

Meeting Date: June 18, 2018

Planner: Andrea Mimnaugh, Historical Preservation Planner

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## SUMMARY OF GRANT APPLICATIONS RECEIVED:

### Number of Complete Grant Applications Received:

2

### Case #HGRT18-0001:

Spotswood Residence

5650 S. Curtice Street

Project: Repair of historic windows

Request for \$26,884 (80% of total project cost)

### Case #HGRT18-0003:

J.D. Hill General Store

5728-38 S. Rapp Street

Project: Replacement of electrical boxes

Request for \$14,906 (80% of total project cost)

### Available funding for 2018:

\$50,000

### Total amount of funds requested:

\$41,790

### Staff Recommendation:

Approval of both grant applications

## PROCESS:

§4-6-12(E) of the city code establishes the Main Street Historic District Grant Fund:

*“There is hereby created a special fund to be known as the Main Street historic district grant fund. Monies in this fund shall be established by city council. The funds may be granted to property owners or tenants of properties within the Main Street historic district or designated historic landmarks in downtown Littleton used for commercial purposes. As used in this subsection, “downtown Littleton” means the area bounded by Santa Fe Drive on the west, the railroad depression on the east, W. Church Avenue on the south and W. Crestline Avenue on the north. Grant funds shall be used for architectural design assistance, facade work, removal of graffiti, maintenance, for signage or other improvements to new tenants. Application for such funds shall be made to the historic preservation board and granted to the applicant upon approval by the board.”*

Grant funds are paid following completion of a project and staff inspection of the project for consistency with the grant. The city will reimburse the grantee following submission of proof of payment of the contractor.

**LOCATION:**

The following vicinity map shows the property location for each of the two grant applications:



**Vicinity Map  
Project Locations**

**BACKGROUND:**

The General Fund of the city's 2018 budget includes \$50,000 for the Main Street Historic District Grant Program. The city received two complete grant application requests totaling \$41,790. The request for funds represents 80% of the larger cost of the projects, which is \$52,238.

In many cases, grants are subject to COA review and approval, either at a staff or board level depending on the scope of the project. The grant applications received for this grant round are both for maintenance and do not require a COA.

**GRANT APPLICATIONS****Spotswood Residence  
5650 S. Curtice Street****Historical Background:**

The Spotswood Residence was constructed circa 1881. The architectural style is Queen Anne. The house is associated with famous stage operator, Col. Robert Spotswood, who was involved in several stage lines before the arrival of railroads in Colorado. The house, although somewhat altered, is representative of the late nineteenth century architecture with Queen Anne features, as reflected in the gables roof with overhanging eaves, walls clad with narrow lap siding and shingled

gable faces, and the windows with architrave surrounds. The property became a local historic landmark in 2003.



The Spotswood Residence

Previous Grants:

There have been no previous applications for a grant from the Main Street Historic District Grant Fund for this property.

Current Grant Application:

The grant application is to restore 12 original windows in the building. As stated in the applicant's letter of intent, the applicant has researched window restoration contractors and found one whom she found to be highly recommended for the specialized work. She has obtained a bid from this contractor and is scheduled to begin work in fall, 2018. The applicant is requesting a grant in the amount of \$26,884, which is 80 percent of the estimated cost of the project.

The application and supporting materials are provided as Attachment #5.

**J.D. Hill General Store  
5728-38 S. Rapp Street**Historical Background:

This vernacular wood-frame building was constructed in 1872. It is associated with the business, governmental, and social history of Littleton, having been erected in 1872 as the community's first general store and including for many years, the town's post office. In addition, the building contained one of the first meeting halls in the community, which was used by early fraternal lodges, churches, and the town government. The J.D. Hill building is the oldest building in Littleton still in its original location as was restored in 1965.



J.D. Hill General Store

Previous Grants:

The owner of the J.D. Hill General Store applied for and received six grants for the property since the program's inception in 2005. Five projects were completed, but the sixth, applied for in 2016 for electrical work, was not completed within the allowable timeframe per the grant program.

Current Grant Application:

The current grant application is to replace electrical panels that the applicant has stated are of marginal quality. The applicant would like to install a better, safer product. The applicant has obtained three bids for the work and is requesting a grant in the amount of \$14,906, which represents 80 percent of the anticipated cost.

The application and supporting materials are provided in Attachment #6.

**STAFF ANALYSIS:**

The city code establishes the eligibility requirements for the grants, the board establishes the evaluation criteria. Attachment #3, EVALUATION CRITERIA, provides an evaluation of each of the two remaining applications for its consistency with the **STANDARD CRITERIA**, as they are established in the city code, and the **DISCRETIONARY CRITERIA**, as they are set by the board.

**Standard Criteria**, as established in §4-6-12(E) of the city code:

**Criterion 1:** *To qualify for a grant, a property must be within the Main Street Historic District or be an individual landmark that has a commercial use and is within downtown, as defined by the code.*

**Staff comment:** Both projects meet this criterion. The Spotswood Residence is an individual historic landmark with a commercial use, and the J.D. Hill General Store is in the Main Street Historic District.

**Criterion 2:** *The grant must be for one of the six qualifying types of projects: (a) architectural design assistance, (b) façade work, (c) maintenance, (d) new signage, (e) graffiti removal, or (f) other improvements to new tenants.*

**Staff comment:** Both projects meet this criterion. The project for the Spotswood Residence is to restore windows and the project for the J.D. Hill General Hill Store is to replace electric panels. Both projects are maintenance projects.

**Discretionary Criteria**, as established by the historical preservation board and stated in the 2018 Main Street Historic District Grant Program brochure is below. A project need not meet all criteria in order to be eligible for a grant. The importance of the criteria are generally in descending order.

**Criterion 1:** *The project is well designed and will have a significant positive visual impact on the historic character of the district.*

**Staff comment:** The Spotswood project to restore windows will maintain the original design of the home and will improve the look of the chipped paint and in some cases, deteriorating wood. The project for the J.D. Hill General Store to replace the electric panels is well designed in that the panels are located at the rear of the building where they will be least visible from a public street, however, will not bring about a significant positive visual impact on the historic character of the district.

**Criterion 2:** *The project includes restoration of the architectural details and materials on a historic building façade.*

**Staff comment:** The Spotswood Residence will restore the original old-growth wood of the windows on each of the building facades. The J.D. Hill General Store does not meet this criterion.

**Criterion 3:** *The project will provide permanent, rather than removable elements. Examples of removable elements include signs, canopies and fixtures.*

**Staff comment:** The window restoration project for the Spotswood Residence will be permanent. The new electric panels for the J.D. Hill General Store should last many years, though are not permanent and does not meet this criterion.

**Criterion 4:** *The project includes architectural design assistance*

**Staff comment:** Neither the Spotswood Residence nor the J.D. Hill General Store projects include architectural design assistance, therefore neither project meets this criterion.

**Criterion 5:** *The property has not previously received grant funding or the project is part of an ongoing phased, set of improvements.*

**Staff comment:** This is the first Main Street historic district grant application for the Spotswood Residence. The J.D. Hill General Store has received 5 grants since 2005, all for maintenance of the building.

**Criterion 6:** *The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved project completion timeframe. Applicants in those cases will be asked to assure the board that the proposed project will be completed during the required timeframe.*

**Staff comment:** This criterion is not applicable to the application for the Spotswood Residence since this is the first grant application from the owner of the property. The owner of the J.D. General Store received six grants from the program since its inception in 2005. Five of the six projects were completed. The sixth, however, was not completed within the allowable timeframe per the grant program. The applicant has obtained three bids and presented a timeline for completion of the project. It appears that this criterion has been met.

**Criterion 7:** *The project improves the health, safety, welfare (this criterion is recommended by staff):*

**Staff comment:** This criterion is not applicable to the grant application for the Spotswood Residence. For the J.D. Hill General Store, the proposed project to replace electric panels is a safety concern in that the type of panel that is currently in place has been found to be substandard, according to the applicant.

**PUBLIC NOTICE:**

The city posted notice of the public hearing at city locations on June 8, 2018 in advance of tonight's board meeting.

**STAFF RECOMMENDATION:**

Staff finds that both grant applications meet the intent of the standard and discretionary criteria and recommends funding both projects.