



D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Letter From the Mayor

June 4, 2021

Dear Downtown Littleton Property Owner,

Thank you for your significant investment in the heart of Littleton's historic downtown. On August 4, 2020, city council directed our staff to prepare an application for a Downtown Historic District inclusive of properties along Main Street and Alamo Avenue. The district would replace the existing smaller-sized Main Street opt-in Historic District. Your property has been identified as being within the proposed boundary—please refer to the enclosed map.

Since the Main Street Historic District was established in 2005, Main Street has enjoyed a new sense of vibrancy. New shops, restaurants and other businesses have opened in downtown. Preservation and rehabilitation of buildings along the street have enhanced the walkable neighborhood and helped connect residents and visitors to Littleton's history.

The proposed Downtown Historic District will add tools to elevate Downtown Littleton to continue to contribute to the historic character of the city. New tools for properties on Main Street and Alamo Avenue, will include incentives



such as tax credits, grants to assist with rehabilitation projects, and building permit fee waivers.

The documents included in this folder provide information on the city's regulations for historic districts, including benefits and conditions. Please review the materials carefully. City council and staff welcome your input and look forward to connecting with you.

On behalf of city council, I hope you share my enthusiasm about the benefits of a new proposed all-inclusive Downtown Historic District. This district will add the tools to help enhance the city's unique identity, while continuing to serve the community as a civic, historic, cultural, and economic focal point.

Sincerely,

Jerry Valdes, Littleton Mayor



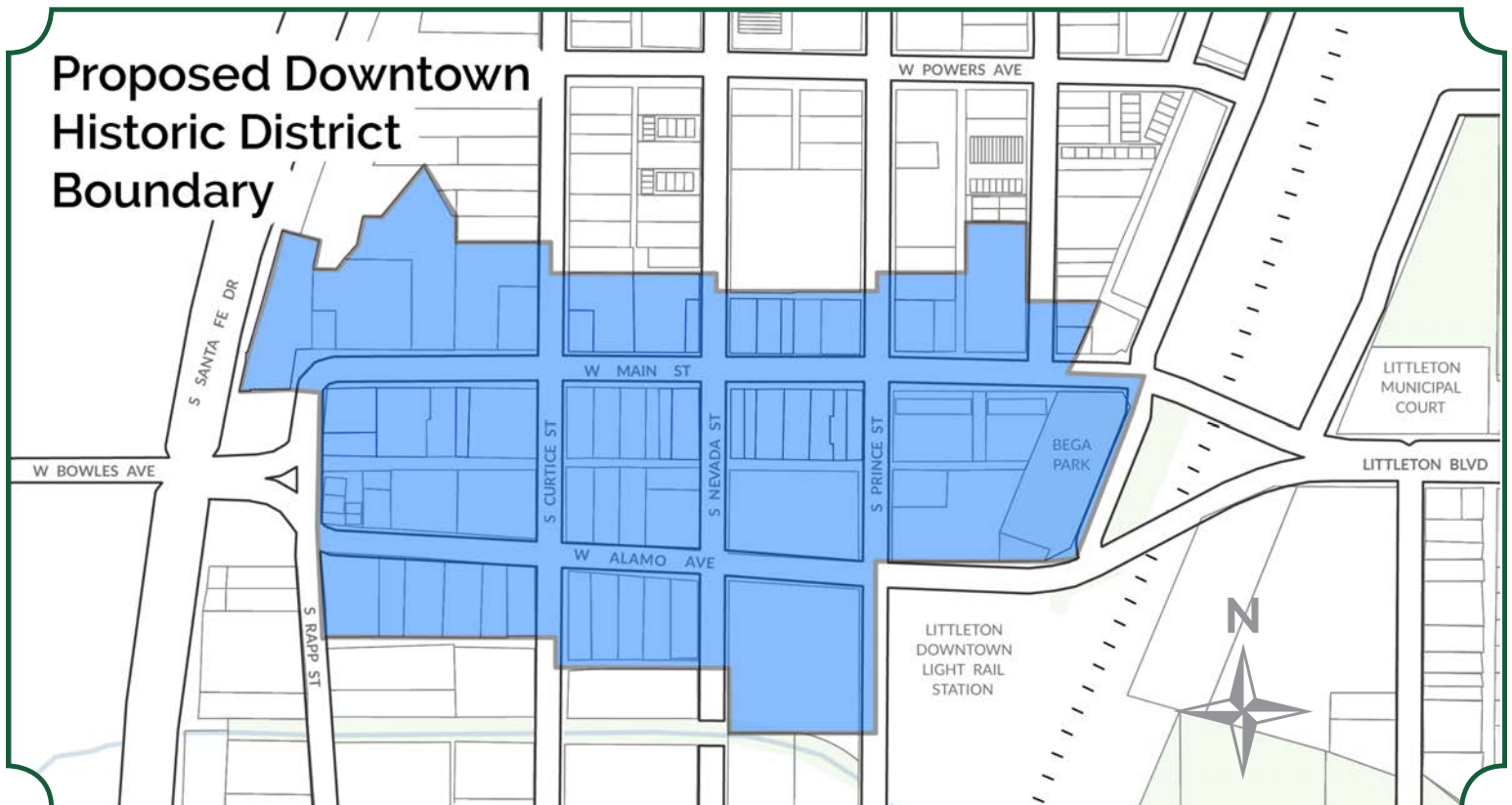


D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Information included in this Packet

- Map of Proposed Downtown Historic District boundary
- Purpose of Littleton Historic Districts
- Benefits and conditions for property owners
- City staff contact: Andrea Mimnaugh, Senior Planner
amimnaugh@littletongov.org or 303-795-3719

June and July	July TBD	August 3
Outreach and Consent	Informational Meeting <i>Invitations to be mailed in July</i>	City Council Review of Draft Application and Property Owner Consent





D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Downtown Historic District Application, Introduction, and Outreach Schedule

Littleton's downtown currently has two designated historic districts: a National Register District that includes three blocks of Main Street, and an opt-in Main Street Historic District inclusive of 34 properties along Main Street. On August 4, 2020, city council directed staff to prepare an all-inclusive Downtown Historic District application for an area surrounding Main Street and Alamo Avenues. Refer to the map included in this folder to review the boundaries. The draft application is scheduled to be made public at the August 3, 2021 city council study session. During the months of June and July, city staff is reaching out to property owners



like you to share information on the purposes of a historic district and the benefits and conditions of owning property within the district. If approved, the Downtown Historic District would replace the Main Street Historic District. The National Register District, approved by the National Parks Service, would remain in place.

As an owner of property within the proposed district boundary, the city welcomes your review of the included materials. Staff looks forward to your questions, comments and concerns.





D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Purpose of Littleton Historic District

The purpose of designating a historic district in Littleton is to recognize, preserve, and enhance areas that represent distinctive periods of the area's cultural, social and architectural history and development. A historic district fosters civic pride, attracts visitors, supports economic vibrancy, and promotes the use of historic properties for education, enjoyment and well-being of property owners and surrounding residents.

Historic districts do not prevent changes from occurring, nor do they prevent new construction. The city's historic preservation code protects designated properties from

the review of permit applications for new construction,



demolition and exterior alteration. The goals of the review process are to retain and enhance historic properties, encourage their adaptation for current use, and ensure that all modifications are compatible with the character of the historic district.

One of the great assets of owning property in a historic district is that owners are eligible for a variety of incentives meant to encourage preservation and offset potential costs of preserving their buildings.





D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Benefits and Conditions for Owners of Property in the Downtown Historic District

BENEFITS

Main Street Grant Program

A proposal for eligibility for all properties in the Downtown Historic District is under review.

- The Main Street Grant Program will be renamed and expanded to include all properties in the Downtown Historic District. Grants may be awarded for façade work, maintenance, signage, and interior work to comply with building codes.

Tax Credits

- State Income Tax Credits are available for approved rehabilitations to designated landmarks and “contributing” buildings in designated historic districts. Up to 25 percent of rehabilitation costs can be applied as a credit against state income tax owed, up to a maximum of \$50,000.
- Waiver of city sales tax is available on construction materials incorporated into the exterior of a structure in the proposed Downtown Historic District (Section 3-9-3-2, Littleton City Code).

- Waiver of sales/use tax is available for building materials of the exterior of a structure located within the boundaries of the proposed Downtown Historic District (Section 3-9-4-3, Littleton City Code).

CONDITIONS • Exterior alterations must be reviewed and approved by the city through an application. Minor alterations require administrative review, and major alterations require review by the Historical Preservation Board (Section 4-6-14, Littleton Municipal Code).

- Property owner maintenance is required to ensure the property does not deteriorate (Section 4-6-13, Littleton Municipal Code).





D O W N T O W N L I T T L E T O N H I S T O R I C D I S T R I C T

Watch for a Ballot to arrive in your mailbox in mid-June

The results from returned ballots will help inform city council
on support for the district.

