

January 15, 2024

Attn: City of Littleton  
Decision Criteria for Certificate of Appropriateness

This letter serves as the Decision Criteria Narrative.  
The location of this property in the Historic District means it is subject to the review of the Historic Preservation Board. Please see the proposal criteria below in bold for each criterion.

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

1. **Federal Standards.** The proposed changes are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings as adopted by the National Park Service.
  - I. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

*M-A Response - The historic use of this building was as a home and known as the Gill Residence. In contemporary times and currently it has been used both office and a retail space. The proposed use is also as an office and a retail space. At some point in the past a large addition was built at the rear of the building. This addition has no particular style or character and is not very noticeable to the public due to its location. The original portion is estimated to have been built in the 1880's and appears on a Sanborn map in 1893.*

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

*M-A Response - The historic property will essentially remain intact as-is but will be renovated to include the following upgrades:*

- *The front and side yards will be improved to provide a public gathering area with outdoor seating and activity space.*
- *New accessible ramps and stairs will be added bringing the facility to modern ADA compliance.*
- *A new brick and wrought iron fence will be installed on the north (front) and the east side of the property. Please refer to the proposed Landscape Plan for the fence location and to the historic photograph for its inspiration.*
- *The exterior of this existing historic house will be painted with a fresh color scheme reinforcing the historic character of the structure.*
- *The Main Level will be completely renovated for the new Dirt Coffee Shop.*
- *The 2nd floor will be renovated, becoming the Workforce Development Center.*
- *A new lift/elevator will be added to the south portion of the building providing accessibility to the 2<sup>nd</sup> floor Workforce Development Center. This new lift/elevator will only be minimally visible from the rear exterior of the building.*
- *New covered porches will be added to the 1st floor west side of the building enhancing the usability of that outdoor area and to the 1st floor south entrance of the Workforce Development Center.*

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

*M-A Response - The building has had adequate upkeep and maintenance, and we would describe the general condition of the building as 'good'. The new exterior finishes will need typical prep work (scrapping and filling) by a competent contractor. The windows on the original portion of the building were improved at some point in the recent past and are in good condition. The windows in the building addition are contemporary sealed window units. We do not plan currently on replacing any of the windows unless further inspection reveals any of them are inadequate. The original doors require replacement and will be replaced with new doors of a period style.*

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

*M-A Response – The rear addition to the original building is fairly neutral in style and does not add or subtract from the historic character of the original portion.*



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

*M-A Response - We would characterize the architectural style of this building as 'Victorian'. All elements and detailing of this building will be preserved. Those elements include variegated decorative shingles on the cross-gabled end walls, lap siding, covered porches with turned column supports and decorative brackets. Any railing on the proposed ramps and stairs will also be of a period character.*

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

*M-A Response - We characterize the general condition of the building and all its distinctive architectural features as 'good'. We direct the G.C. to inspect the entire exterior for structural soundness. If any features are found to be in a weakened state we will make repairs in keeping with the building's existing character.*

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

*M-A Response - We do not foresee and potential damage to any part of the building due to Chemical or physical treatments.*

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

*M-A Response - Acknowledged. To our knowledge there have not been any archeological resources discovered on-site.*

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

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

*M-A Response - The proposal is to 're-fresh' the original façade rehabilitating or reconstructing where required although we currently foresee no items of concern.*

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

*M-A Response - The proposal is to maintain the same building and to not alter the existing visible massing/area and heights of the existing building. It will remain in the same relationship to all the neighboring properties.*

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

*M-A Response - The proposal will reaffirm the existing character of the neighborhood by accommodating this building to the purposes of its new owner.*

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

*M-A Response - The exterior of this existing historic house will be painted with a fresh color scheme reinforcing the historic character of the structure. Materials for the new brick and wrought iron fence are compatible with the character of this historic building.*

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

*M-A Response - The proposal is to restore the building and to protect it from the elements, while enhancing it's useability to serve a modern tenant. No major exterior alterations proposed by M-A.*

Sincerely,  
Bradley W. Eickman  
M-A Architects PC