



HISTORIC LITTLETON INC.

Vol. 2, No. 3
November, 2001

A New Vision for Main Street

What will Littleton's historic downtown look like in the next few years?

If Randy Stein could wave a magic wand, downtown Littleton would be transformed into Larimer Square, South Gaylord Street or South Pearl Street.

"If downtown Littleton had two more really good restaurants, we'd become a destination area like Larimer Square," Stein predicted.

Stein is a Littleton real estate investor and developer who has purchased four of Main Street's historic buildings and hopes to purchase more. Stein and his family also live in the historic Gallup House, across from the Carmelite Monastery.

In 1997 Stein was driving down Main Street when he told his wife, "Somebody should put a nice restaurant in downtown Littleton." His wife Debi answered, "Why don't you do it?"

That led Stein to form a part-

nership and purchase his first building--the Batschelet Building at 2569-75 W. Main--in February 1998. Half Moon Bay restaurant now occupies the lower floor of the building.

Next Stein and a group of investors purchased the Jet Lounge, at 2589 W. Main. That building is currently being renovated and will open as Main Street Tavern, which will be what Stein described as "similar to a 70's fern bar" with interior décor of exposed brick, wood beams, and hardwood floors.

The owners of 5280 Roadhouse in the Columbine Mill building plan to run Main Street Tavern and sell 5280-brewed beer there.

In October, 2001, Stein closed on the building formerly owned by Gussie Smith and occupied by Cradle and All and Mary Carol Chocolates, at 2560, 2570, 2580 and 2590 W. Main. And two weeks ago he closed on Veto's Shoe Repair building, at 2449 W. Main. His wife Debi, who is a

clothing designer with an office above Season's (in the Coors building) will move her office to Veto's building and may open a retail outlet on the first floor.

Stein hopes to eventually pursue historic designation for his buildings. "Value needs to continually be added to the Main Street buildings," Stein said. "I personally think that historic designation adds value." Stein said he plans to buy buildings, fix them up, and "create something" in downtown Littleton.

"The model of first floor retail and second floor office or residential space is a model that works all over the world," Stein said.

With Stein putting in an offer on "every single building on both sides of the block" on Main Street, chances are he'll be around in the future to see if his vision of Main Street becomes reality.

What else is happening on Main Street?



The city of Littleton has completed a \$1 million upgrade of sidewalks and landscape on Main Street.



Ehsan Ghaffari, owner of the Abbott Building at 2430 W. Main, next to Town Hall Arts Center, has received historical designation of his building, contingent

upon successful restoration of the façade. Swanson's Jewelry and Stationery was located in the building for many years. Mr. Ghaffari plans to restore the façade to match its appearance from 1890 to 1921.



Austin / Hauck Clothiers, an upscale men's clothing store, opened November

23 next to Half Moon Bay restaurant in the Batschelet building.



A spa is slated to open in the Wine and Spirits Shop at Nevada and Main.



Bradford Auto Body is expanding their building.

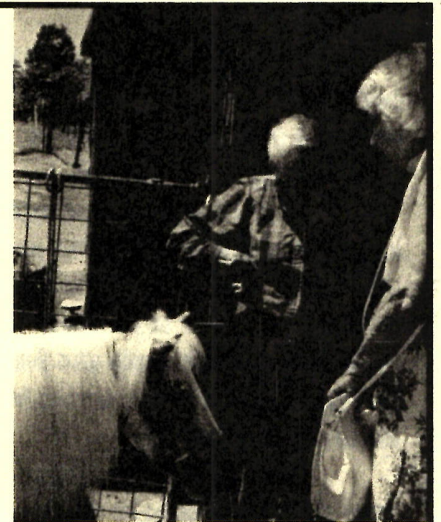
Historic Littleton, Inc.
P.O. Box 1004
Littleton, CO 80160-1004

Stamp

Many thanks to Bruce, Mary, and Cee Wolf for a wonderful afternoon July 15 at historic Willowcroft in Columbine Valley. Over 40 members of HLI gathered on the lawn of the home built by Joseph Bowles in 1884



to drink Willowcroft ice tea and eat Mary's delicious cookies. Bruce Wolf led tours through his childhood home and Cee took visitors to see her miniature horses and potbellied pigs. It was a very enjoyable and educational event!



Opening on Historical Preservation Board'

The Littleton City Council is seeking applications for openings on the Historical Preservation Board and on the city's other boards and commissions. The application deadline is January 31, 2002. Appointments become effective in April. The Historical Preservation Board makes decisions about landmark buildings and neighborhoods and interprets the new Historic Preservation Ordinance. Current board members include Patricia Anderson, Charlie Carroll, Chris Fisher, Julie Hulstein, and Gail Keeley. Rick Cronenberger is the chairman of the board. For more information call Denise Naegle 303-795-3738 at the City of Littleton's Community Development Department.

Trial of Alferd Packer

The trial of Alferd Packer will be a joint program of Historic Littleton Inc. and the Colorado History Group on Saturday, September 14, 2002. This all day program will include lunch and a visit to the Littleton Cemetery to see Packer's grave. Rumor has it that Littleton Councilman Ray Koernig will portray Alferd Packer in the trial, to be held in the historic Littleton Courthouse. Seating will be limited, but members of HLI will receive first notice of this event.

Time to Renew Your Membership

All charter and regular members of Historic Littleton, Inc. need to renew their memberships for the year 2002. Memberships are \$25 per year. Send your check to:

Historic Littleton Inc.
P.O. Box 1004
Littleton CO 80160-1004.

Name _____
Address _____
City, Zip _____
E-mail _____
Phone _____