



Wendy Heffner <wheffner@littletongov.org>

Fwd: Carnegie Library

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Margi Clute [REDACTED]

Sat, Apr 27, 2019 at 7:58 PM

City Clerk Heffner,
Please include Margi Clute's email message (related to preserving the view of the Carnegie Library building) in the public record.
Peggy Cole

----- Forwarded message -----

From: **Margi Clute** [REDACTED]
Date: Sat, Apr 27, 2019 at 4:33 PM
Subject: Carnegie Library
To: <dbrinkman@littletongov.org>, <pcole@littletongov.org>, <pdriscoll@littletongov.org>, <kelrod@littletongov.org>, <kschlachter@littletongov.org>, <cfey@littletongov.org>

Dear City Council

As a past chair of the Historical Preservation Board, a Board member of Historic Littleton Inc, and a concerned citizen, I urge you to support your Historical Preservation Board and your staff in the denial of the proposed amendment to the easement on the east side of the Carnegie Library which grants the city "full and free right to the uninterrupted visual enjoyment" of the Carnegie Library building.

The Carnegie Library was built in 1917 and the view of this historic building at the west end of our Main Street has been enjoyed for over 100 years.

This view helps to define the historic integrity of our city

Thank you for your consideration

Respectfully,
Margi Clute

Sent from my iPad

--

Peggy Cole, PhD
City Council Member at Large
[2255 W. Berry Ave](#)
Littleton, Colorado 80120
[littletongov.org](#)
[Twitter](#) | [Facebook](#) | [YouTube](#)



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Wendy Heffner <wheffner@littletongov.org>

Fwd: Pergola

1 message

Karina Elrod <kelrod@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>

Tue, Apr 30, 2019 at 8:28 AM

Wendy please forward to all council members. Thank you

----- Forwarded message -----

From: **James Cooper** [REDACTED]
Date: Tue, Apr 30, 2019 at 6:38 AM
Subject: Pergola
To: Karina Elrod <kelrod@littletongov.org>

Karina,

I was reading a story online today, and it mentioned the Melting Pot pergola proposal. It caught my eye as I'd pictured some old fashioned cast iron kind of design!

<https://highlandsranchherald.net/stories/littleton-council-to-rule-on-melting-pot-pergola-proposal,279876>

As I read more, I learned about the history of the red tent and the pitch to replace it with two permanent structures.

In my opinion, the existing red tent is tacky and hides the library building and has a prominent position on the end of the street everyone drives by. As an occasional structure, it could make sense but it has seemed permanent.

Until now. Am relieved to know that it is considered temporary.

However, the proposed set of permanent structures designed to replace the red tent should be blocked. The new structures would permanently alter the view of the old Carnegie library building - a prominent sight in old Littleton.

While I appreciate the desire of the owners to extend their revenue, taxes and rising wages of a chain restaurant are not reasons we should consider for alteration of the sight line in this case.

I am relatively new to Littleton but appreciate old downtown and the historic nature. I hope we can continue to protect it.

Thank you

James Cooper

--

Karina Elrod
Council Member at Large
City Council
[2255 West Berry Avenue](#)
[Littleton, Colorado 80120](#)
303-362-3364
littletongov.org
[Twitter](#) | [Facebook](#) | [YouTube](#)



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Wendy Heffner <wheffner@littletongov.org>

Fwd: Re: Letter to Editor re Carnegie Library

1 message

Jennifer Henninger <jhenninger@littletongov.org>

Thu, Apr 25, 2019 at 10:47 AM

To: Michael Sutherland <msutherland@littletongov.org>, Wendy Heffner <wheffner@littletongov.org>

Please enter the following email to the packet for the view easement that goes to Council on the 7th. I asked Rick if he was ok with making it a part of the record and he said yes.

I believe Rob updated the power point and staff report for this case in legistar? I will work with Mike to get this all put together for you Wendy.

Thanks!

Jennifer Q. Henninger, AICP
Community Development Director

2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3820 (office)
303-795-3748 (department)
littletongov.org
littletonplans.org
[Twitter](#) | [Facebook](#) | [YouTube](#)



----- Forwarded message -----

From: Rick Cronenberger [REDACTED]
Date: Wed, Apr 24, 2019 at 11:17 AM
Subject: Fwd: Re: Letter to Editor re Carnegie Library
To: <cdjh@littletongov.org>

Jennifer,

FYI - There has been apt of discussion on the Carnegie library amount HLI members. This is my comments to the board.

Rick

----- Original Message -----

From: Rick Cronenberger [REDACTED]
To: GAIL Keeley [REDACTED], Sonya Ellingboe [REDACTED],
[REDACTED], Liz Eaton [REDACTED], Ron Richards [REDACTED],
Charlie Carroll [REDACTED], Barbara Eaton [REDACTED], Karen Arras [REDACTED],
[REDACTED], Mike Massey [REDACTED], Darlee
Whiting [REDACTED], John Gerkin [REDACTED], Jean Selders [REDACTED],
[REDACTED], Carle Zimmerman [REDACTED]

Michael Price [REDACTED]
Date: April 22, 2019 at 4:03 PM
Subject: Re: Letter to Editor re Carnegie Library

Dear HLI Board members:

I am concerned about the all or nothing reaction of the HLI Board to the proposed amendment to the conservation easement that exists on the Carnegie Library. There's no doubt in my mind also that the Easement should not be changed. The HLI letter basically outlines the background and intent of the easement enforcement, and mentions working on a compromise, which is commendable. It's in that vein that I offer the following thoughts.

As a professional preservationist, I have learned that an open-minded approach will eventually result in an acceptable solution. I have also learned that the choice of words used to address historic preservation conflicts can have a long lasting impact; both positive and negative.

If HLI wants historic preservation tenets to thrive in Littleton we must address business owner/property owner considerations for economic viability. Historic preservation is about evolving building use through time. The whole point is that the building exists as part of the community's culture, right? All preservation law, regulations and standards recognize this, and there is much room to meet all the needs of the building, owners, businesses and, most important, the community.

HLI risks marginalizing itself if it ignores economic viability. Worse, what business owner/property owner will even want to talk with us about designation if we are close-minded about this? And don't get me started on how inconsistently the community have supported true tenets of historic preservation in Littleton.

It is no secret that it's tough to make a restaurant work at the Carnegie Library. Six restaurants **failed** before the Melting Pot opened!!! Not only that, the Melting Pot took a chance on downtown Littleton when it was depressed and vacant. In fact, the restaurant owners played a role in the revitalization of our downtown.

The Melting Pot Proposal:

I have reviewed the description of the proposal. The proposal is in response to the City finally noticing the non-conforming issue, but only after the tent had been up for about 10 years. HLI needs to fully understand the design issues associated with the proposal. I urge you to carefully look at the view down Main Street toward the library to understand all of the visual impacts the east façade of the building already experiences (there even is a large tree located to the right of the building which the City will not cut down but it impacts the visibility of the façade).

The melting pot owners have gone to great length to try and come up with a solution that would work for them and resolve the easement issue. The new structures, while permanent (attached to the ground) will be more transparent than the current tents. This proposal does not touch the current building facade and is totally reversible, an important consideration in this situation. It is not perfect solution and could be improved with further dialog with the City.

The easement view must be evaluated when looking at a distance towards the library, not from up close. The appropriate place to evaluate the facade and its exposure is from Prince Street. I encourage all of you to carefully look at the view down main street towards the library and understand all the visual impacts to

the building that are outside of the specific property boundaries. Look at it at night as well. Look at the new buildings that have been rehabbed and constructed, as well as the parking signs, cars, trees, and streetlights. Recognize that the library's main floor is elevated 5 feet above the street level.

Our approach at this time should be protecting this easement, and also encouraging the City to establish procedural policies to prevent similar situations from occurring in the future. There are many opportunities through the Littleton Planning Process to come up with a successful solution for everyone. As stated at the Historic Preservation Board meeting, the City staff is willing to work with the Melting Pot owners, and there are still several planning review steps out side of preservation that also have to be addressed, before a final Historic Preservation approval is made.

Sincerely,

Rick

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2 attachments



View from bega crosswalk.jpg
902K



view from bridge.jpg
975K

Wendy Heffner <wheffner@littletongov.org>

Fwd: Carnegie Library

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Dick Dugdale [REDACTED]

Sun, Apr 28, 2019 at 8:55 PM

City Clerk Heffner,
Please include Dick Dugdale's email message (related to the Carnegie Library building) in the public record.
Peggy Cole

----- Forwarded message -----

From: **Dick Dugdale** [REDACTED]
Date: Sun, Apr 28, 2019 at 4:38 PM
Subject: Carnegie Library
To: Debbie Brinkman <dbrinkman@littletongov.org>, Peggy Cole <pcole@littletongov.org>, Jerry Valdes <jvaldes@littletongov.org>, cfey@littletongov.org <cfey@littletongov.org>, kschlachter@littletongov.org <kschlachter@littletongov.org>, kelrod@littletongov.org <kelrod@littletongov.org>, pdriscoll@littletongov.org <pdriscoll@littletongov.org>

As you are well aware the 100 year old Carnegie Library was designated as a local historic landmark, with a conservation easement attached to it in 1983. The rejuvenated historic downtown area is marked by 2 historic bookends at each end of downtown. One the Courthouse, with its major renovation was returned to its original look and the Carnegie Library, which has been masked in carnival-looking temporary tents.

To allow a permanent structure is counter to the easement, the revival of downtown, and common good sense. If they truly need more seating to survive they can go elsewhere or perhaps build on the west side of the building where mountain views are abundant.

Please, please, please do not allow degradation to this historic building to occur. And insist that they those red tents be removed. Along with Town Hall and the Courthouse, this Carnegie Library gives the historic downtown its unique character.

Thank you

Dick Dugdale

--

Peggy Cole, PhD
City Council Member at Large
[2255 W.Berry Ave](https://www.littletongov.org/2255-W-Berry-Ave)
Littleton, Colorado 80120
littletongov.org
[Twitter](#) | [Facebook](#) | [YouTube](#)



Wendy Heffner <wheffner@littletongov.org>

Fwd: Preservation of Carnegie Library view needed!!

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: JOHN MEEKER [REDACTED]

Sun, Apr 28, 2019 at 9:02 PM

City Clerk Heffner,
Please include John Meeker's email message (related to the Carnegie Library building) in the public record.
Peggy Cole

----- Forwarded message -----

From: **JOHN MEEKER** [REDACTED]
Date: Sun, Apr 28, 2019 at 4:43 PM
Subject: Preservation of Carnegie Library view needed!!
To: <dbrinkman@littletongov.org>, <pcole@littletongov.org>, <pdriscoll@littletongov.org>, <kelrod@littletongov.org>, <cfey@littletongov.org>, <kschlachter@littletongov.org>, <jvaldes@littletongov.org>

Dear Littleton City Council: Debbie Brinkman, Mayor, District 4; Peggy Cole, At Large; Patrick Driscoll, District 1; Karina Elrod, At Large; Carol Fey, District 3; Kyle Schlachter, At Large; Jerry Valdes, Mayor Pro Tem, District 2.

Please vote to preserve the main street view of Littleton's old Carnegie Library by not allowing the construction of any pergolas, or continued use of tents, in front of the building! We have already seen the Old Town area diminished with awkward building alterations, additions and even total destruction of older historic buildings. With each new covering that obscures an historic Littleton Old Town building, the city loses another connection with the wonderful past that our ancestors brought to this city. Each new alteration not only lessens our connection with our past but greatly reduces the attraction that Old Town itself offers to its thriving businesses and multitudes of visitors seeking to touch Old Town Littleton. Please vote against the amendment to alter the easement allowing the installation of the pergolas or tents for the Melting Pot Restaurant.

I find it difficult to believe that the Melting Pot *needs* this alteration to survive. Every evening that I drive by the restaurant, their entire north parking area is filled to capacity with vehicles, not to mention that I see some patrons parking on nearby streets in order to use the restaurant. Perhaps the Melting pot could design an outdoor eating area somewhere in the parking area.

Respectfully submitted

John Meeker
[REDACTED]

4/29/2019

City of Littleton Mail - Fwd: Preservation of Carnegie Library view needed!!



--

Peggy Cole, PhD

City Council Member at Large

[2255 W.Berry Ave](#)

[Littleton, Colorado 80120](#)

littletongov.org

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Wendy Heffner <wheffner@littletongov.org>**Fwd: NO on Melting Pot Easement Request !!**

1 message

Peggy Cole <pcole@littletongov.org>
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Kim Simon [REDACTED]

Mon, Apr 29, 2019 at 4:10 PM

City Clerk Heffner,
Please include Kim Simon's email message (related to the Carnegie Library building/Melting Pot) in the public record.
Peggy Cole

----- Forwarded message -----

From: **Kim Simon** [REDACTED]
Date: Mon, Apr 29, 2019 at 11:39 AM
Subject: NO on Melting Pot Easement Request !!
To: <dbrinkman@littletongov.org>, <pcole@littletongov.org>, <pdriscoll@littletongov.org>, <kelrod@littletongov.org>, <cfey@littletongov.org>, <kschlachter@littletongov.org>, <jvaldes@littletongov.org>
Cc: Simon Kim [REDACTED]

Dear Members of the Littleton City Council:

I OPPOSE amending the easement in front of the Melting Pot restaurant to allow the owners to construct two permanent pergolas. I join others in wishing to preserve the street view of the historic Carnegie Library building, designated a historic landmark in 1973.

I am IN FAVOR of upholding the 1983 conservation easement attached to the site in 1983, guaranteeing a "full and free right to the uninterrupted visual enjoyment of the exterior" of this architectural gem.

Littleton's historic downtown needs to be protected, especially in light of recent events. Look what happened when city government approved the LaVita development, a massive, out-of-scale building that now looms completely out of place over the town, destroying the charm and character of Littleton's historic downtown. We do not need another out-of-town business owner dictating what Littleton will become without regard to other local business owners and the many residents of this wonderful city, who take pride in being part of Littleton's fabric.

I encourage Council to work with the Melting Pot to find another more suitable site for its business within Littleton city limits if the current site no longer accommodates its business model. Given the popularity of Littleton's downtown area and the positive economic environment in the metro Denver area, I'm sure another business with greater sensitivity to Littleton's rich history would be glad to take over the former Carnegie Library building without having to change the conservation easement attached to it. It was approved to protect the site from further changes and is now threatened. I urge City Council to enforce the 1983 easement and to uphold the quality of our beautiful downtown!

Respectfully,
Kim Simon

[REDACTED]
Littleton, CO 80120

--
Peggy Cole, PhD
City Council Member at Large
[2255 W. Berry Ave](https://www.littletongov.org)
[Littleton, Colorado 80120](https://www.littletongov.org)
[littletongov.org](https://www.littletongov.org)
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Wendy Heffner <wheffner@littletongov.org>

Fwd: Carnegie Library

1 message

Peggy Cole <pcole@littletongov.org>

Fri, Apr 26, 2019 at 2:36 PM

To: Wendy Heffner <wheffner@littletongov.org>

Cc: Susan Thornton [REDACTED]

City Clerk Heffner,

Please include Susan Thornton's email message (related to preserving the view of the Carnegie Library building) in the public record.

Peggy Cole

----- Forwarded message -----

From: **Susan Thornton** [REDACTED]

Date: Fri, Apr 26, 2019 at 12:59 PM

Subject: Carnegie Library

To: Debbie Brinkman <dbrinkman@littletongov.org>, Peggy Cole <pcole@littletongov.org>, pdriscoll@littletongov.org <pdriscoll@littletongov.org>, kelrod@littletongov.org <kelrod@littletongov.org>, Carol Fey <cfey@littletongov.org>, kschlachter@littletongov.org <kschlachter@littletongov.org>, jvaldes@littletongov.org <jvaldes@littletongov.org>

Dear members of the City Council –

Thank you for taking a minute to read this note. I agree with Historic Littleton that the view of the Carnegie Library building should be permanently preserved. This is a very important building in the history of Littleton, anchoring the west end of our historic Main Street much as the Courthouse anchors the east end. I hope you can find the building owner find another way to expand the restaurant's seating.

Thank you for your service to the community!

Susan

Susan M. Thornton

Susan Thornton Associates, LLC

Strategic Planning, Marketing, Mediation, and Full Writing Services

[REDACTED]

[REDACTED]

[REDACTED]

--

Peggy Cole, PhD

City Council Member at Large

4/29/2019

City of Littleton Mail - Fwd: Carnegie L brary

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[Littleton, Colorado 80120](#)
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