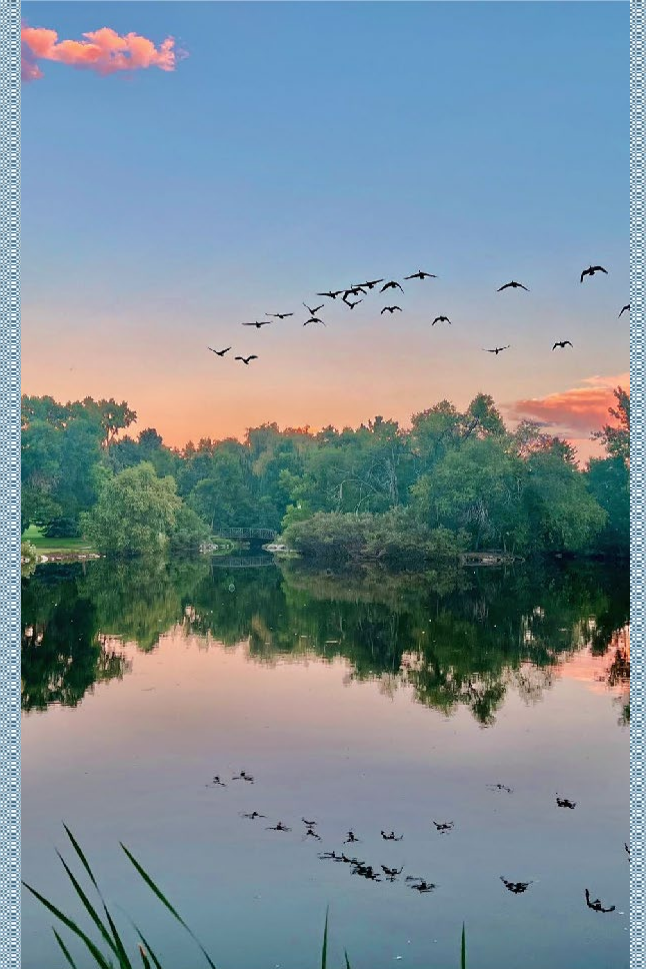


CERTIFICATE OF APPROPRIATENESS

MODIFICATIONS TO AN EXISTING ROOF
TOP PATIO AT 2329 W MAIN STREET

Sara Dusenberry, Senior Planner

August 19, 2024

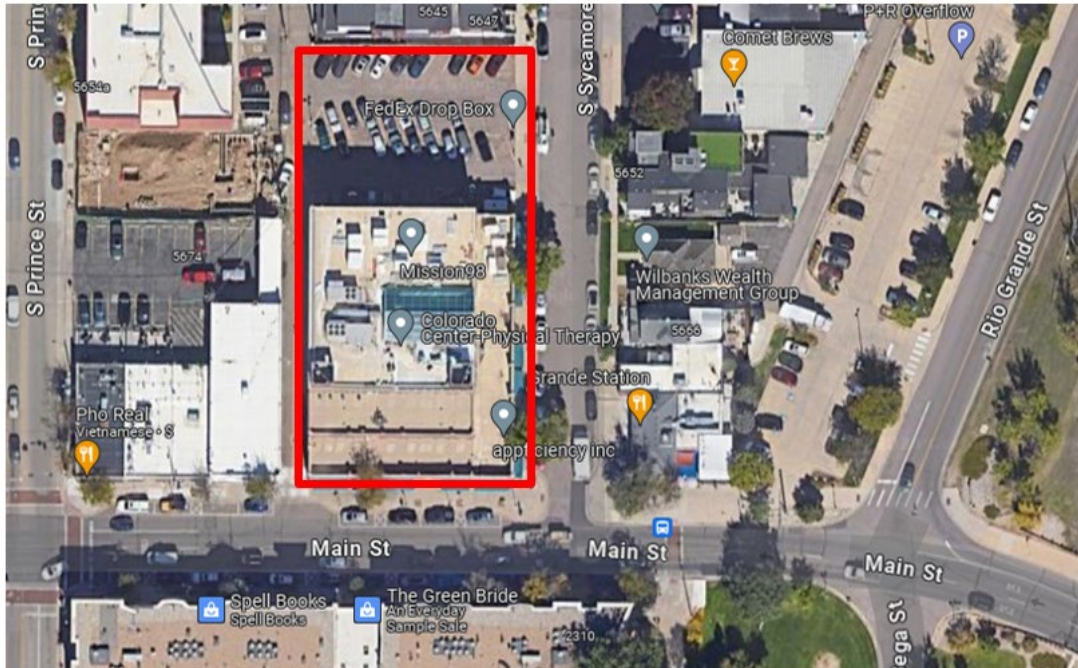


PRIOR ACTIONS AND DISCUSSIONS

- Item continued from the July 15, 2024 meeting
- Applicant provided updated site line drawings and renderings

LOCATION

2329 W Main Street



CERTIFICATE OF APPROPRIATENESS PROCESS

- **Intent of COAs**

Protect Littleton's historic buildings by reviewing any proposed exterior changes to ensure building and historic character are preserved

- **Public Hearing Process**

Public notice requirements have been sent to property owners and residents within a 700-foot radius and sign(s) have been posted on property

Presentation by staff, applicant, and public comment period

- **Final Determination by Historical Preservation Commission**

Approve, approve with conditions, or deny COA application

OVERVIEW

Proposed Changes

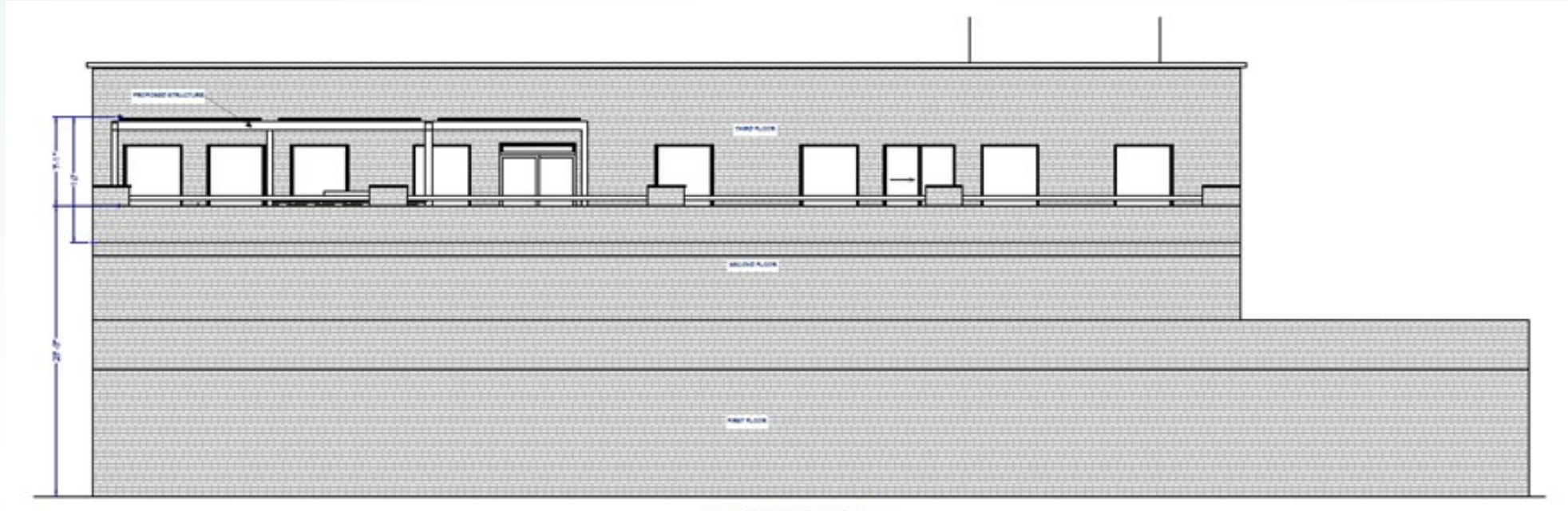
Approval Criteria

Staff Recommendation

PROPOSED CHANGES

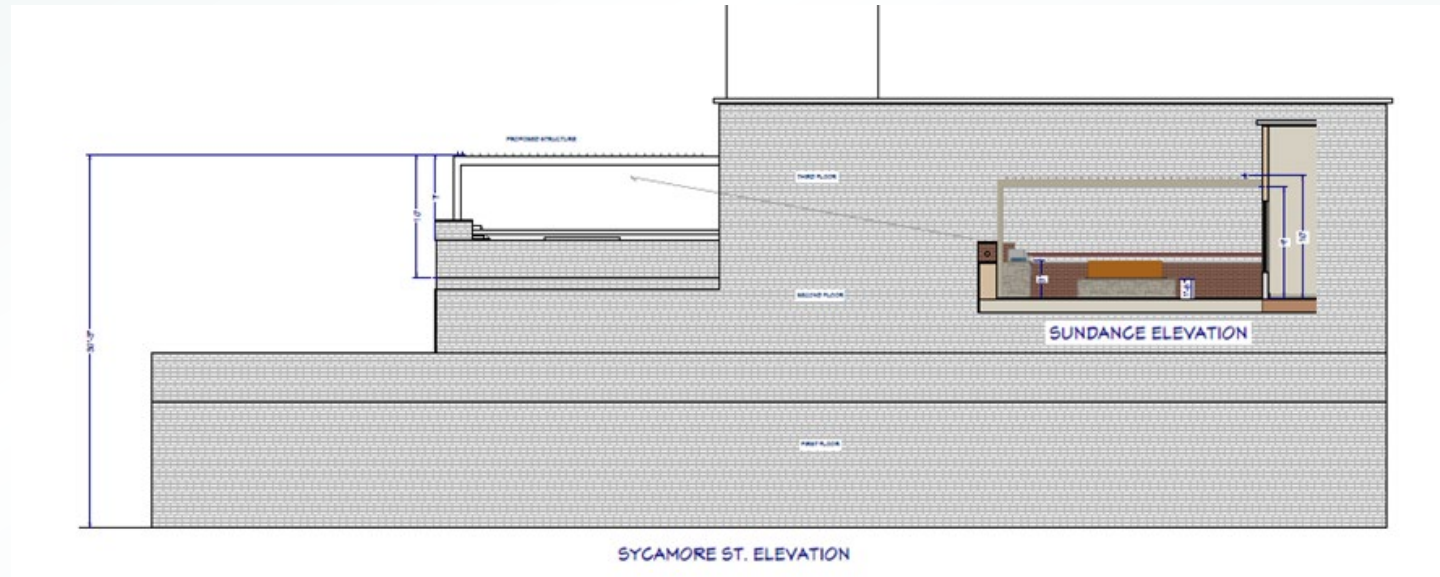
- Louvred, Shade Structure
 - Dimensions/Material
 - Powder coated, tan steel
 - Area – 817 square feet (38' x 21.5')
 - Height – 10 feet
- Outdoor Kitchen – not visible
 - 2.5ft by 12.2ft
 - Grill with stone surround
- Fire Pit – not visible
 - 2.5ft by 8ft
 - Stone surround

South Elevation



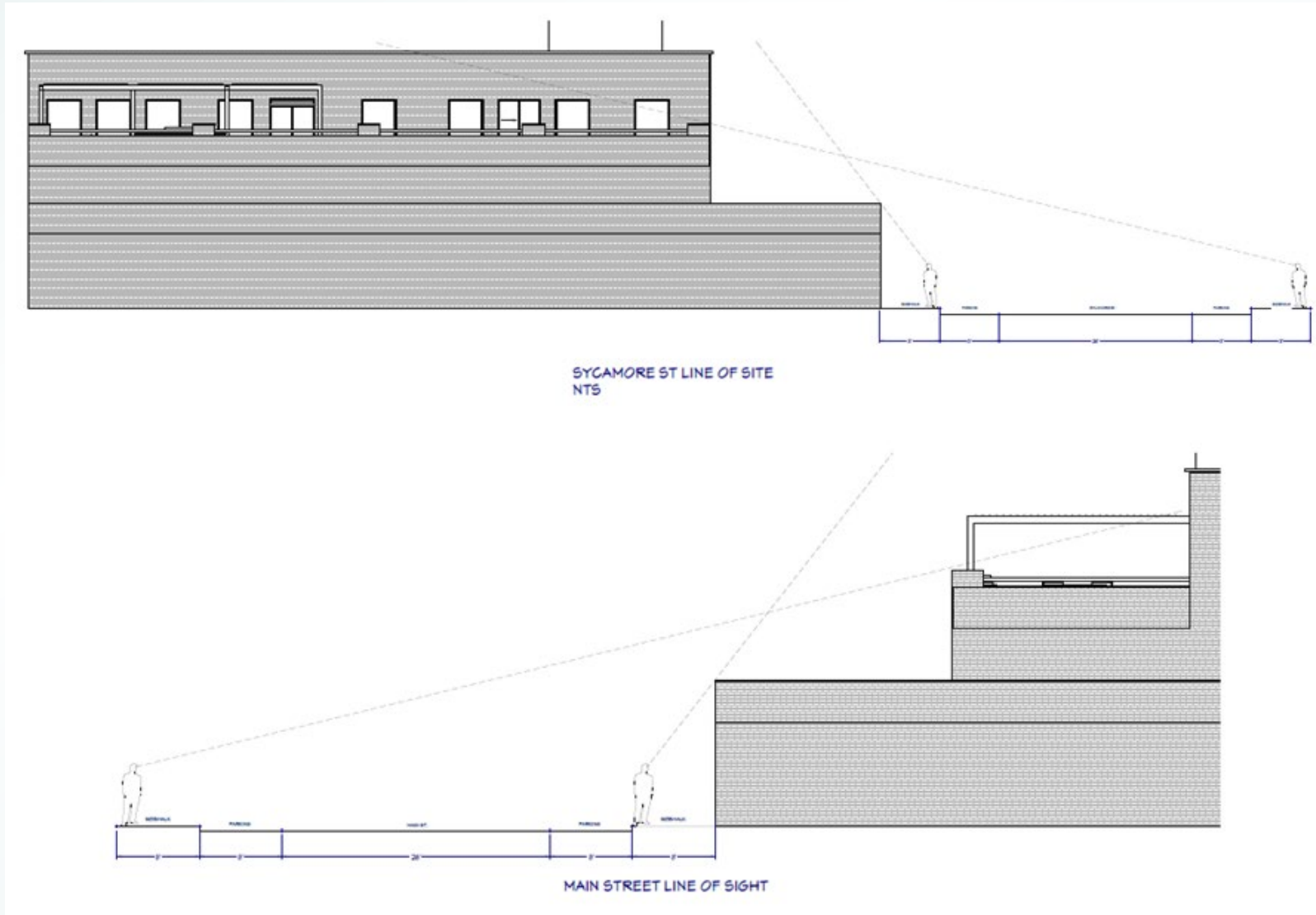
- Proposed Changes
 - Powder coated, steel shade structure

EAST ELEVATION

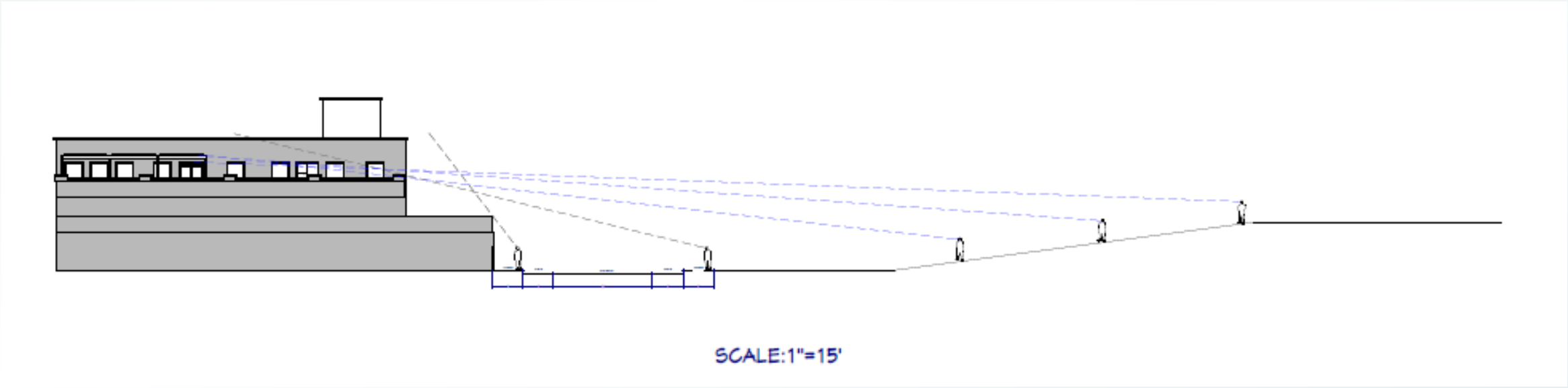


- Proposed Changes
 - Powder coated, steel shade structure
 - Fire pit and outdoor kitchen

SITE LINES



SITE LINES



SITE LINES – Renderings Showing Visibility



APPROVAL CRITERIA

- Secretary of the Interior Standards
- Downtown Littleton Historic Preservation Design Guidelines
- ULUC General Decision Criteria (10-9-8.1.C)

STAFF RECOMMENDATION

- Approve

Staff finds that all the criteria for a Certificate of Appropriateness have been met. Staff is encouraging the Commission to consider approval of the proposed modifications.