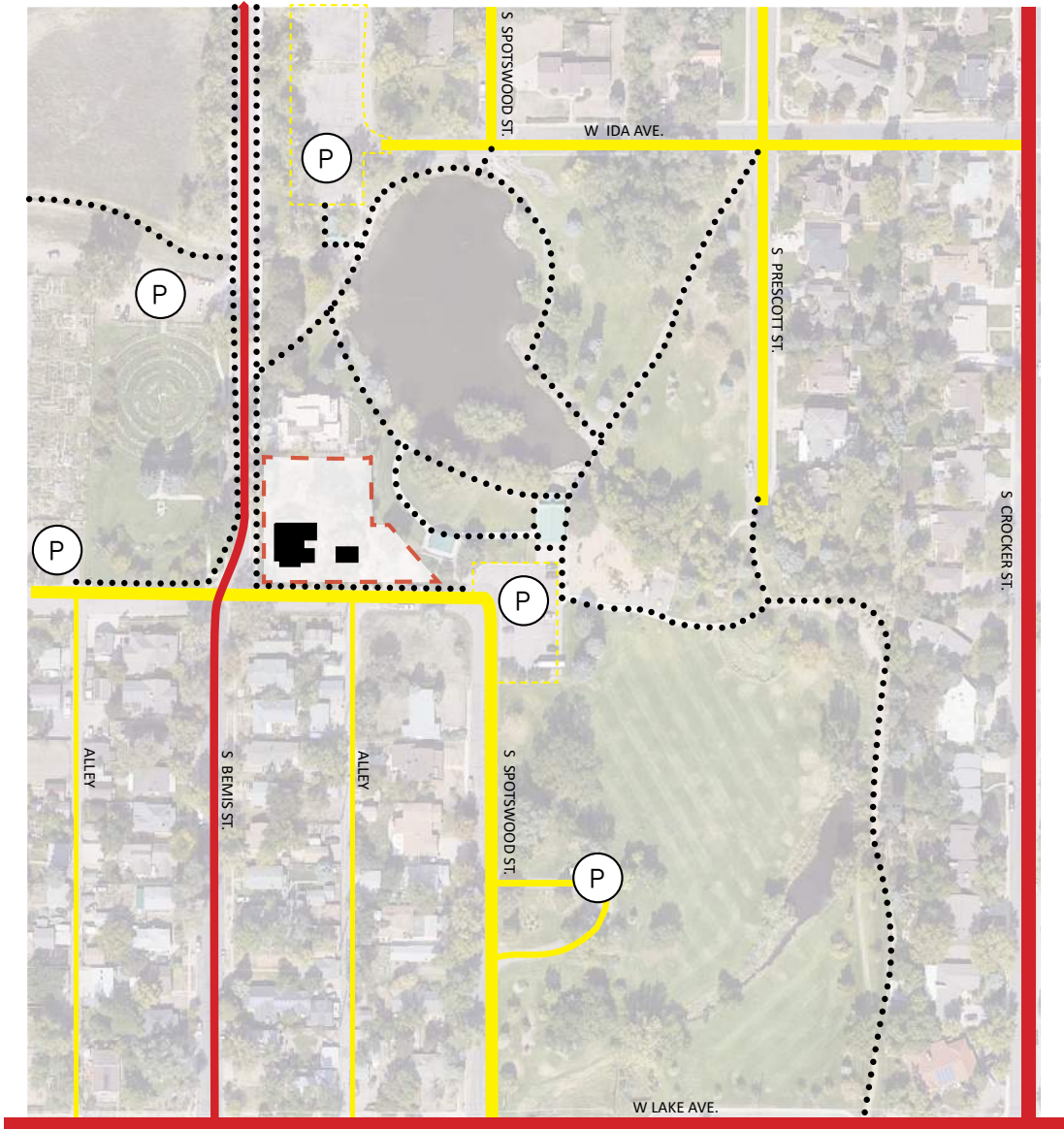
**The South Lawn at Sterne Park**

The expansive South Lawn is home to Western Welcome Week’s opening night festivities that feature live music, food trucks, and a drone show. In summer months the popular Little Jam Concert Series offers free live concerts which fill up the South Lawn. In Winter months families enjoy sledding and cross-country skiing on the gentle hills.



**LEGEND**

-  Parking
-  Through-Neighborhood Street
-  Local Street
-  Pedestrian Path
-  Building Footprint



**CIRCULATION AND ACCESS**

The site is accessible by car from north and south primarily through S. Bemis Street. Parallel parking along S Bemis is allowed. Satellite parking areas serving Sterne Park and the Rose Garden Memorial are almost immediate to the Bemis House. Paths through the park as well as continuous sidewalks can take pedestrians to the property too.

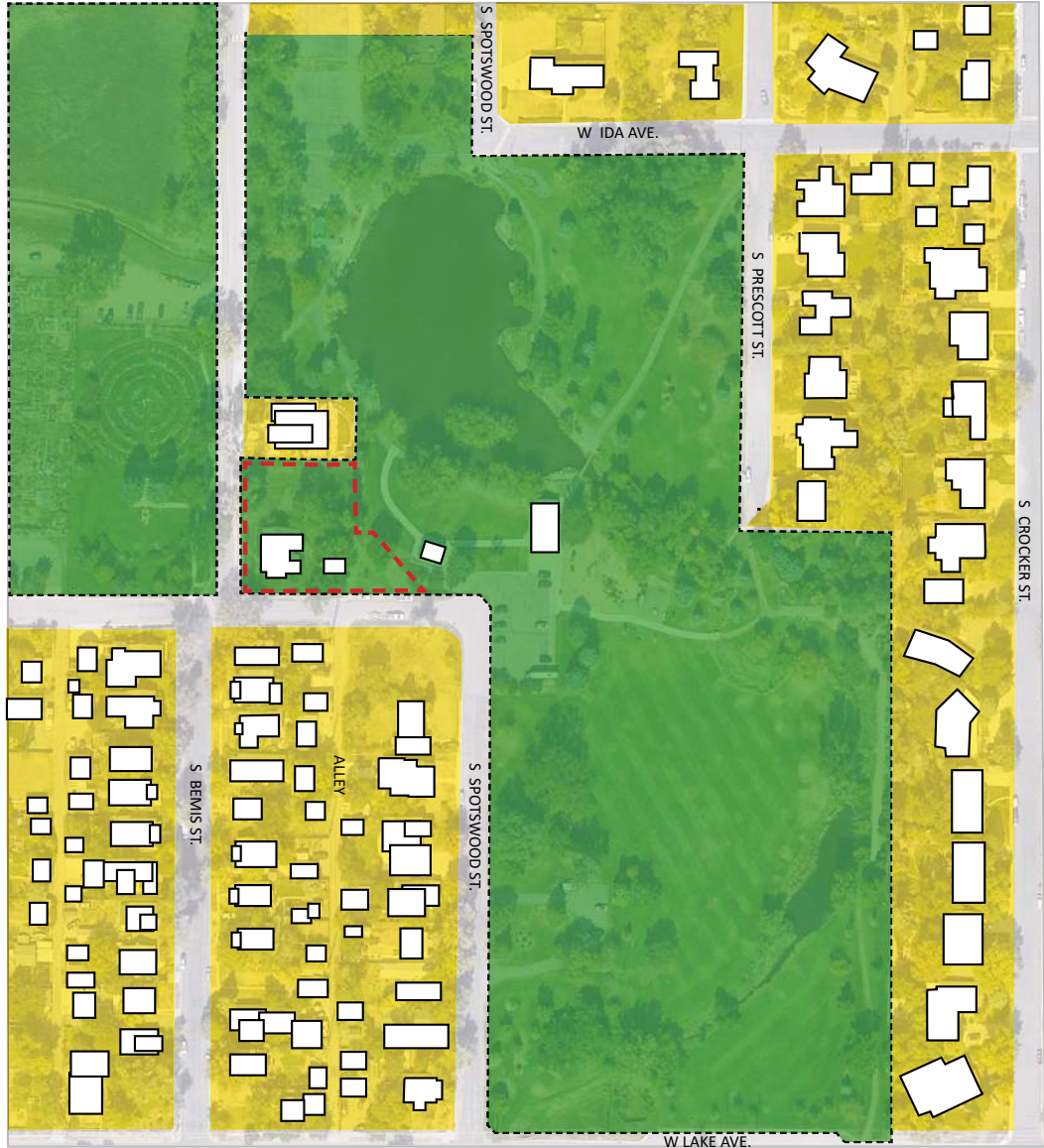


**BUIDING FORM - NEIGHBORING BUILDINGS**

The Sterne Park Neighborhood immediately surrounding the park is comprised of single-family detached homes dating from 1892 - present. Many of these homes are historic and can be found on Littleton’s Legacy List. These buildings tell important stories of Littleton’s early history. Architectural styles include Queen Anne, Colonial Revival, Edwardian, Mediterranean, Foursquare, Craftsman, and Mid-Century Modern. The ratio of the built footprint to the open spaces is porous, with very few fences – resulting in a park-like feel throughout the neighborhood.

Further to the North along Main Street there is the “Mid-Century Mile” of commercial buildings built in various styles including Expressionism, Brutalism, Formalist, Commercial Modern, and international style.





### LAND USE

The Bemis property is within the Open Space Zoning District (OS). established in the Littleton Zoning Code, this special district is established to promote the public health, safety and general welfare through provisions of active recreation areas and facilities, to conserve land for passive open space and greenways, and to preserve environmental resources and sensitive lands.



### LEGEND

- Open Space Zoning Designation
- Residential Zoning Designation
- Angle of View
- Building Footprint

### VIEWSHEDS

The Bemis property provides expansive views of Sterne Park. Panoramic views of Sterne Lake with its little island and the South Lawn are enhanced by the elevated viewing location. To the West the property has views of the War Memorial Rose Garden, Gazebo, Sundial, and Fountain. Beyond there are views of the Front Range mountains which further expand in Winter months as the leaves drop.



## 5 SITE ANALYSIS OF EXISTING CONDITIONS

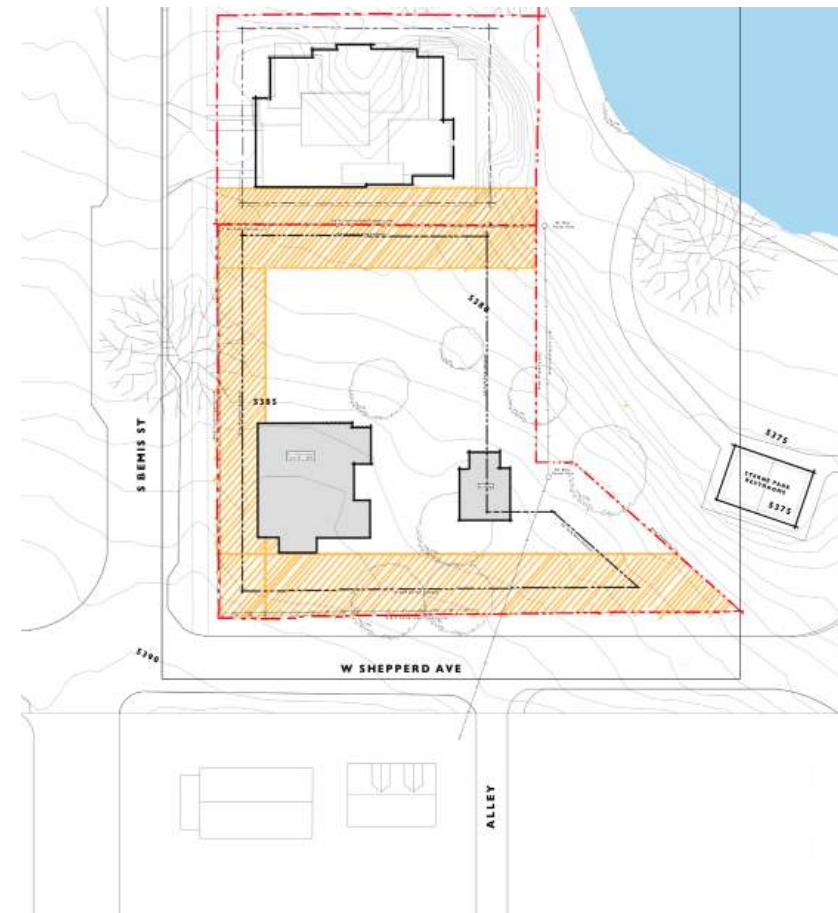


### BUILDINGS ON SITE

Two buildings are on the site. The Bemis House occupies the southwest corner, and the Garage lays directly to the East.

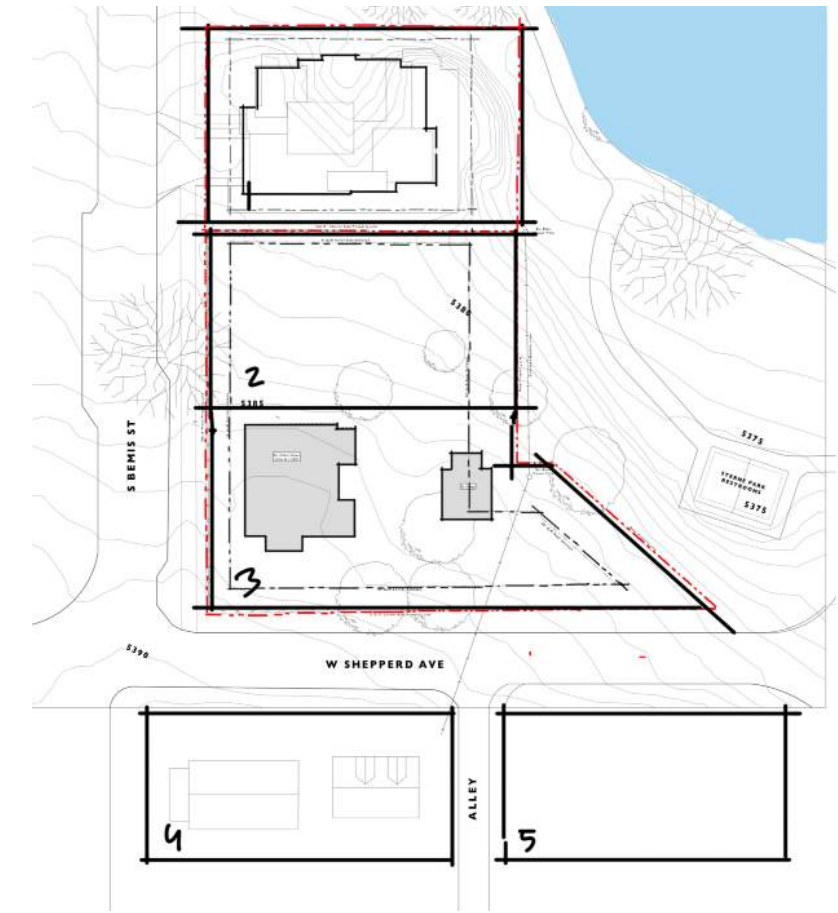
### SITE GEOMETRY

The House faces directly west towards the Front Range mountains. Along with the Garage the two buildings form an East-West primary axis. Sterne Lake creates a secondary axis to the northeast



### SITE STEBACKS:

The site is zoned "OS" for Open Space as intended by Mr. Bemis when he bequeathed the house to the City of Littleton to become part of Sterne Park. As such there are no setbacks given in Littleton's Unified Land Use Code (ULUC). However, given the original single-family residential use of the property it is felt that the current "SLR" "Small Lot Residential" setbacks should be respected. Situated on a corner lot, the existing two primary street-facing facades on S. Bemis Street and West Shepperd Avenue form setbacks unique to the property. According to the Secretary of the Interior's Standards for Rehabilitation "The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations."

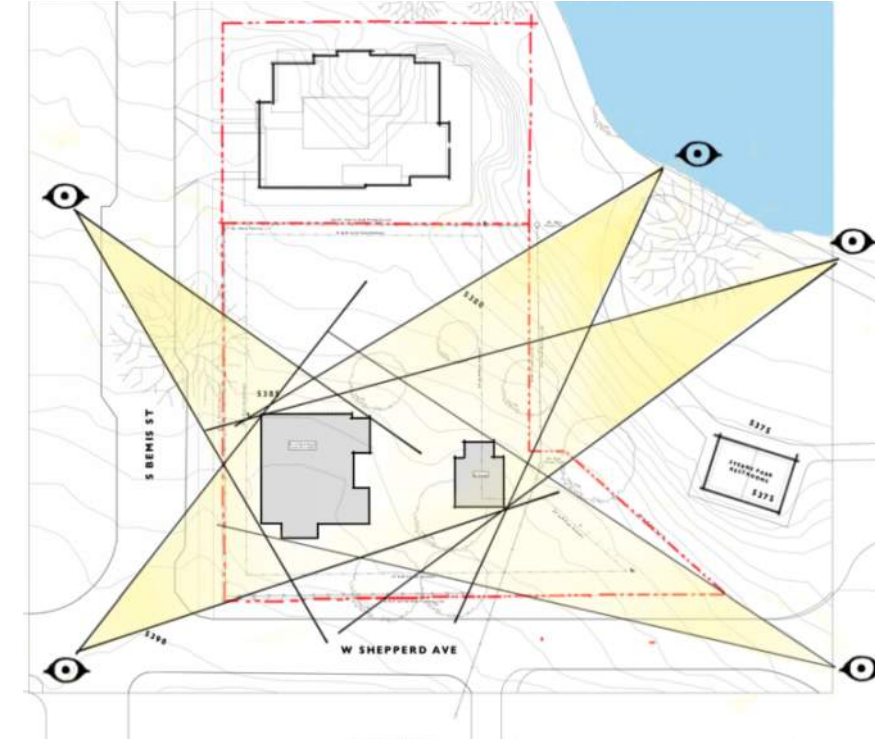
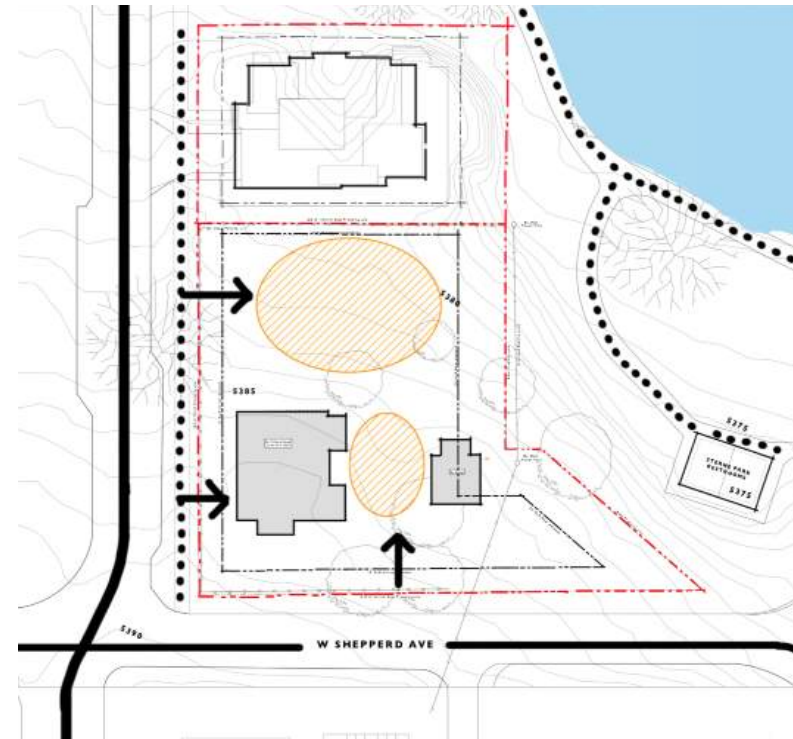


### NEIGHBORING SITES

The site is located at the core of the Sterne Park Neighborhood. The Bemis House property is part of Sterne Park thus offering gathering and scenic potential uses for community. There is one residential home to the North, and many homes to the South as part of the Sterne Park neighborhood.



## 5 SITE ANALYSIS OF EXISTING CONDITIONS



### TOPOGRAPHY

The site slopes gently from the southwest corner to the northeast towards Sterne Lake. At the northeast corner the slope is slightly steeper. In Winter months this hill is used by children as a sledding hill.

### SITE ACCESS

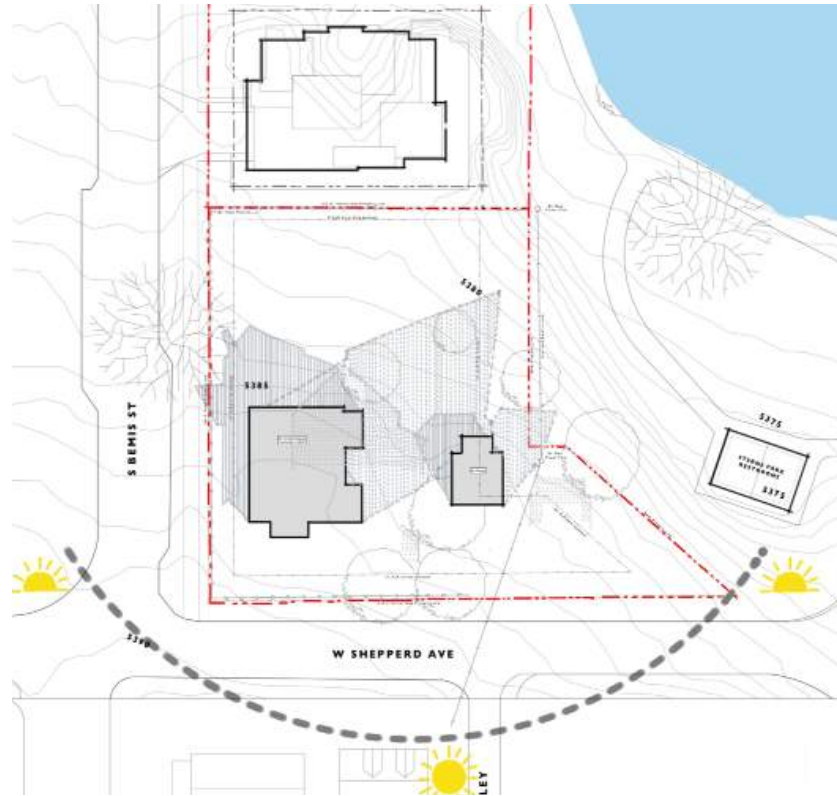
Pedestrians can access the site from the sidewalk along South Bemis Street. West Shepperd Avenue also offers access, but there is no sidewalk. To the Northeast there is a paved walkway in Sterne Park that curves along towards the northeast corner of the site to access the bathroom house. This walkway is not connected to the site but offers a nice view of the Bemis House and Garage.

Vehicular access is primarily from the North or South on South Bemis Street, or from the East on West Shepperd Avenue.

### VIEWS OF THE SITE

Given the prominent location at the corner of South Bemis Street and West Shepperd Avenue, and proximity to the War Memorial Rose Garden the site can be viewed very well from the West, South and East. Also of note is the view from Sterne Park along a nearby curved walkway to the northeast.

## 5 SITE ANALYSIS OF EXISTING CONDITIONS (Cont.)



### SUN ANGLES AND PATH

The peak height, or Zenith the sun reaches during the summer solstice is about 75 degrees. During the winter solstice it is about 28 degrees.



### VEGETATION

The Bemis House site offers very well-maintained landscaping and is in the care of both volunteers and South Suburban Parks and Recreation. There are mature trees and hedgerows.

It is recommended that a qualified arborist assess the condition of some of the older trees.

The North property line would benefit from privacy screening in future landscaping efforts.



## 9 PROGRAM ANALYSIS

### A – EXISTING BEMIS HOUSE

#### Main Level:

- Kitchen (Residential, Light Office) Range (Hood TBD), Fridge/Freezer, Sink, Dishwasher, Prep Station, Pantry
- Bed 1 West – Small Office, Current Printer Room w/ WWW Mixed-Event Storage
- Bed 2 East – Small Office, Current Staging Room for WWW Silent Auction
- Board Room for 20-25 meetings in Main Room – Current Office For WWW
- Bathroom 1 - Rehabilitation (Accessibility requirements may affect Bath 1)
- Dining Room – Light-dining, Staging for Meals & Events – Current Mixed-Event Storage for WWW
- Stair 1-2 – Rehabilitation, Repair and replace missing elements including railings, and refinish. (Stair will not meet accessibility requirements, upper level is not accessible)
- Foyer - Circulation Space with small seating area/ furniture area at the South end
- Enclosed Porch 1 (North) - Originally Edwin's Sleeping Porch, currently used as storage
- Enclosed Porch 2 (South) - Secondary entrance door on South and east, stairs to Basement and mechanical equipment

#### Upper Level:

- Bed 3 South – Very Small Office and/or storage w/ Small Closet – current mixed-event storage for WWW
- Bed 4 West – Small Office w/ medium Storage Closet – current mixed-event storage for WWW
- Bed 5 North – Medium Office - current home to Historic Littleton Inc. w/ large Storage Closet  
Note: a large portion of the HLI 30-year collection storage could be moved to a more fire-resistant City storage space.
- Bathroom 2 – First installed in 1942, this Bathroom requires a full rehabilitation

### B – NEW COMMUNITY ROOM PRELIMINARY PROGRAM

#### Main Level:

- Main seating space for 70-100 in banquet-style tables & chairs
- Audio Visual with speaker/presenter capabilities
- Televisions for smaller-scale events and presentations
- Service counters for catered meals and drinks with a service sink, fridge and storage cabinets

#### Basement Level: (This is an area wher we could trim program elements and costs)

- Office to conduct Rotary business
- Board Room for smaller meetings; Note: Alternate Board Rooms 1) Upstairs in Community Room OR 2) Bemis House Main Room
- Prep Kitchen, with caterer's staging and prep counters. Food Service to be on Main Level
- Storage for tables and event supplies
- East Seating Area @ Walkout
- Mechanical Room

### C – EXISTING GARAGE

Storage for tables and event supplies – Outdoor Events

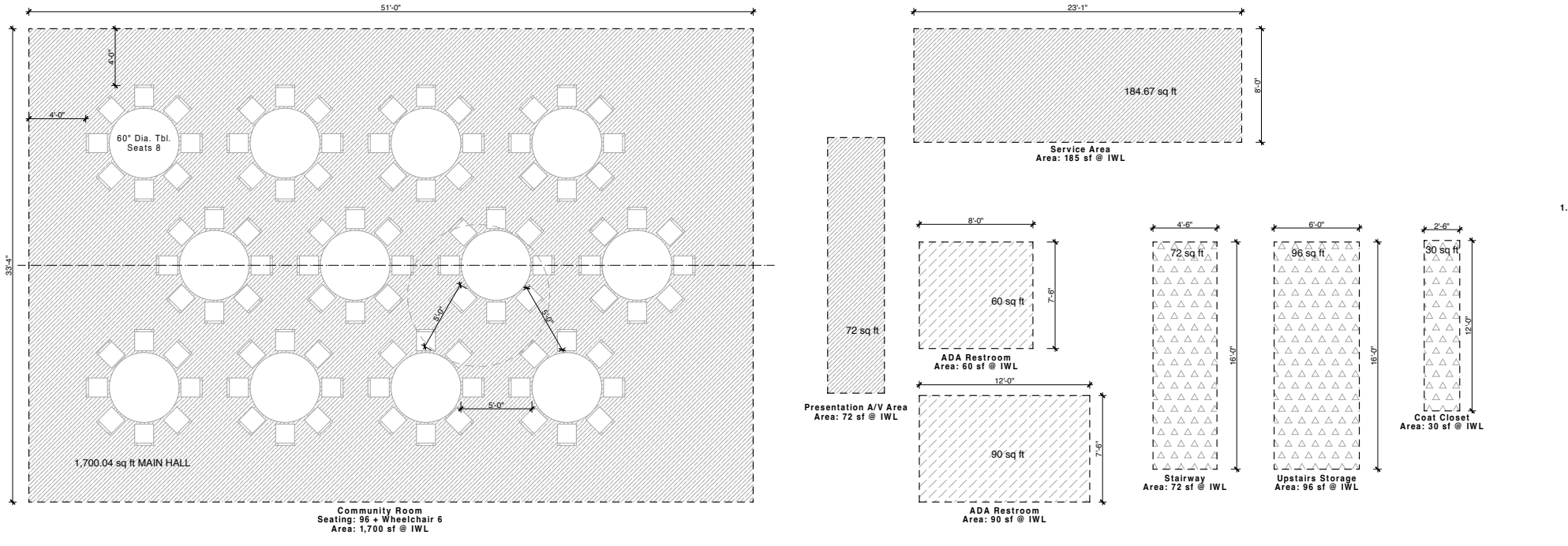
### D – OUTDOOR SITE AND LANDSCAPING

- Existing South Yard between the House and Garage offers a shaded Outdoor Room/ Courtyard for outdoor gatherings, BBQ & picnic space.
- Existing Northwest Yard could be a Courtyard Entry to the Community Room
- Southeast Corner of the lot could be used for handicap parking spaces



NEW COMMUNITY ROOM PRELIMINARY PROGRAM

- Main Level:
- Main seating space for 70 - 100 in banquet - style tables and chairs
  - Audio Visual with speaker/ presenter capabilities
  - Televisions for smaller - scale events and presentations
- Service counters for catered meals and drinks with a service sink, fridge and storage cabinets

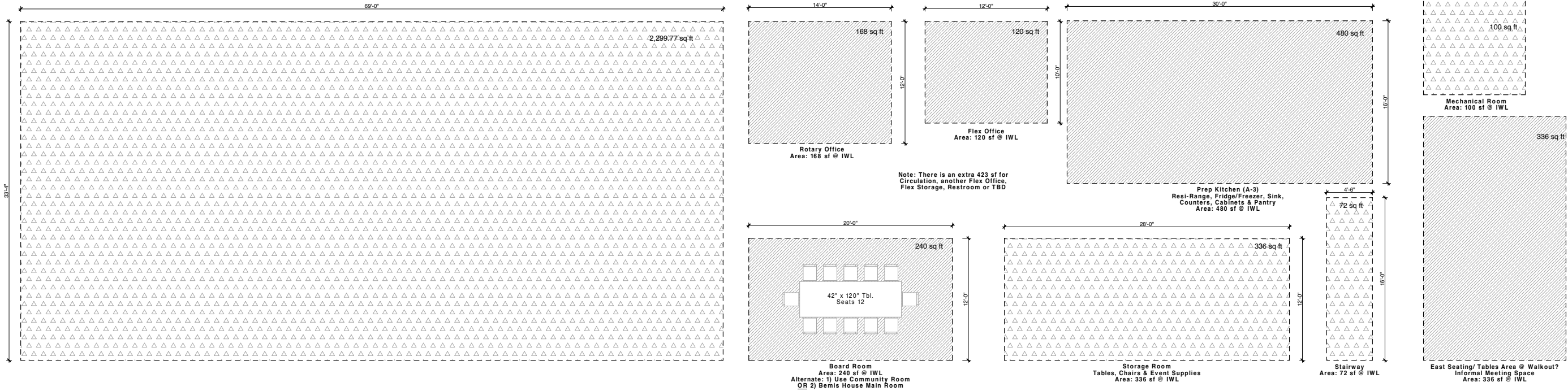


OCCUPANT LOAD CALCULATIONS

Main Level		
• Community Room: 1700 sf/15=	113 Occupants	
• Storage: 96 sf/300=	1 Occupant	
• Presentation A/V area=	TBD	
• Coat Closet: N/A		
		114 Occupants (Subtotal)
Basement Level		
• Office: 168 sf/100=	2 Occupants	
• Flex Office: 120 sf/100=	2 Occupants	
• Board Room: 240 sf/15=	16 Occupants	
• Prep Kitchen: 480 sf/200=	3 Occupants	
• Storage: 336 sf/300=	2 Occupants	
• Mechanical Room: 100 sf/300=	1 Occupants	
		26 Occupants (Subtotal)
Total Occupant Load= 114 + 26=		140 Occupants

- Basement Level:
- Office to conduct Rotary business
  - Board Room for smaller meetings
  - Kitchen for meal prep, with caterer's staging and prep counters

- Storage for tables and event supplies
- Mechanical Room
- Seating Area at East Basement Walkout



PLANS AT 3/32 SCALE



42'-0"

41'-9"

167.63 sq ft

BEDROOM 1

48.04 sq ft

BATH 1

160.44 sq ft

BEDROOM 2

84.83 sq ft

ENCLOSED PORCH 1

36.32 sq ft

HALL 2

455.74 sq ft

MAIN ROOM

83.14 sq ft

FOYER

31.51 sq ft

HALL 1

8.75 sq ft

601.3

39.9 sq ft

PANTRY

173.79 sq ft

KITCHEN

83.67 sq ft

ENCLOSED PORCH 2

157.63 sq ft

DINING ROOM

5F

24'-7 1/2"

41'-9"

94.16 sq ft CLOSET

162.51 sq ft BED 5

95.22 sq ft STORAGE

141.64 sq ft BED 4

36.01 sq ft CLOSET

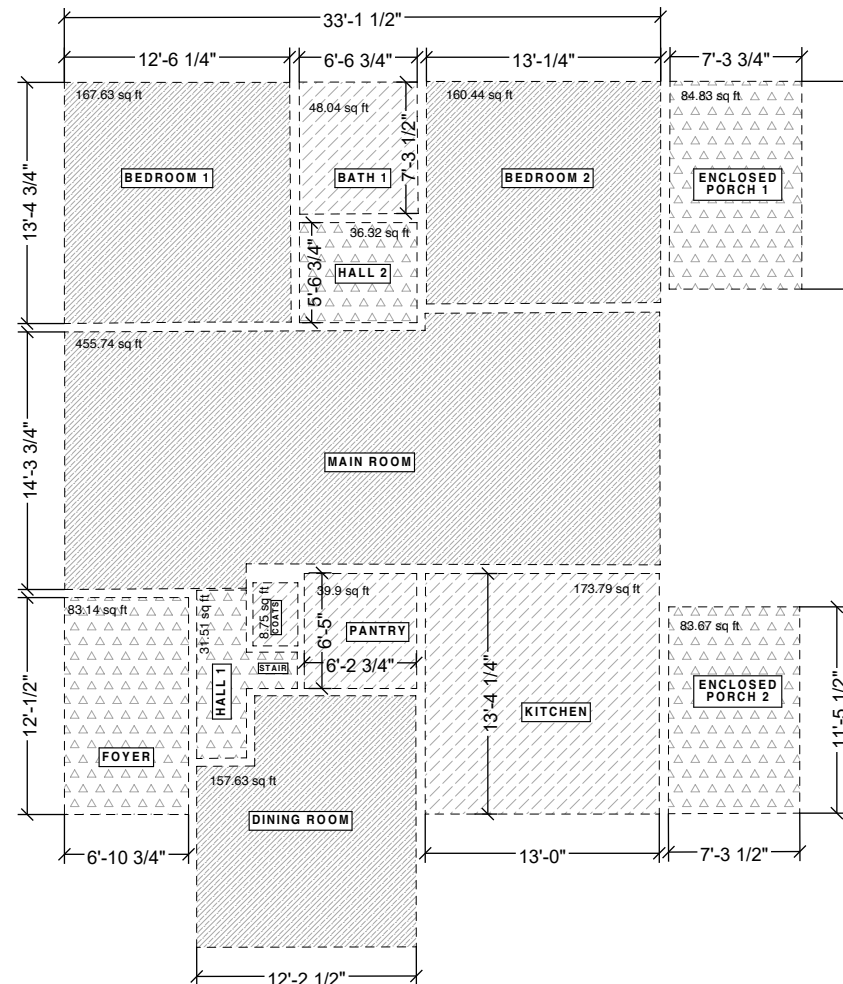
136.49 sq ft HALL 3

25.55 sq ft HALL CLOSET

47.57 sq ft BATH 2

100.44 sq ft BED 3

100.00 sq ft



Kitchen (Residential, Light Office) Range (Hood TBD), Fridge/Freezer, Sink, Dishwasher, Prep Station, Pantry  
Bed 1 West – Small Office, Current Printer Room w/ WWW Mixed-Event Storage  
Bed 2 East – Small Office, Current Staging Room for WWW Silent Auction  
Board Room for 20-25 meetings in Main Room – Current Office and Meeting Room For WWW  
Bathroom 1 - Rehabilitation (Accessibility requirements may affect Bath 1)  
Dining Room – Light-dining, Staging for Meals & Events – Current Mixed-Event Storage for WWW  
Stair 1-2 – Rehabilitation, Repair and replace missing elements including railings, and refinish.  
(Stair will not meet accessibility requirements, upper level is not accessible)  
Foyer - Circulation Space with small Seating Area/ furniture area at the South end  
Enclosed Porch 1 (North) - Originally Edwin's Sleeping Porch, currently used as storage  
Enclosed Porch 2 (South) - Secondary entrance door on South and east, stairs to Basement and mechanical equipment

**Overall Dimensions:**

- Top Section: 6'-9" + 11'-1 3/4" + 5'-0" = 22'-9 3/4"
- Left Section: 14'-7" + 10'-4 1/2" + 5'-11" = 30'-11 1/2"

**Room Details:**

- BED 5:** 162.51 sq ft
- STORAGE:** 95.22 sq ft
- BED 4:** 141.64 sq ft
- HALL CLOSET:** 25.55 sq ft
- HALL 3:** 72.8 sq ft
- BATH 2:** 47.57 sq ft
- BED 3:** 100.44 sq ft
- STAIRS:** 130.40 sq ft
- CLOSET (Top Left):** 94.18 sq ft
- CLOSET (Middle Left):** 36.01 sq ft
- CLOSET (Bottom Left):** 6'-1/2"
- CLOSET (Bottom Right):** 6'-2"

**Other Dimensions:**

- Top Section: 6'-9", 11'-1 3/4", 5'-0"
- Left Section: 14'-7", 10'-4 1/2", 5'-11"
- Room Dimensions: 13'-8", 8'-2 3/4", 11'-9 3/4", 3'-1 1/4", 6'-1/2", 6'-2"

Bed 3 South – Small Office and/or Storage w/ Small Closet – current mixed-event storage for WWV

Bed 4 West – Small Office w/ medium Storage Closet – current mixed-event storage for WWV

Bed 5 North – Medium Office w/ large Storage Closet - current home to Historic Littleton Inc.

Note: a large portion of the HLI 30-year collection storage could be moved to a more fire-resistive City storage space.

Bathroom 2 – First installed in 1942, this Bathroom requires a full rehabilitation



# 10 PERMITTING AND REGULATORY CONSTRAINTS

There is a State Historic Fund (SHF) Covenant from the 2008 exterior restoration grant. **Standards** and **Terms** will need to be met and approved during the design process.

**Standards:** The Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995)

The Secretary of the Interior’s Standards for the Treatment of Historic Properties & Guidelines for the Treatment of Cultural Landscapes

We are analyzing 2 approaches which have different requirements within “The Standards”:

**Option A – Addition:** If we attach a new Community Room to the existing Bemis House it must follow the standards for additions. The 2022 review of Option A by SHF Staff was well-received and directed us to:

**NPS Preservation Brief #14** New Exterior Additions to Historic Buildings: Preservation Concerns.

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building - a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building - it should be subordinate in both size and design to the historic building.

**Option B – New Building:** If we do not attach to the existing house we are less limited by the new design.

- There will still be SHF staff review of the Bemis House interior rehabilitation which will still need to meet The Standards.
- According to the Secretary of the Interior’s Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property’s setting.
- Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- The limitations on the size, scale and design of new construction may be less critical the farther it is located from historic buildings.

## Other Regulations, Codes and Standards required by this project:

- Littleton City Code Chapter 6 Historic Preservation Code
- Littleton Historic Preservation Board Review and COA issuance
- Littleton City Council Review and approval
- International Code Council (ICC) family of Building Codes
- Littleton City Code and Charter Amendments to the Code
- Littleton City Code and Charter Title 10 Uniform Land Use Code (ULU)

The site is zoned “OS” for Open Space as intended by Mr. Bemis when he bequeathed the house to the City of Littleton to become part of Sterne Park.

Table 10-1-1.2.1 Overlay and Special Districts				
District		Future Land Use and Character Map Designation	Purpose	Former Zoning Designation(s)
Name	Designation			
Overlay Districts				
Planned Overlay District	PL-O	--	This overlay district consolidates the PD and PDO districts of the former zoning regulations into a single Planned Overlay (PL-O) district. The PL-O overlay district allows the existing PD and PDO districts to continue until they are amended or terminated.	PD-R, PD-C, PD-I, PDO
Mid-Modern Design (RESERVED)	MM-O	Special Corridor Planning Area	RESERVED	Not Applicable
Floodplain	FP-O	--	The Floodplain Overlay (FP-O) district is intended to comprise those certain areas of the city subject to periodic inundation and flooding which may result in loss of life and property, health and safety hazards, disruption of business and governmental services, extraordinary public expense for flood protection and relief, and impairment of the tax base, all of which adversely affect the health, safety and general welfare of the public.	FP-O
Special Districts				
Open Space	OS	Open Space, Park	The Open Space (OS) district is established to promote the public health, safety and general welfare through provisions of active recreation areas and facilities, to conserve land for passive open space and greenways, and to preserve environmental resources and sensitive lands.	OS

Table 10-1-1.2.1 Land Use Matrix for OS

“Civic and Institutional (Other than listed)” use is permitted w/ a Conditional Use Permit per 10-2-3.2.Q

The surrounding neighborhood is zoned “SLR” for “Small Lot Residential”  
If we are to be **respectful** of the neighbors and be **responsive** to the “Park-Like Feel” site context, then the SLR setbacks are:  
Corner (South & West): 10’      Max. Building Coverage: .45 x 23,067 sf = 10,380 sf  
Side (North): 5’      Existing Building Coverage: = 2,601 sf  
Rear (East): 20’      Difference: = 7,779 sf



# 11 DESIGN APPROACH: GOALS AND OBJECTIVES

## GOALS

## OBJECTIVES

1. PROVIDE A HOME FOR THE ROTARY CLUB OF LITTLETON	<ul style="list-style-type: none"><li>• Create a quality gathering space that responds with flexibility to the different types of meetings, events and routine activities of the Rotary Club and its members.</li><li>• Design a building that responds to the Rotary of the future</li></ul>
2. PROVIDE A HOME FOR WESTERN WELCOME WEEK ORGANIZATION	<ul style="list-style-type: none"><li>• Continue to provide office space for the organization.</li></ul>
3. PROVIDE A HOME FOR HISTORIC LITTLETON, INC.	<ul style="list-style-type: none"><li>• Continue to provide office space for the organization.</li></ul>
4. REHABILITATE THE BEMIS HOUSE INTERIOR AND GARAGE	<ul style="list-style-type: none"><li>• Rehabilitate the Bemis House Interior with an aim at restoring the historic interiors.</li><li>• rehabilitate the Garage to better serve the expanded use.</li></ul>
5. EDUCATE VISITORS ON THE CULTURAL HISTORY OF THE PROPERTY	<ul style="list-style-type: none"><li>• Provide information to visitors to promote the historical value and cultural history of the Bemis Property and Sterne Park</li><li>• Incorporate some of the original historic elements of the landscape in the design of the exterior spaces.</li></ul>
6. CREATE A SITE AND BUILDINGS THAT ARE UNIVERSALLY ACCESSIBLE	<ul style="list-style-type: none"><li>• Design site and buildings to meet all requirements of the American with Disabilities Act.</li></ul>
7. CREATE BUILDINGS AND SITE THAT ASPIRE TO CULTURAL, ENVIRONMENTAL AND ECONOMIC SUSTAINABILITY	<ul style="list-style-type: none"><li>• Integrate design strategies to maximize the environmental sustainability.</li><li>• Employ green technologies and practices.</li><li>• Create a facility that generates revenue to support its operations.</li></ul>
8. PROVIDE A FLEXIBLE AND ADAPTIVE DESIGN THAT ALLOWS FOR VARIATIONS IN USE	<ul style="list-style-type: none"><li>• Employ design methods that allow areas to be altered or reorganized in reaction to evolving user needs.</li></ul>
9. PROVIDE A COMMUNITY GATHERING PLACE THAT IS COMPATIBLE WITH THE RESIDENTIAL SURROUNDINGS	<ul style="list-style-type: none"><li>• Use landscaping, proper distancing from neighboring structures to maintain privacy</li><li>• Design a building form, porosity and scale that fits with the residential neighborhood fabric.</li></ul>
10. CONNECT THE SITE TO ITS SURROUNDINGS	<ul style="list-style-type: none"><li>• Design clear and legible entry points to the site and buildings.</li><li>• Provide easy and convenient pedestrian and bicycle access to site.</li><li>• Identify adequate parking for the facilities program.</li></ul>



## 12 PRELIMINARY CONCEPT ALTERNATIVES



Option A – (Not Preferred) - ADDITION PROS & CONS:

### PROS:

1. Allows for direct sharing of Main Level program elements i.e. Kitchen, Board Meeting Room (Main Room), Printer Room, Office Spaces, Storage Spaces, and Bathroom without walking outdoors
2. North Yard location offers plenty of unobstructed building space
3. West-facing facade offers Front Range mountain views

### CONS:

1. Per The Secretary of the Interior's Standards for the Treatment of Historic Properties – "The new addition should be smaller than the historic building - it should be subordinate in both size and design to the historic building." This limits the seating for banquet-style seating to approximately 55. **Due to the limited seating this option is not preferred.**
2. West-facing facade could compete with the Bemis House for visibility from the Bemis Street. Per The Secretary of the Interior's Standards for the Treatment of Historic Properties – "A new addition should not be highly visible from the public right of way; a rear or secondary elevation is usually the best location for a new addition." We had comments from SHF Staff that the addition had to stay behind the existing Bemis House front facade building line.
3. Sharing of Main Level program elements requires a much greater degree of coordination and scheduling between multiple organizations.



Option B - (Preferred) - NEW BUILDING PROS & CONS:

### PROS:

1. Allows for larger programming flexibility and simultaneous use in two buildings
2. Allows for a new building that is more responsive to Sterne Park in design
3. Creates an interesting Central Courtyard effect for the South Yard
4. Creates an entry Garden opportunity on northwest corner of lot off Bemis Street directly opposite of the iconic War Memorial Rose Garden
5. Less alterations to the Bemis House would be required by keeping the existing uses largely unchanged.

### CONS:

TBD





**OPTION B - EARLY SCHEMATIC  
MASSING STUDY**  
Bird's eye view from the southeast  
corner of the site



**OPTION B - EARLY SCHEMATIC  
MASSING STUDY**  
Proposed garden toward the west  
(Bemis Street)







**OPTION B - EARLY SCHEMATIC  
MASSING STUDY**  
Proposed courtyard toward the  
south (Shepperd Street)



## 13 NEXT STEPS

- Rotary has invested time and resources to get us to this point
- City to draft MOU for Rotary Club, outlining parameters of the project and commitment to lease.
- Once signed, a project schedule and budgeting plan is set up.