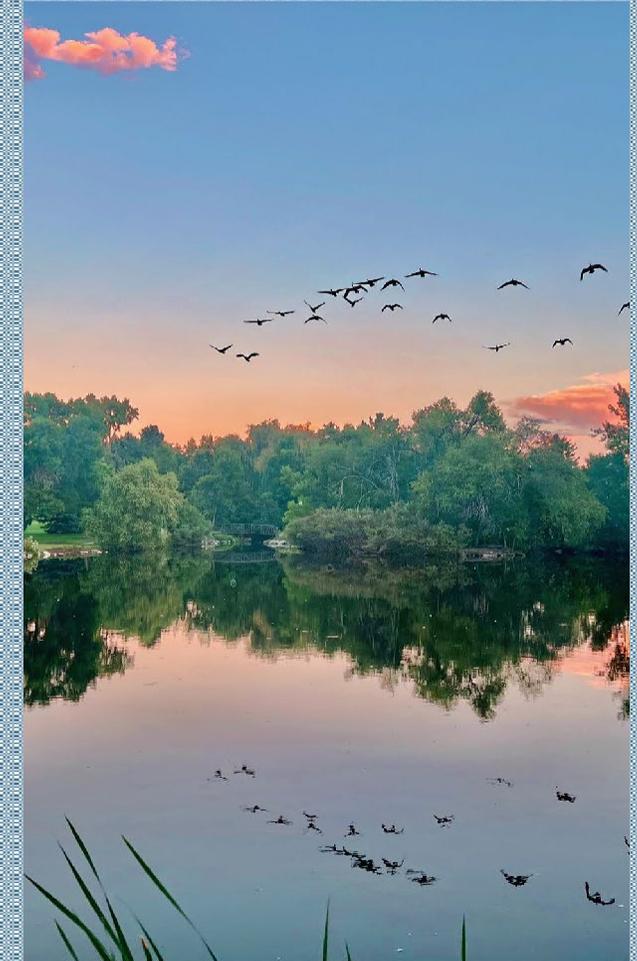


CERTIFICATE OF APPROPRIATENESS

Roof Addition and Exterior Modifications at
2450 W. Main Street

Sara Dusenberry, Senior Planner

November 17, 2025



LOCATION

2450 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 Board**

Approve, approve with conditions, or deny COA application

OVERVIEW

Proposed Changes

Approval Criteria

Staff Recommendation

PROPOSED CHANGES

- Roof top addition to accommodate a fly tower system
- Replacement and reconfiguration of entryways
- Repair and preservation of historic features
- Modifications to non-historic addition

ROOF TOP ADDITION

2450 MAIN STREET, LITTLETON, CO 80120
FLY TOWER PROPERTY IN THE MAIN STREET HISTORIC DISTRICT
CASE NO. COA ____-____

LINEAR FLOOD LIGHTING, SEE SECTION

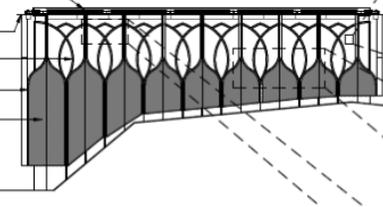
NOTE: FLUSH SEAM METAL PANEL CLADDING (EXTENDING BEHIND SCREEN), W/ HIGH PERFORMANCE PAINT FINISH TO MATCH TERRA COTTA FACADE ACCENTS

ALUMINUM PLATE FIN, W/ HIGH PERFORMANCE PAINT FINISH

DECORATIVE ALUMINUM FRIEZE, W/ HIGH PERFORMANCE PAINT FINISH

1"x4" METAL SCREEN FRAME, W/ HIGH PERFORMANCE PAINT FINISH

PERFORATED METAL SCREEN W/ DESIGNER-PERFORATED PATTERN, W/ HIGH PERFORMANCE PAINT FINISH



3 SOUTH ELEVATION - FLY TOWER
1/4" = 1'-0"



NOTE: FLUSH SEAM METAL PANEL CLADDING (EXTENDING BEHIND SCREEN), W/ HIGH PERFORMANCE PAINT FINISH TO MATCH TERRA COTTA FACADE ACCENTS

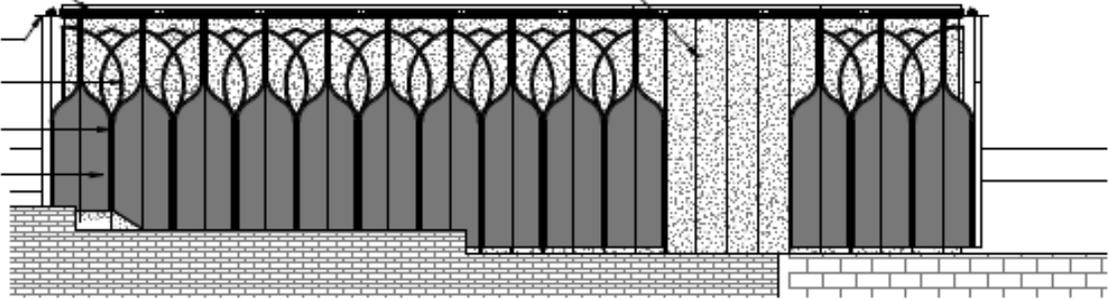
LINEAR FLOOD LIGHTING, SEE SECTION

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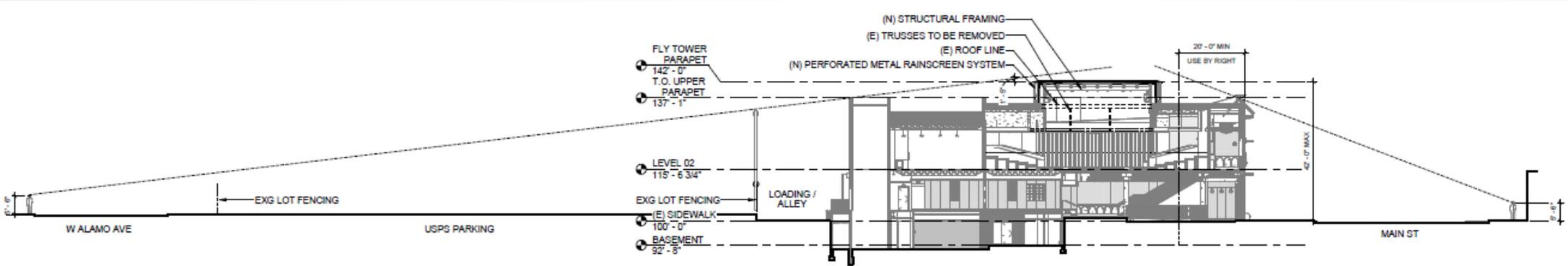


2 WEST ELEVATION - FLY TOWER
1/4" = 1'-0"

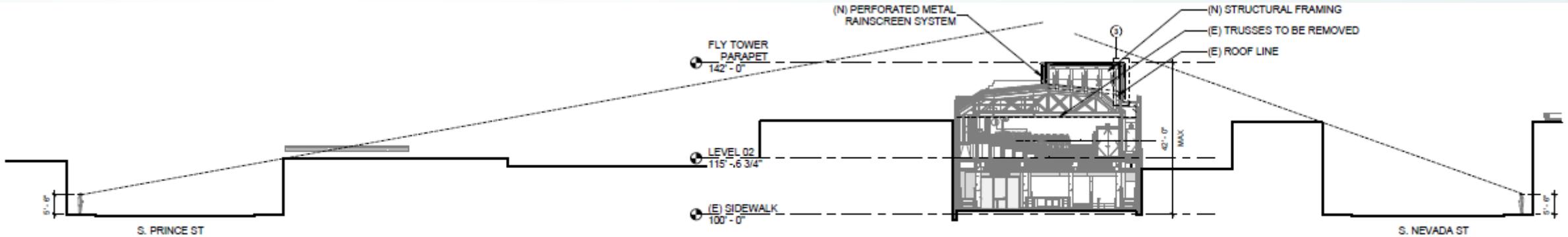
Roof Top Addition



ROOF TOP ADDITION

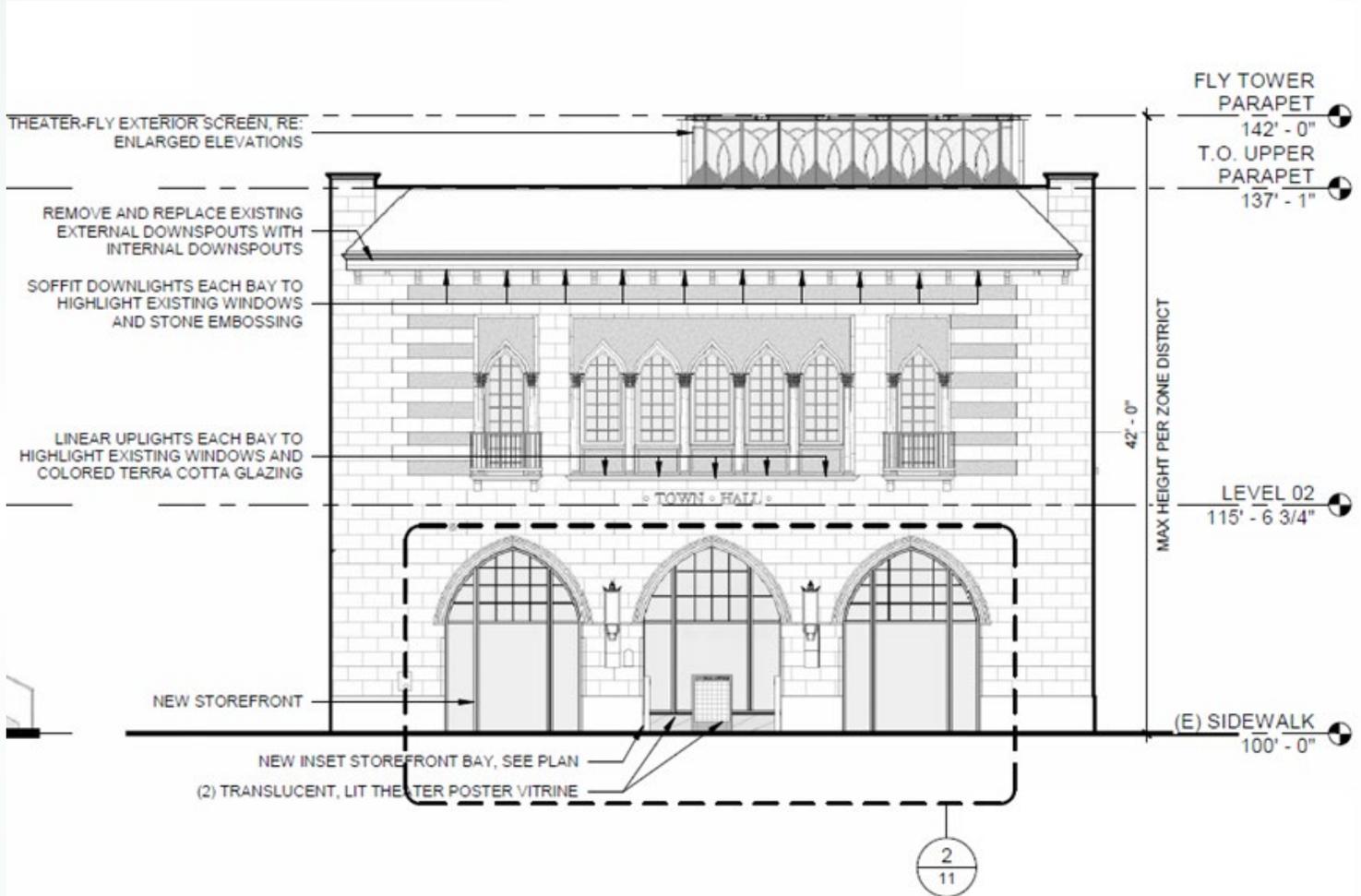


2 COA - BUILDING SECTION N-S
1/16" = 1'-0"



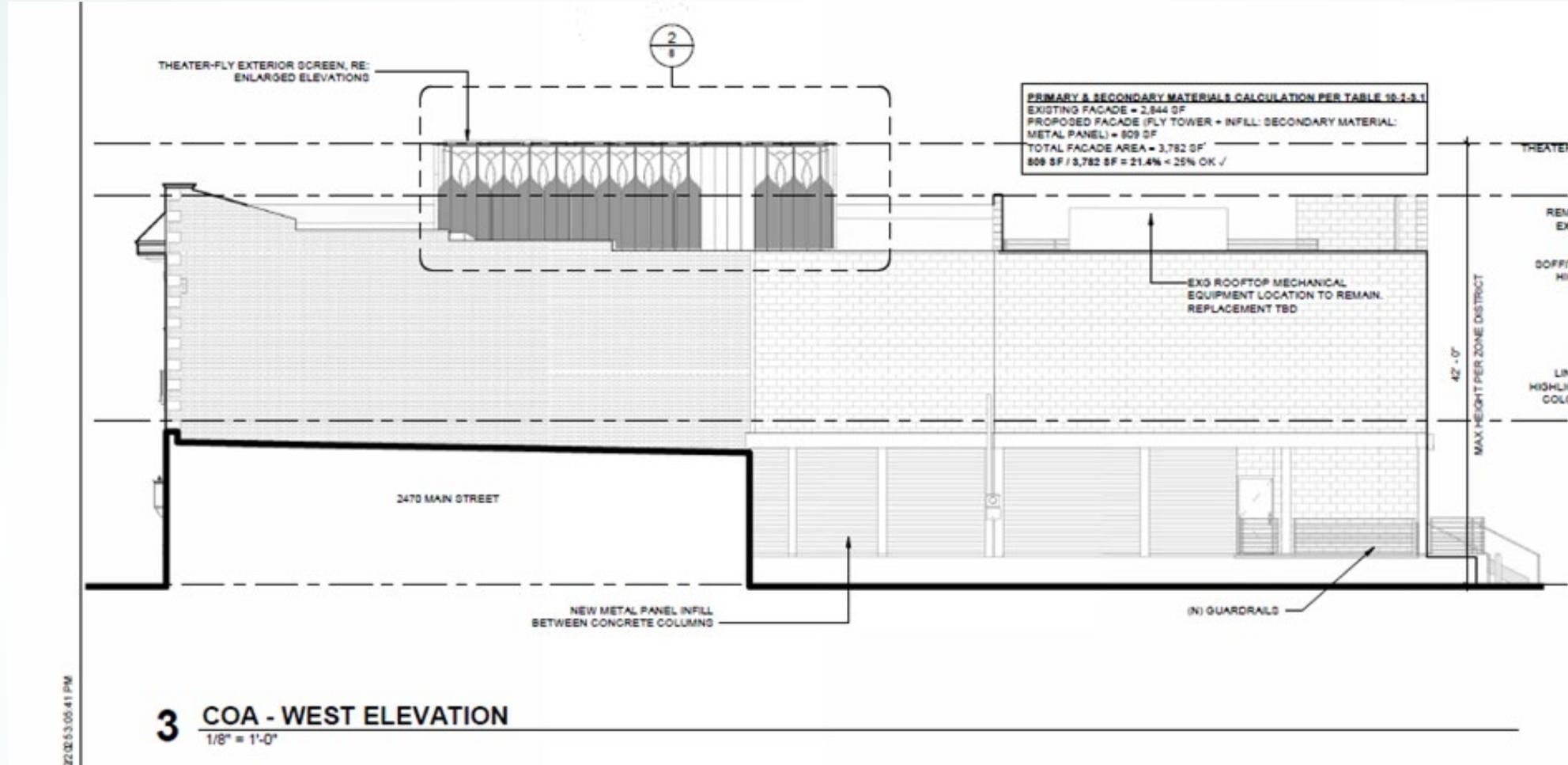
1 COA - BUILDING SECTION E-W
1/16" = 1'-0"

NORTH ELEVATION

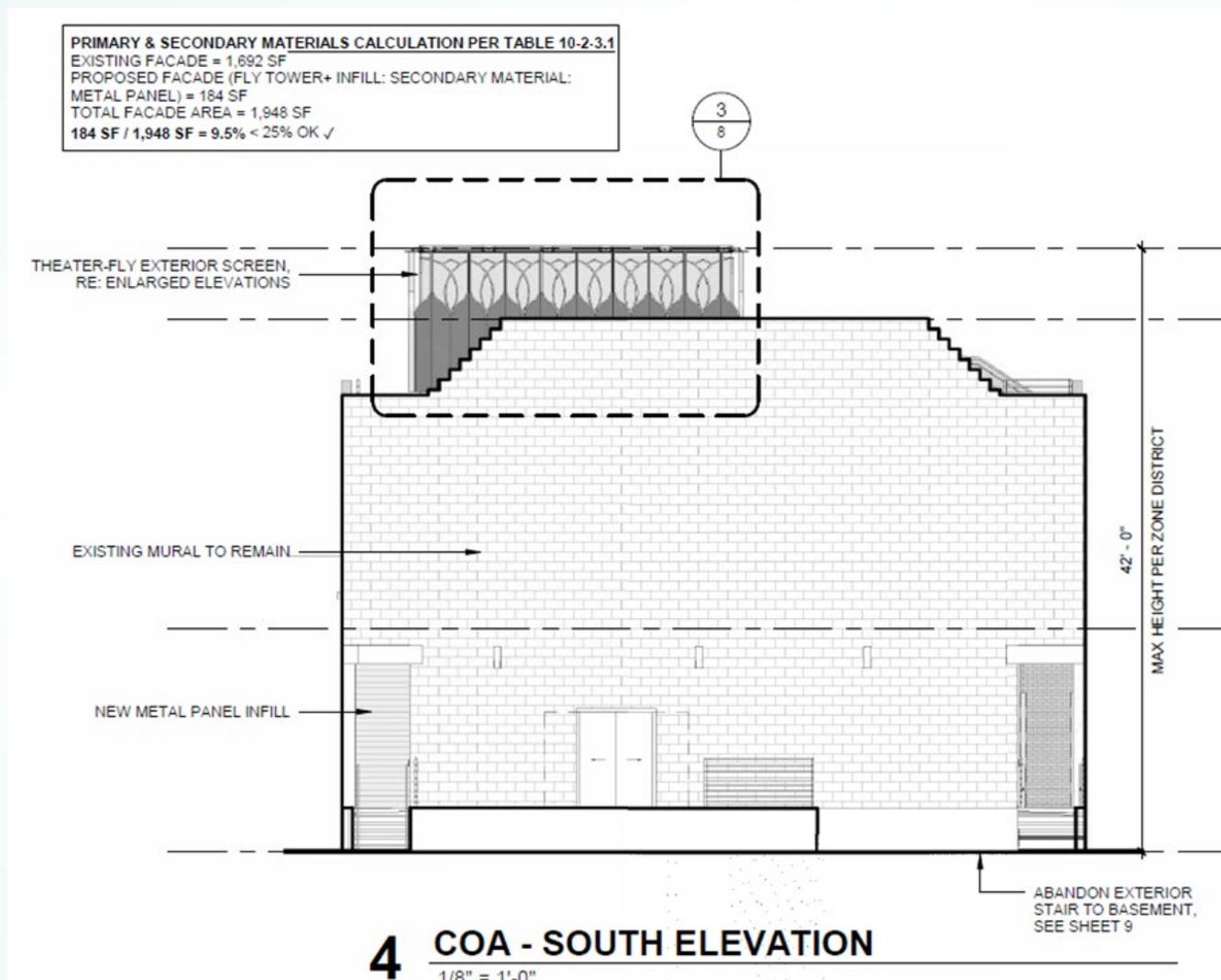


1 COA - NORTH ELEVATION
 1/8" = 1'-0"

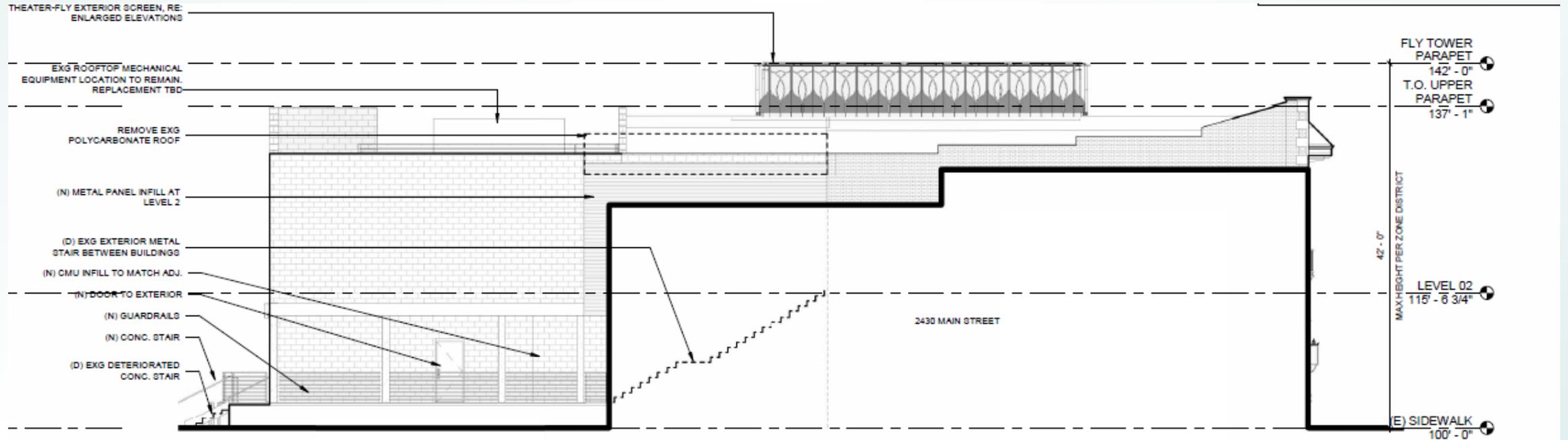
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



2 COA - EAST ELEVATION
1/8" = 1'-0"

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 as submitted

Staff finds that all the criteria for a Certificate of Appropriateness have been met. Staff is encouraging the Commission to consider approval of HPC Resolution 05-2025.