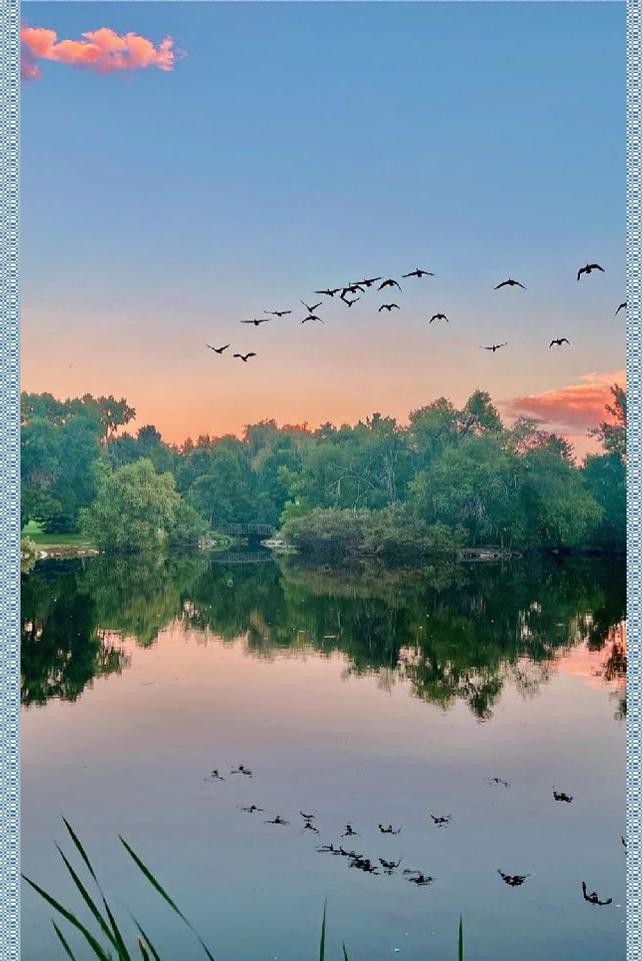


CERTIFICATE OF APPROPRIATENESS

Modify Previously Approved Storefront
Windows at 2600 W. Main Street

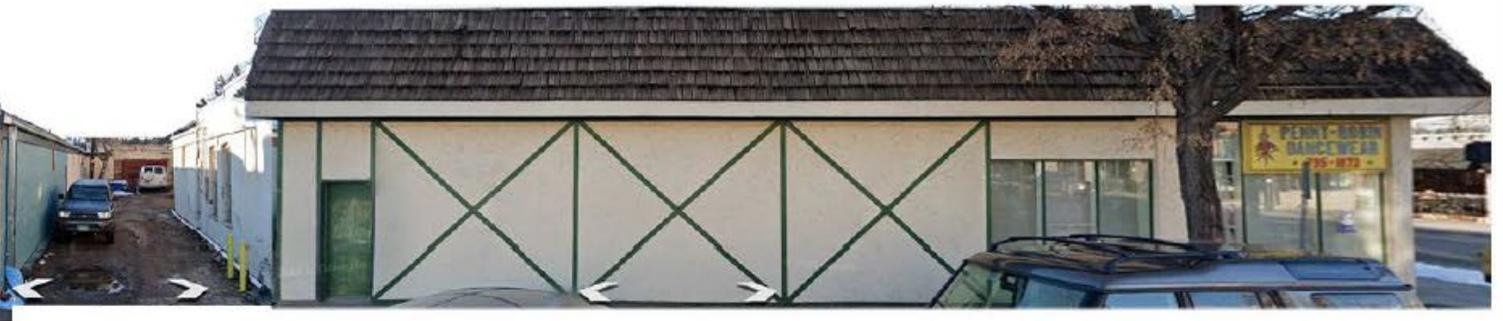
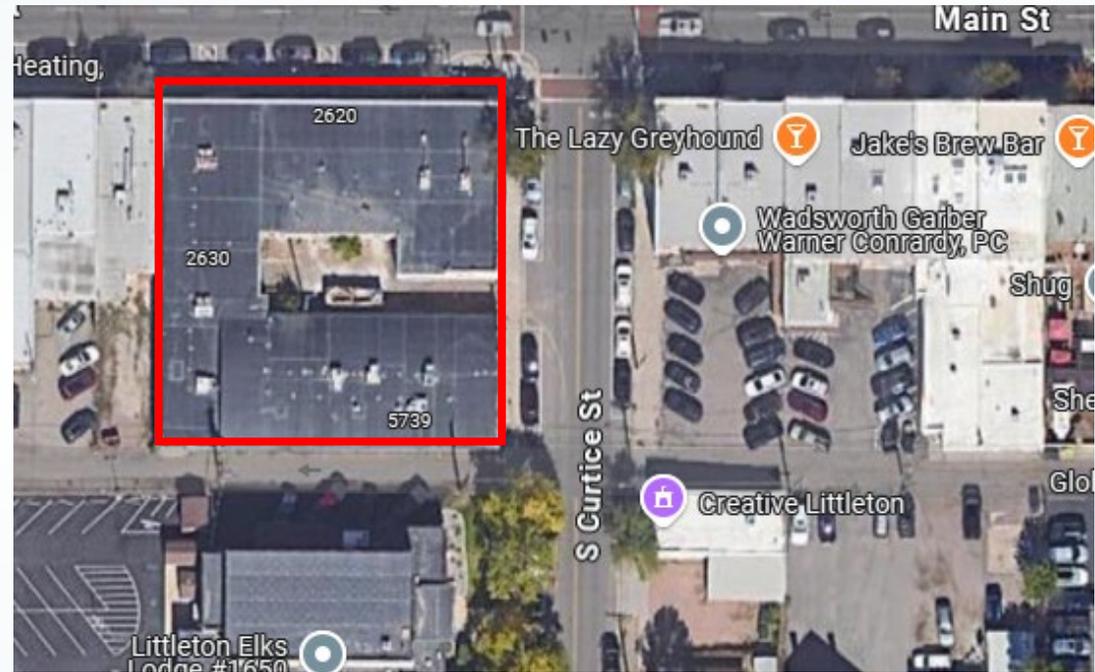
Sara Dusenberry, Senior Planner

February 13, 2025



LOCATION

2600 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

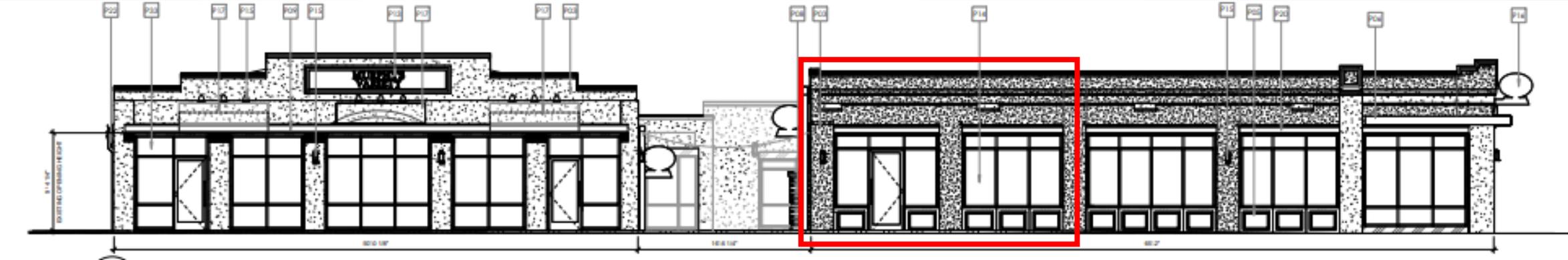
Approval Criteria

Staff Recommendation

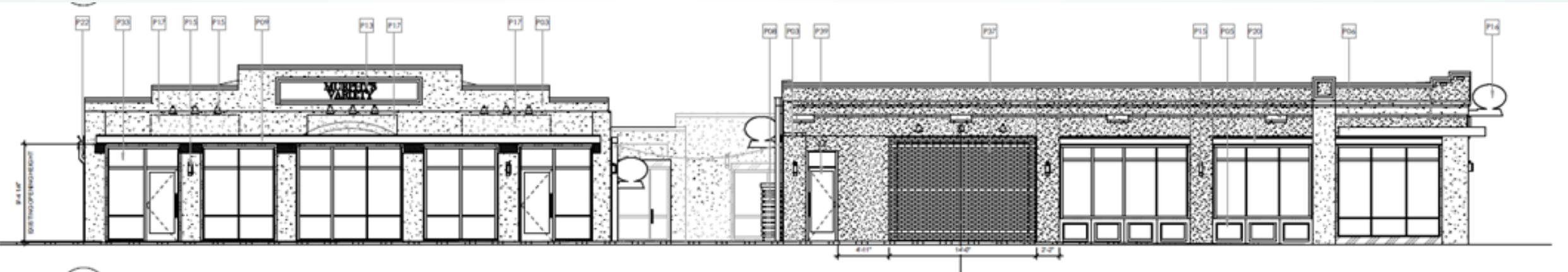
PROPOSED CHANGES

- Remove previously approved storefronts
 - Replace with brick wall inset with a mural
 - Single store front door to remain

PREVIOUSLY APPROVED COA: CURTICE ST



PROPOSED ELEVATION



1 EAST ELEVATION - PRIMARY FACADE AT CURTICE ST
A-6 3/16" = 1'-0"

3-D RENDERING



- Mural shown is not final design

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 with the following conditions:

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 02-2025, with the following conditions:

- 1.The applicant shall provide a note on the final plan set that the mural design cannot be incorporated or implanted into the building in such a manner as to physically distort or destroy the building; and
- 2.The applicant shall provide a note on the final plan set acknowledging and agreeing to maintain and preserving the mural with periodic cleaning, repairs, and repainting as needed in order that the mural design remains in good and workmanlike condition.