

## COVER LETTER

Dear Historic Preservation Board,

Please pursue the following proposal for work for the Duncan House Located at 5503 S. Prince St. in Old Town Littleton.

### Intent

I am seeking grant money from the city to help fund a complete exterior restoration of the Duncan house located at 5503 S. Prince St. Project will include new siding, new trim, paint, gutters and perhaps cosmetic restoration of windows to include storm covers. I intend to match as precisely as possible the architectural elements as seen in the "before photos" included, and to match the wood with period correct cedar materials.

### Responses to Criteria

- 1-2 My Property, the Duncan House, is in the district and is officially designated as a local Historic Landmark. The exterior of the house is in urgent need of new siding and trim- simply painting it, or attempting repairs would be a poor option as the wood siding and trim has deteriorated to the point where this would not be cost effective. Replacing it with authentic materials, unchanged from its original architecture and trim detail, would produce a better outcome worthy of its designation. My goal is to make this property appear new, but original again. Being a corner lot and very predominate as people enter downtown from the north, it represents a critical component to the historic character of Old Town Littleton. Nearly everyone who enters the city offices will see and drive by this property- a great reminder of Littleton's past and a very visually impactful site!
- 3-4 I plan to restore some elements of the house that are still in good condition- some of the soffits, the detail work in the front top, etc. Every attempt will be made to restore the house to original condition using period correct real cedar. I will be custom milling the siding and some of the trim detail. Before and after photos will be taken for accuracy. (see siding profile #106 and original siding sample enclosed) None of the items I intend to replace or restore will be anything other than permanent save for the possibility of the storm windows. Upon further review with Dennis I decided to forego replacement of the windows and opted instead to simply restore the windows as they exist- adding storm windows instead to help with efficiency and heating cooling bills. This place is expensive!!!! Window restoration bids have been hard to come by- many have gone out of business, do not return calls or have failed to produce bids in time for this submission. As such I have included "Replacement" window bids as a, not to exceed price point for

budgeting. I will continue to reach out to restoration contractors and submit bona fide bids asap.

- 5 The contractors I have selected for siding and trim replacement are very familiar with design of older homes and have offered their assistance in design- we discussed at length the importance to detail and keeping with the original design. I live and work here and have experience with building. I plan to monitor their work side by side as we go.
- 6-7 I do not believe this property has ever received any grant money in the past. I have no reason to believe that this project will take longer to complete than August 15<sup>th</sup>, 2017, or per your discretion. I have construction project management experience if that is in any way helpful regarding your decision to grant money for this project. The proposed total budget should not exceed about 30k of which I am requesting approximately 2/3 of that expense be paid from grant money or about 20k. I have 10k of my own money for this project.

Thank you for your consideration!

Gratefully,

Brad Peterson  
303-525-4999

A handwritten signature in dark ink, appearing to be 'Brad Peterson', followed by the date '5/30/17' written in a similar cursive style.



## COA APPLICATION

Revised 12/12/16

LEVEL OF APPLICATION **Historical Preservation Board**

**PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION**

DATE OF SUBMITTAL

5/30/17

### PROPERTY INFORMATION

Property address

5503 S. PRINCE ST.

Current or proposed name of property

DUNCAN HOUSE

Historic name of property

''

Description of proposed alterations

NEW SIDING + TRIM, SEE  
ATTACHED LETTER OF INTENT.

### APPLICANT INFORMATION

Name of applicant:

BRAD PETERSON

Applicant's address:

5503 S. PRINCE ST.

Phone number:

303-525-4999

E-mail address:

303RISE@GMAIL.COM

Applicant's signature:

Date:

5/30/17

Property owner's name:

BRAD PETERSON

Property owner's address:

''

Property owner's signature:

Date:

5/30/17

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

Date Received:

05/30/2017

Received by:

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUIRED FOR A COMPLETE APPLICATION**

# Duncan Residence

## Local Landmark—1995

The "Duncan House" at 5503 South Prince Street in Littleton was built about 1906 or 1907 and was built on the northeast corner of Richard Little's original plat of the town. Joseph L. Hill was apparently the builder and perhaps the original owner. Not much is known of Joe Hill, except that he came to Colorado about 1875 and was here as late as 1909 when he was photographed with Judge Lewis B. Ames and Jesse Markle.

Frank and Louisa Duncan came to Colorado in 1890 and moved to Waterton in 1895. Mrs. Duncan ran a boarding house, and their children attended Platte Canyon School. In 1906 Mr. Duncan ran a restaurant on Main Street in Littleton. Perhaps it was about this time that the Duncans built or acquired the house at 5503 South Prince Street.

The Duncan children were Fred C., Wilse, Harry, and Ralph. Several of them were outstanding athletes in Littleton High School. Later, Ralph became a carrier for the Littleton Post Office and in 1929 was the town's fire chief. Frank and Louisa and all their sons are buried in the Littleton Cemetery.

The Duncan House is typical of many turn-of-the-century frame homes and is in the Queen Anne style. The forward or facade facing gabled roof structure appears today much as it did when constructed in 1908. The gable is adorned with variegated decorative shingles and the porch supports include a modest amount of "ginger bread" ornamentation in the form of lace like brackets. The porch has a hipped roof that extends the full length of the facade. There is an attic window in the apex of the gable and a pair of double hung windows on the second story. On the south side there is a bay window with a gabled dormer.

Inside the home the original floor and staircase still exist as do most of the original wood trim and window glass.

In 1992 and 1993, owners Vicki and Peggy Munroe renovated the interior and exterior of the building. The Littleton Historical Museum called it a premier example of how an historic building should be restored. It was featured on the cover of the Littleton Calendar in 1994, and designated an historic landmark by the city in April 1995. The Duncan House has remained a family residence throughout the years to the current time.



*The Duncan House, c. 1913.*



*The Duncan House, 2015. Photo by Amelia Martinez.*

































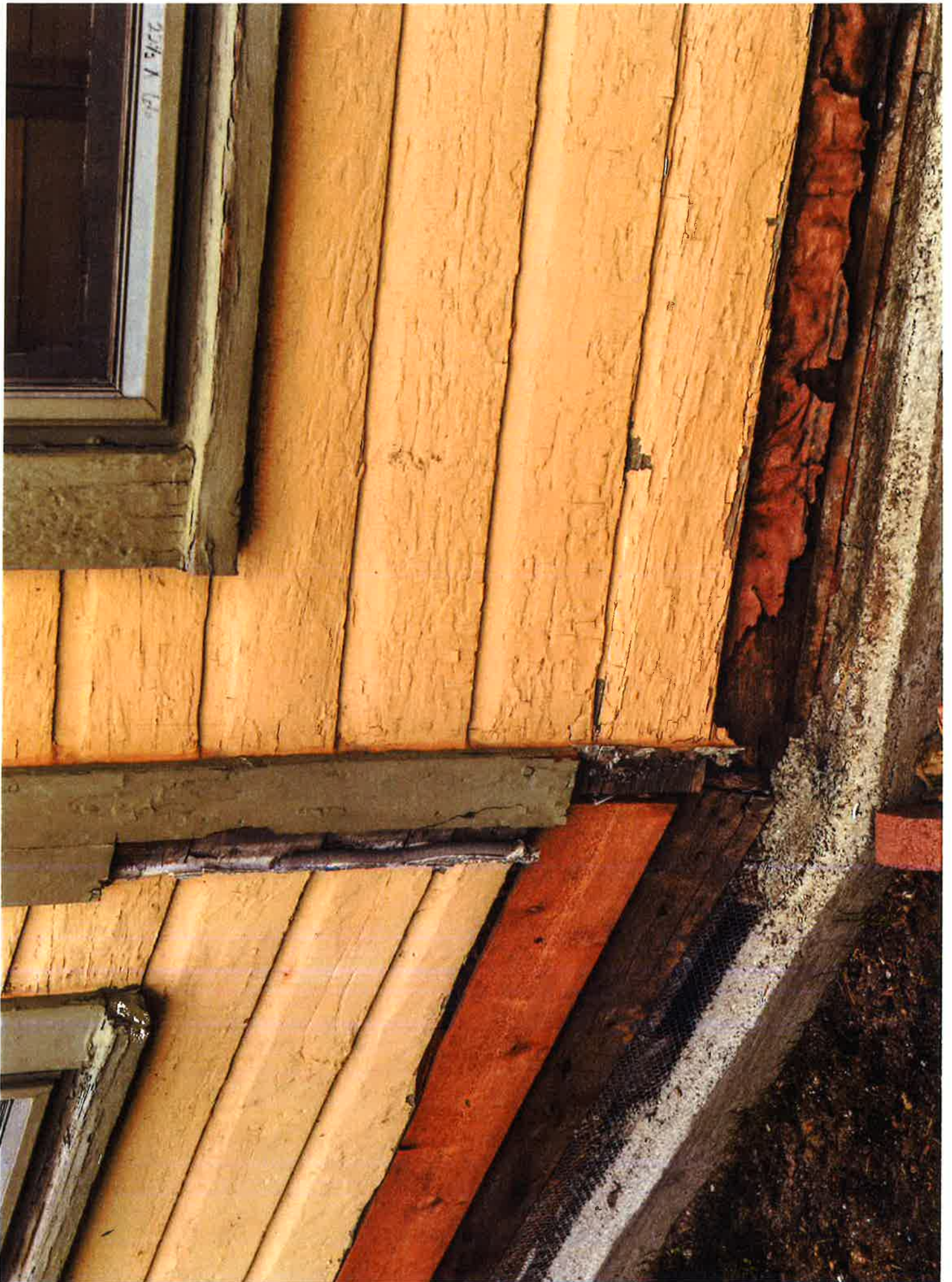












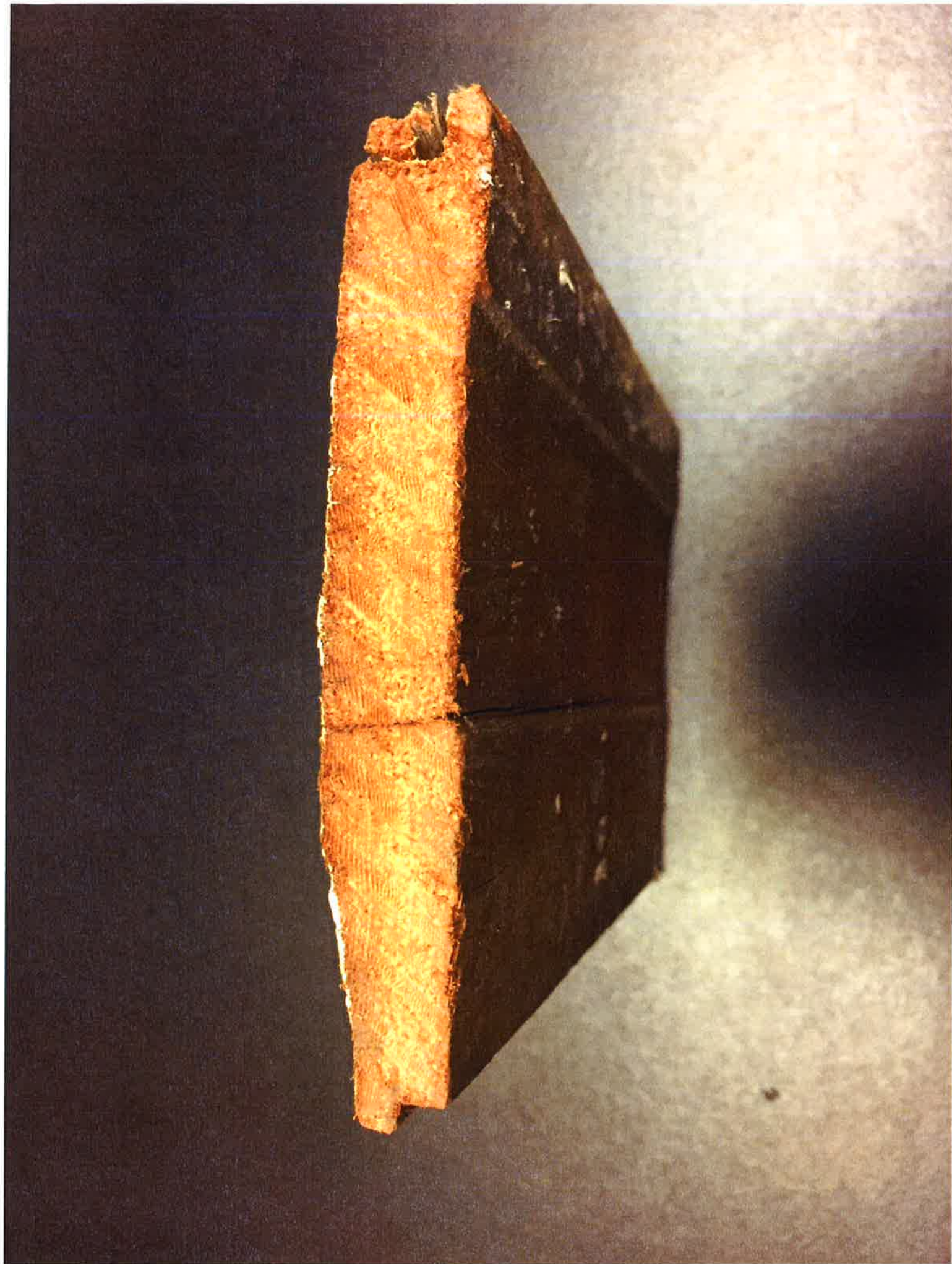




















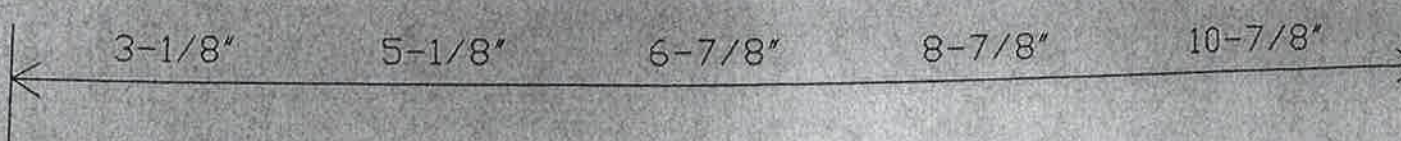
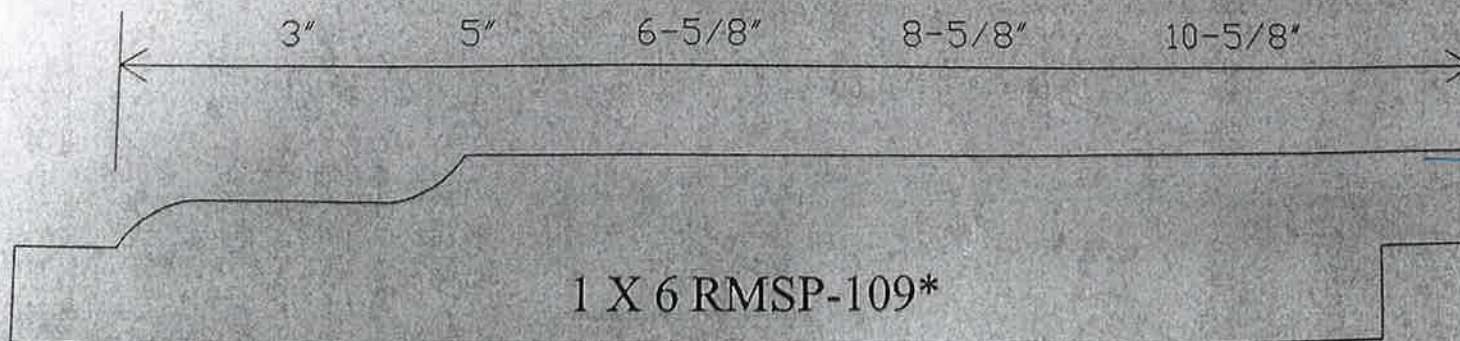
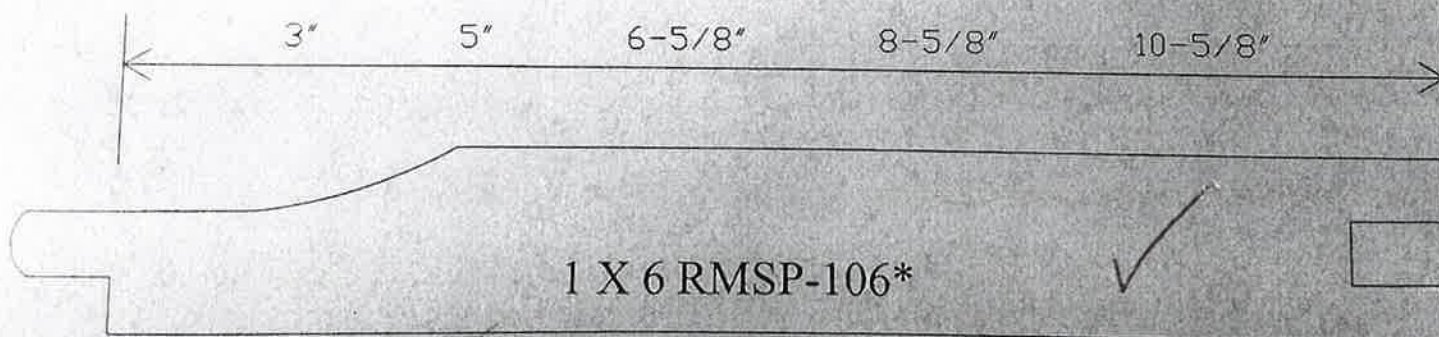
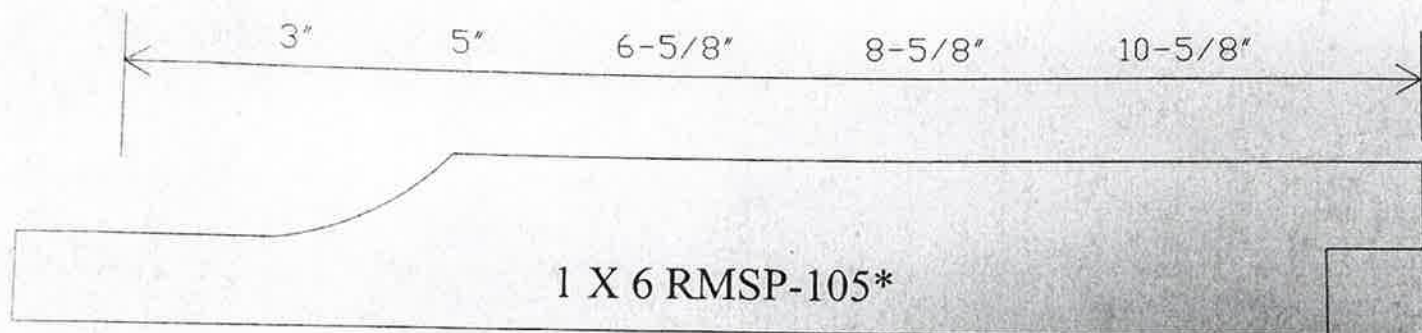
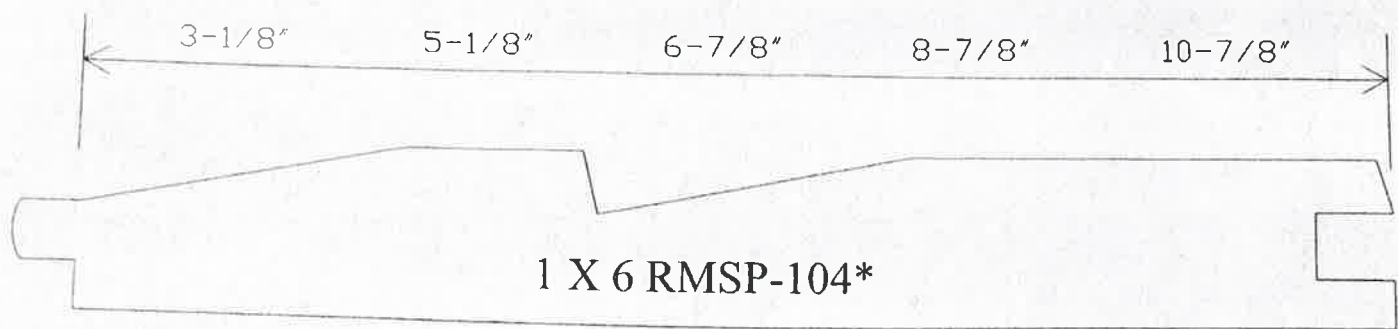






# REED MILL & LUMBER CO., INC.

## SIDING AND PANELING





Date: 5-16-17

Name: Brad Peterson

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

*REVISED*



1870 Flintwood Rd.  
Franktown, CO 80116

Office 303-663-2288

Darryl's Cell - 720-381-9095

Brad,

The cost of labor for your home includes:

1. labor to install 4x8 osb sheathing
2. labor to install moisture barrier.
3. labor to install trim boards around doors, windows, and corners and freeze boards
4. labor to install cedar siding, to include flashing where necessary.
5. Misc. labor
6. All materials would be furnished, including OSB 4x8 sheets that was not on earlier bid,

Total cost, \$9,650<sup>00</sup>

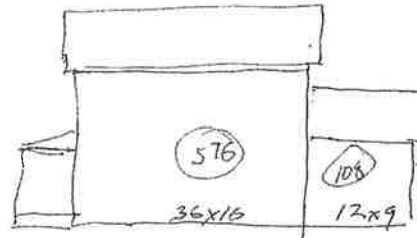
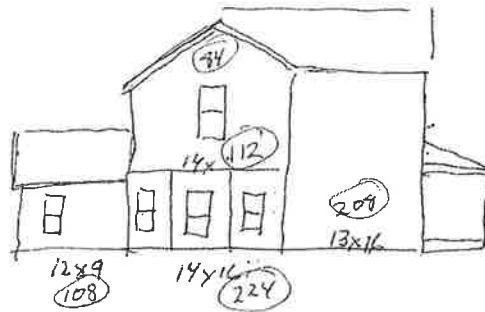
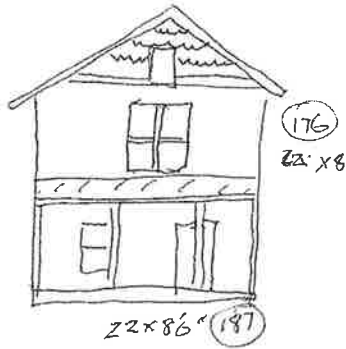


Date: 3-9-17



Name: Brad Peterson  
Address: 5503 E Prince St Littleton  
Phone: 303-525-4999  
Email: 303 rise@gsu.net

1870 Flintwood Rd.  
Franktown, CO 80116  
Office 303-663-2288



2,200 sq. ft.      \$8800





# Framing and Carpentry LLC

## 2017-12568 Quote

**A licensed and Insured Contractor in the  
State of Colorado  
Custom Carpentry in Colorado Since 1981**

**To: Brad Peterson  
5503 S. Prince St.  
Littleton, Co. 80120**

SG Framing and Carpentry LLC  
7523 Mt. Zirkel  
Littleton, Colorado 80127

**Phone: 303-881-3065**

**Fax: 303-933-0234**

Contractor	Job Description	
Steve Giroux	Historic Siding	Framing and Carpentry 4-3-17

	Demo trim at windows and remove swamp cooler	400
	Sheet house with OSB	1100
	Remove and replace fascia and soffit where needed per owner	
	Trim windows with new trim	
	Tyvek house	
	Install new siding entire house except sunroom addition	11500
	<b>This bid is a good faith estimate based upon the specifications provided as of this date. Any additions or deletions in the future may change these costs. This quote is based upon S G Framing and Carpentry completing the entire scope of work as listed above.</b>	
	<b>Thank you for the opportunity to quote this project. We look forward to working with you.</b>	
	<b>Steve Giroux</b>	
	Total	\$13000.00