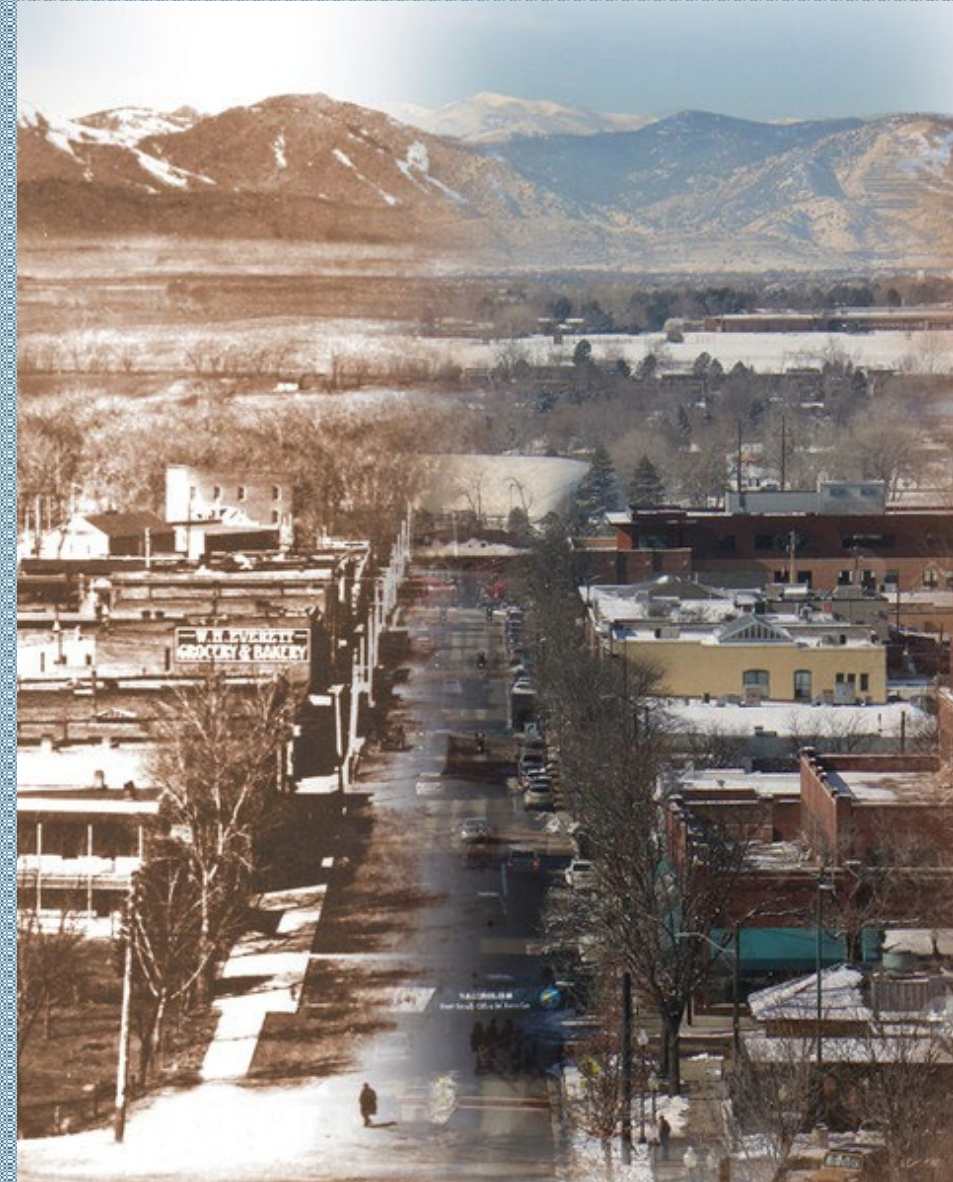


# Historic Preservation Program and Process Overview

Sara Dusenberry, Senior Planner  
Jerad Chipman, Planning Manager  
Matt Knight, Community Development Director

January 27, 2026



# OVERVIEW

- Program Overview
- Process Overview
- Education and Outreach



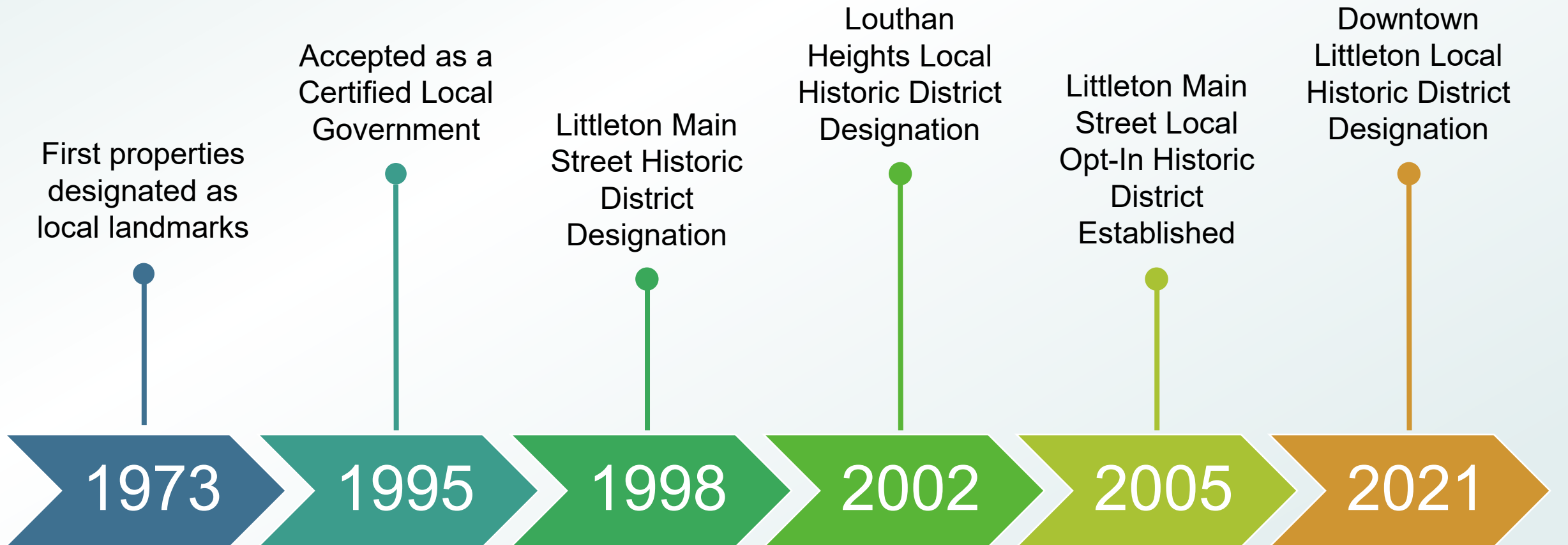
# Why Historic Preservation?

- Celebration of city values as defined in Vision 2040
- City heritage and community character included in Envision Littleton
- Historic Preservation provides economic, environmental, and social benefits
- Preservation Ethos
  - Designated properties are not meant to be frozen in time
  - Balance celebrating the past with present day needs
  - Guiding property owners, residents, businesses through process





# Historic Preservation in Littleton



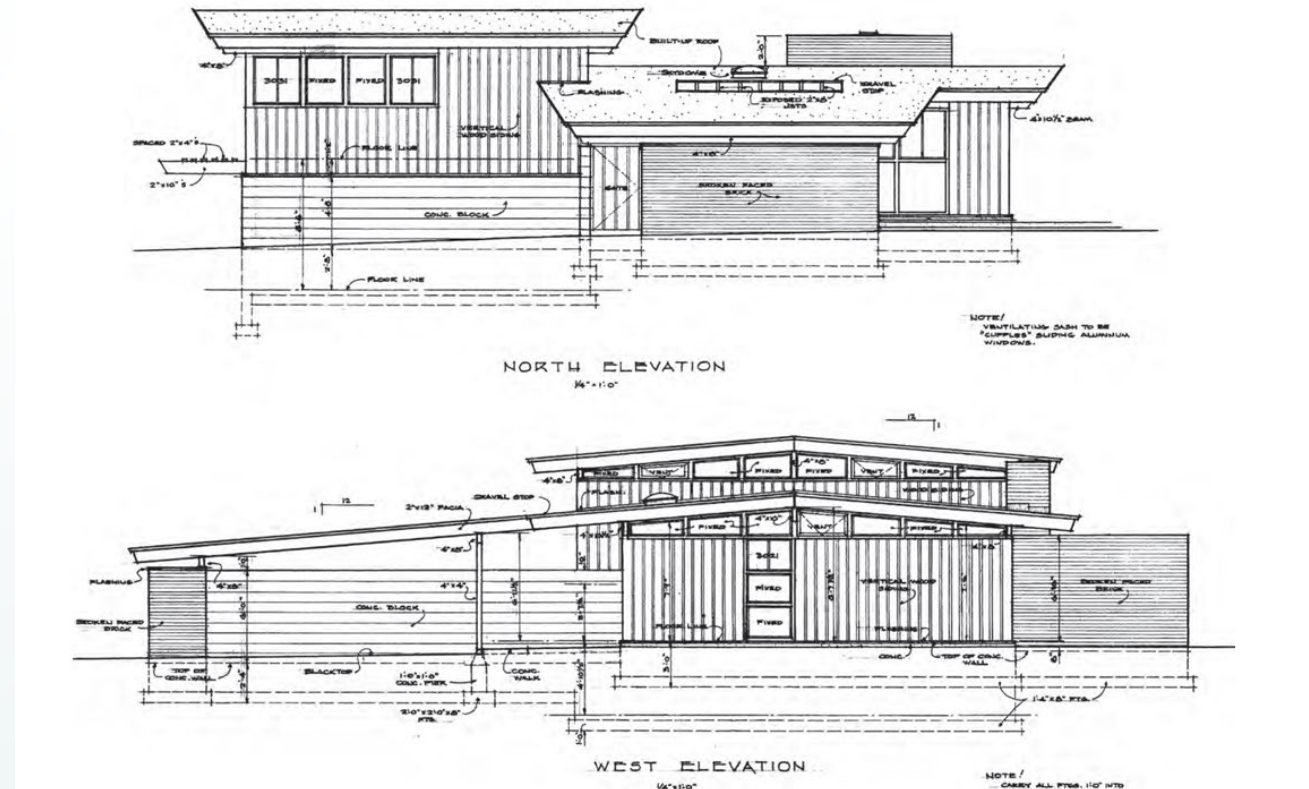
# Program Overview

- Certified Local Government
- Local Designations
  - 2 Historic Districts
    - Littleton Downtown Historic District
    - Louthan Heights Historic District
  - 30 Local Landmarks



# Program Overview (cont'd)

- National Register Designations
  - 2 Historic Districts
    - Arapaho Hills Historic District
    - Littleton Main Street Historic District
  - 4 Individually Listed Properties



# Program Overview (cont'd)



- Key differences
  - National Designation
    - Federal and State Tax Credits
    - No regulatory protection provided
      - Exception if project uses federal money
  - Local Designation
    - Provides regulatory protection
    - State tax credits and grant opportunities
      - Specific to Colorado

# Program Overview (cont'd)

- **Primary Duties of HPC/Staff**
  - Review and decide on:
    - Certificates of Appropriateness (COA)
    - Certificates of Demolition (COD)
    - Economic Hardship requests
    - State Residential Tax Credit Applications
  - Review and recommend to City Council:
    - Designations of local landmarks and historic districts
  - Review and administer Downtown Historic District Grant Program



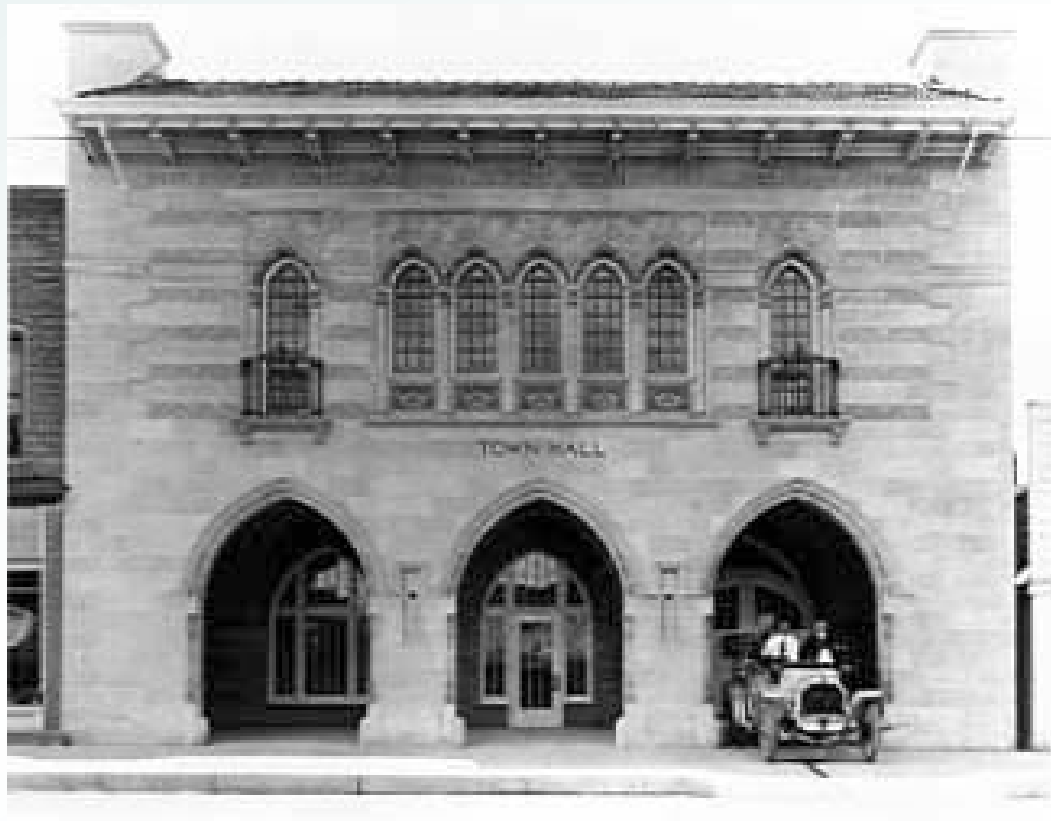


# 2025 Accomplishments



- COAs Reviewed
  - Two by HPC
  - Three by Staff
- Tax Credit Applications
- Downtown Grant Awards
- Survey Plan
- TAP Participation

# Process Overview: COA



- Pre-application meeting with applicant
  - Guidance based on decision criteria and design guidelines (if applicable)
  - Administrative or HPC approval determination
  - Reviews application and plan set drafts
- Application submitted
  - Iterative process of review, expedited timeline
- Public Hearing
  - Discussion of project and analysis of decision criteria
  - HPC may approve, approve with conditions, or deny
- Administrative Approval
  - Similar, shorter process
  - Approval given by Director

# Process Overview: Local Designation

- Pre-application meeting with applicant
  - Guidance for eligibility based on decision criteria
  - Explanation of process and required meetings
- Two neighborhood meetings are held
  - Prior to first submittal and after completion of first review
- Recommendation from HPC
- Final decision to designate lies with City Council



# Education and Outreach

- Historic preservation programs require advocacy
  - Implementation of programs is voluntary, in contrast to other quasi-judicial commissions
- HPC developed a strategic plan in 2024 with 3 primary goals
  - Preservation
  - Connectedness and Outreach
  - Internal Development
- Yearly work plan established





# Education and Outreach: Current Projects

- Survey Plan
  - Overview
    - Review of existing records and surveys
    - Reconnaissance survey of properties
    - Research and document historic contexts
    - Prioritized recommendations for future survey
  - Future Use
    - Preservation Plan- 2027
    - Littleton Legacy List
    - Future local designations
  - Implementation
    - CLG Grants
    - Community Engagement



# Education and Outreach: Current Projects



- City Ditch and Slaughterhouse Gulch Flume
  - Stabilization/preservation
    - In partnership with Public Works
  - Preservation/Interpretation Plan
    - Arapahoe County Open Space Grant and/or State Historical Fund Grant

# Education and Outreach: Current Projects

- Littleton Blvd Subarea Plan
  - Stakeholder group for the plan
  - Milestone presentations to full HPC
  - Primary focus on potential overlay and other tools for preservation in the area



# DISCUSSION