



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes - Draft

### Historical Preservation Commission

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Thursday, February 13, 2025

6:30 PM

Council Chamber

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#### Regular Meeting - Special Night

#### 1. Roll Call

**Present** 5 - Member Fischer, Member Murib-Steel, Member Hoene, Member Ritter, and Alternate Smith

**Absent** 3 - Member Alcorn, Member Field, and Member Henderson

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Minutes to be Approved

- a) [ID# 25-005](#) Certification of the December 16, 2024 Regular Meeting Minutes

**Commissioner Fischer moved and Commissioner Ritter seconded to approve, based on the clerk's certification, the December 16, 2024 regular meeting minutes. The vote is 5-0. The motion carries.**

**Aye:** 5 - Member Fischer, Member Murib-Steel, Member Hoene, Member Ritter and Alternate Smith

**Absent:** 3 - Member Alcorn, Member Field and Member Henderson

#### 5. Public Comment

*Pam Chadbourne, Dist. 1 - Historic preservation plan*

#### 7. Public Hearing

- a) [HPC Resolution 01-2025](#) HPC Resolution 01-2025: Conditional Approval of a Certificate of Appropriateness for the building located at 2659 W. Main St

*Vice Chair Murib-Steel opened the public comment portion of the public hearing at 7:01p.m.*

*Pam Chadbourne, Dist. 1 - concerns*

*Vice Chair Murib-Steel closed the public comment portion of the public hearing at 7:06p.m.*

Commissioner Hoene moved and Commissioner Smith seconded to conditionally approve HPC Resolution 01-2025 approving the certificate of appropriateness for 2659 W. Main St. with the following conditions: 1) The existing elevations need to accurately depict the removed garage doors & visually show that the proposed doors are in kind replacements on the proposed elevations and the materials specifications sheet. 2) Paint the mechanical equipment the color that will further reduce their appearance. The vote is 5-0. The motion carries.

**Aye:** 5 - Member Fischer, Member Murib-Steel, Member Hoene, Member Ritter and Alternate Smith

**Absent:** 3 - Member Alcorn, Member Field and Member Henderson

**b)** [HPC Resolution 02-2025](#) HPC Resolution 02-2025: Conditional Approval of a Certificate of Appropriateness for the building located at 2600 W. Main St

*Vice Chair Murib-Steel opened the public hearing portion of the public hearing at 7:45p.m.*

*Pam Chadbourne, Dist. 1 - In favor*

*Michael Kempf, Bradford Autobody - In favor*

*Vice Chair Murib-Steel closed the public hearing portion of the public hearing at 7:50p.m.*

Commissioner Fischer moved and Commissioner Smith seconded to approve HPC Resolution 02-2025 approving the Certificate of Appropriateness for 2600 W. Main Street 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.

Commissioner Smith moved and Commissioner Ritter seconded to replace the word "mural" in HPC Resolution 02-2025 with "blank wall treatment". The vote is 4-1 with Commissioner Hoene voting no. The motion carries.

The vote on the main motion is 4-1 with Commissioner Hoene voting no. The motion as amended carries.

**Aye:** 4 - Member Fischer, Member Murib-Steel, Member Ritter and Alternate Smith

**Nay:** 1 - Member Hoene

**Absent:** 3 - Member Alcorn, Member Field and Member Henderson

## **8. Comments / Reports**

### I. Community Development Staff

*Sara updated the board that there will be a joint study session with city council on February 25, 2025. The March 17, 2025 meeting will be looking at items in the work plan and also code amendment updates.*

## II. City Attorney/City Clerk

*City Attorney - No report*

*City Clerk - Wendy reiterated the study session with council on February 25, 2025 and a study session on March 17, 2025.*

## III. Chair/Board Members

*Chair - no report*

*Commissioner Smith went to a bootcamp with Chair Alcorn for the commissioners hosted by the National Association of Historic Commissions. It was very informative and offered to share the slide. He will send to Wendy to distribute to the other commissioners. Asked about engaging with commenter's during public comment. Atasi informed that regular public comment cannot be addressed during the meeting but can be discussed afterward with staff.*

**9. Adjournment**

*Vice Chair Murib-Steel adjourned the meeting at 8:12p.m.*