

# CERTIFICATE OF APPROPRIATENESS

EXTERIOR MODIFICATIONS TO THE  
ROOF AND EAST ELEVATION AT 2659 W.  
MAIN ST.

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# LOCATION

2659 W Main St



# 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 Board**

Approve, approve with conditions, or deny COA application

# OVERVIEW

Proposed Changes

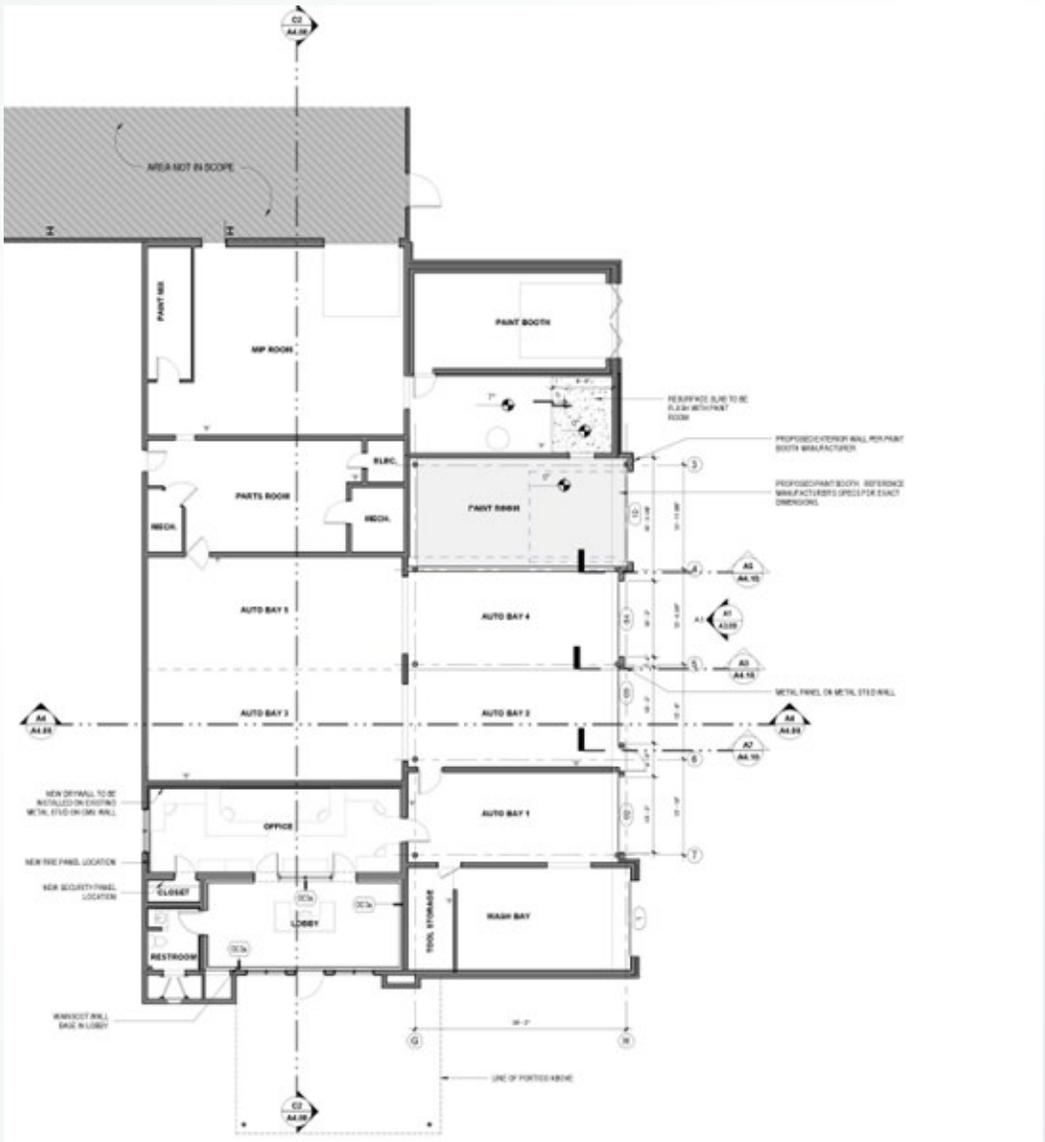
Approval Criteria

Staff Recommendation

# PROPOSED CHANGES

- Result of roof collapse
  - Portion of roof and exterior, east wall demolished due to life safety concerns
- Replace exterior siding and garage doors
  - Siding
    - Red metal, U-Panel Profile
- Install new automobile, pre-fabricated paint booth
  - Height – 19ft-9in
    - 6ft height increase
  - Exterior wall shift – 1.25ft
- Rooftop Equipment
  - Reinstall previously existing equipment
  - Install two new pieces of equipment to meet current code and regulations

# SITE PLAN

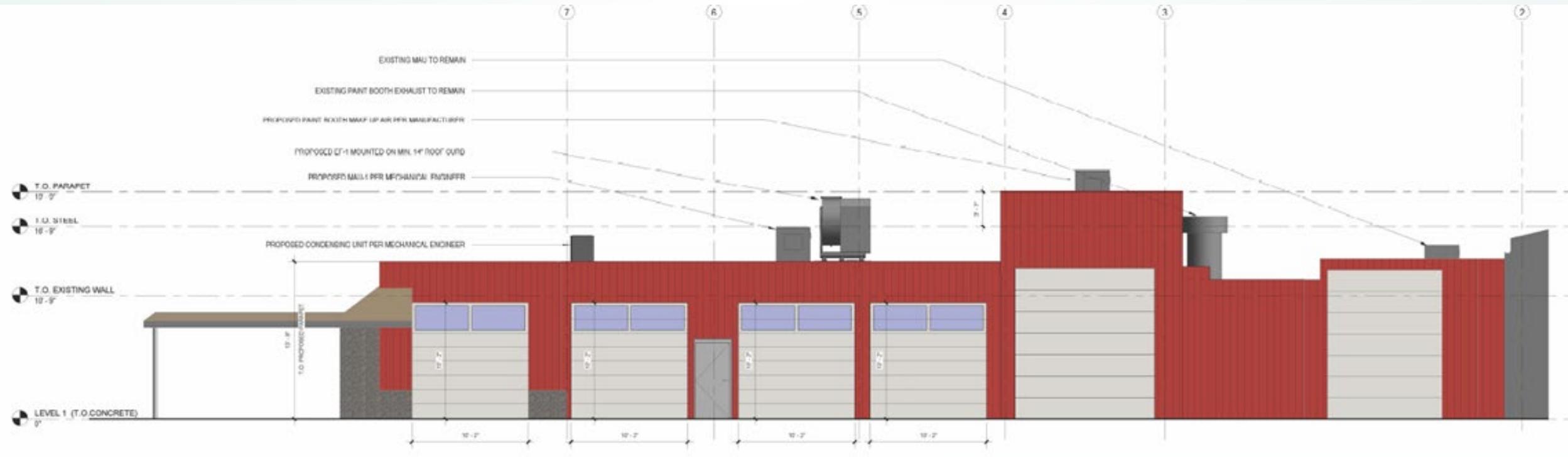


Proposed Floor Plan  
1/8" = 1'-0"

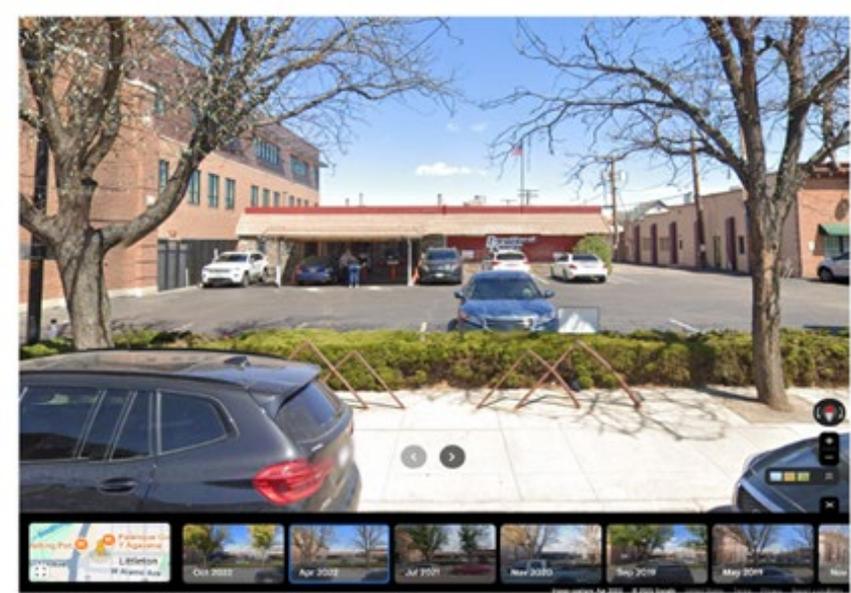
# SOUTH ELEVATION



# EAST ELEVATION



# SITE LINE COMPARISON



Existing View From Main Street



Existing View From Main Street



Proposed View From Main Street



Proposed View From Main Street

# 3-D RENDERING



# APPROVAL CRITERIA

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

# STAFF RECOMMENDATION

- Approve with Conditions

Staff finds that the Certificate of Appropriateness for 2659 W. Main St. does not meet all the approval criteria.

Planning staff recommends approval with conditions as outlined in HPC Resolution 01-2025.

Proposed conditions:

1. The existing elevations need to accurately depict the removed garage doors, and visually show that the proposed doors are in-kind replacements on the proposed elevations and material specifications sheet.
2. Paint the mechanical equipment a color that will further reduce their appearance.